



City of
Kelowna

Z22-0050 699 Welke Road

Rezoning Application

Proposal

- ▶ To consider an application to rezone the subject property from RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a 2-lot subdivision

Rezoning

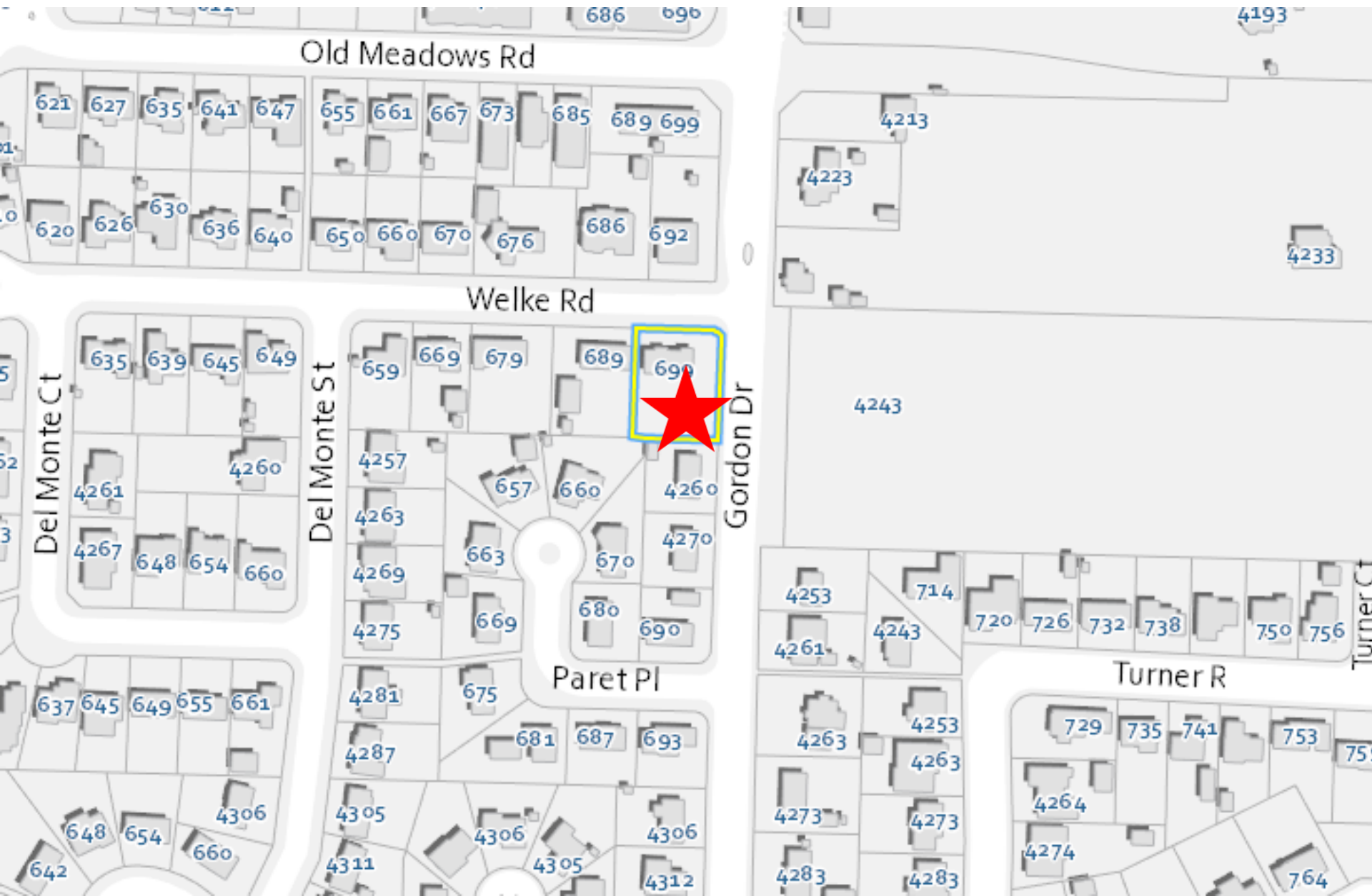
- ▶ “Is this proposed land use and density appropriate for this property?”

