



City of
Kelowna

Z22-0054 662 Berk Court:

Rezoning Application

Proposal

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU₄ – Duplex Housing zone to facilitate a two-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



Sep. 2, 2022

Development Application Submitted



Staff Review & Circulation



Oct. 3, 2022

Public Notification Received



Dec. 5, 2022

Initial Consideration



First, Second & Third Readings



Final Reading

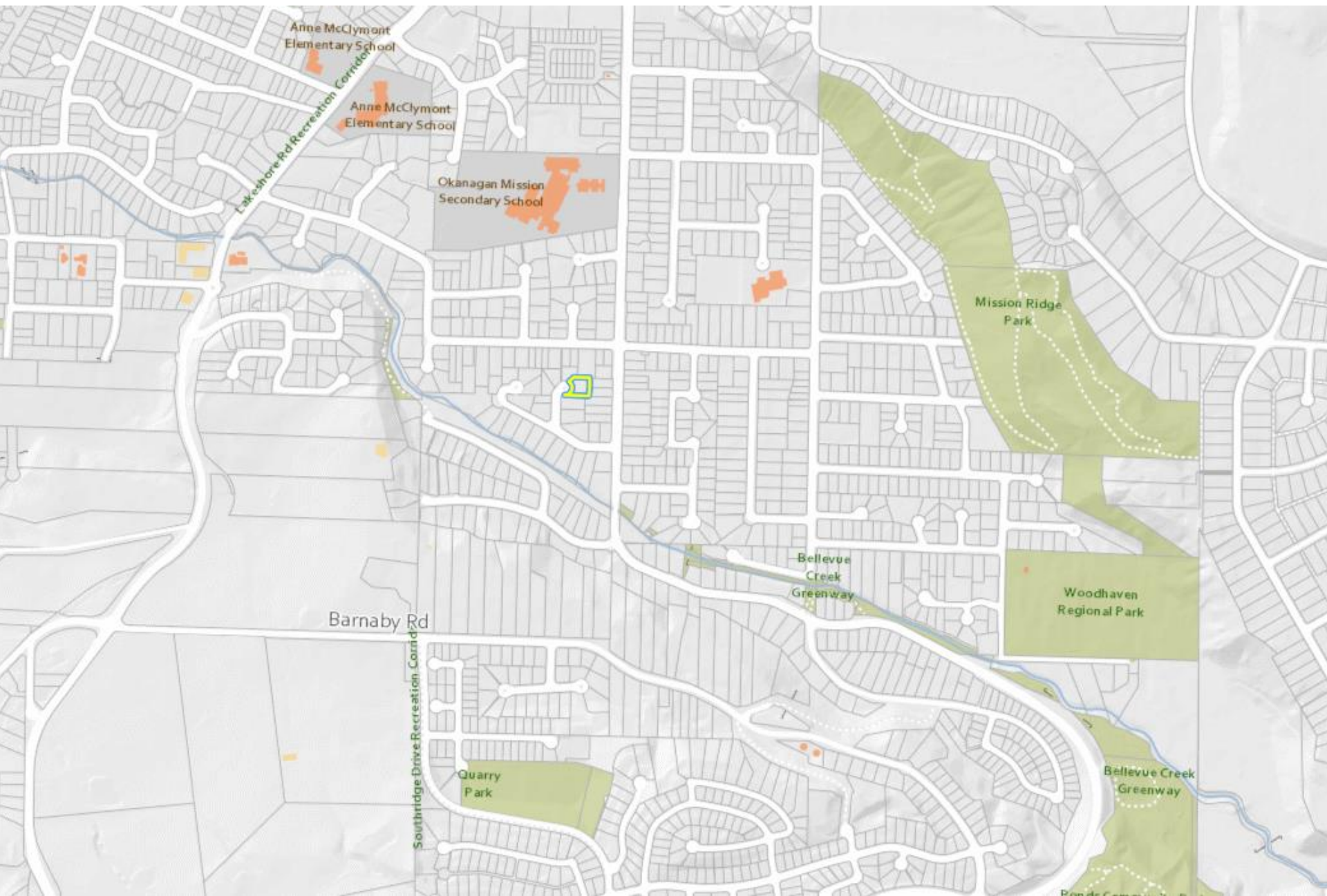


Building Permit