- ▶ Considerations & Regulations:
 - ▶ Uses of land, building, & structures
 - ▶ Density of use of land (FAR)
 - ▶ Site access
 - ▶ Based on OCP Policies including Future Land Use

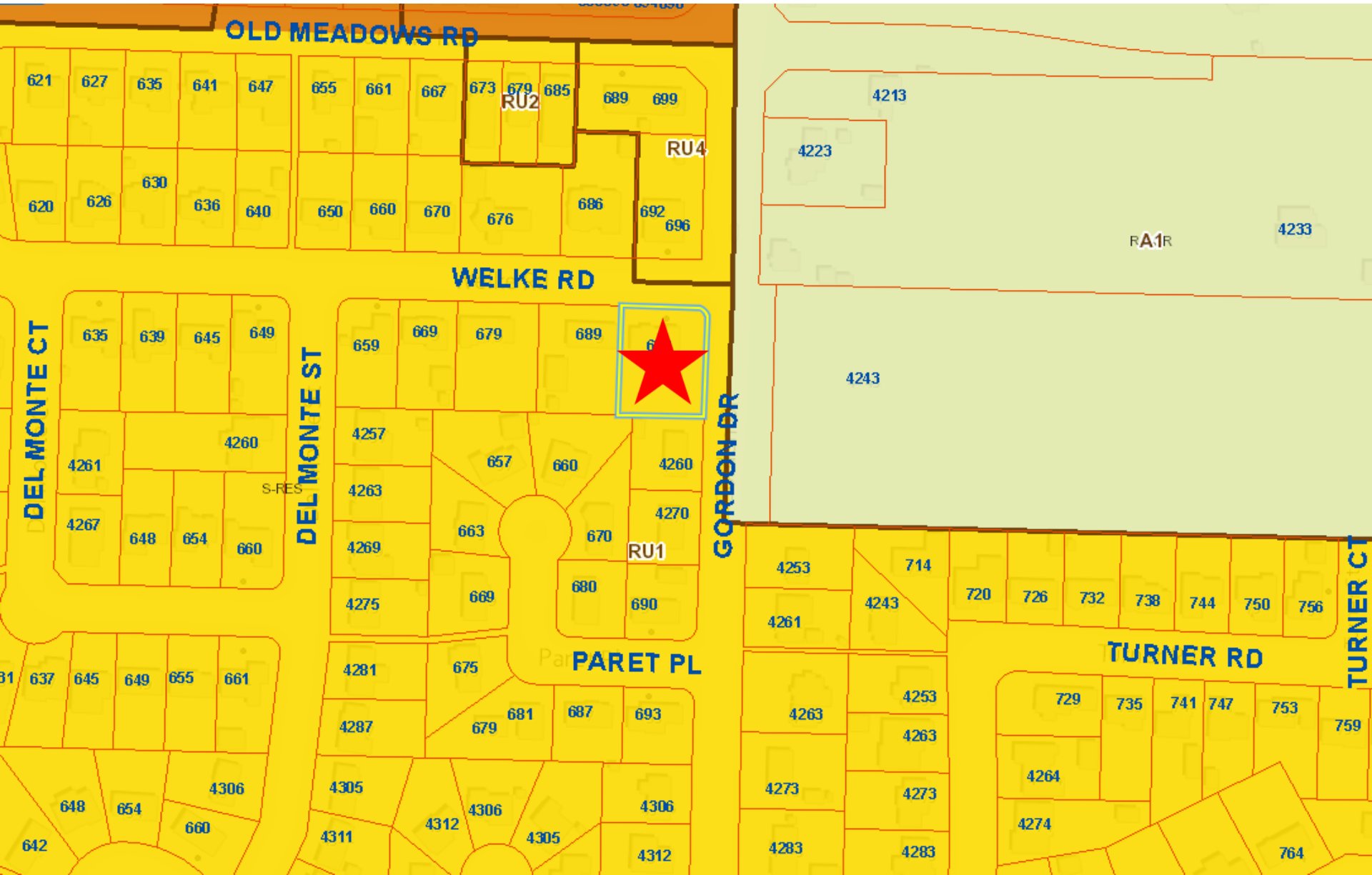
Development Process



Context Map



OCP Future Land Use / Zoning



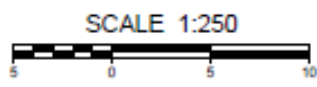
Subject Property Map



Project/technical details

- ▶ This would facilitate a 2-lot subdivision and the construction of two semi-detached dwellings on each resulting lot.
- ▶ The proposed lots meet the minimum lot size, width and depth of the RU₄ zone.

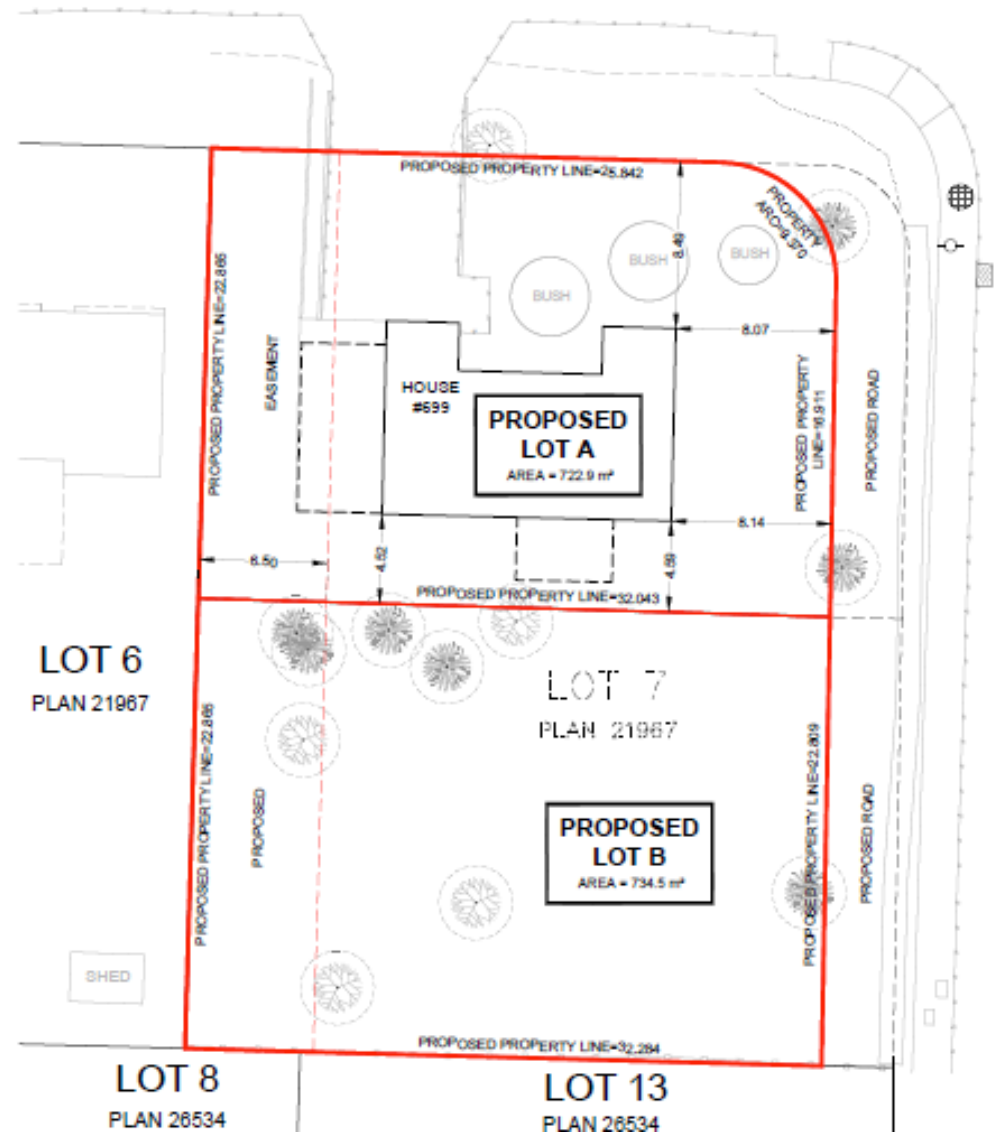
Site Plan



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250



WELKE ROAD



GORDON DRIVE

OCP Objectives & Policies

- ▶ S-RES – Suburban Residential
 - ▶ Policy 7.2.1 Ground-Oriented Housing

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to the RU₄ – Duplex Housing:
 - ▶ Consistent with the surrounding neighbourhood uses
 - ▶ Meets the Future Land Use designation of S-RES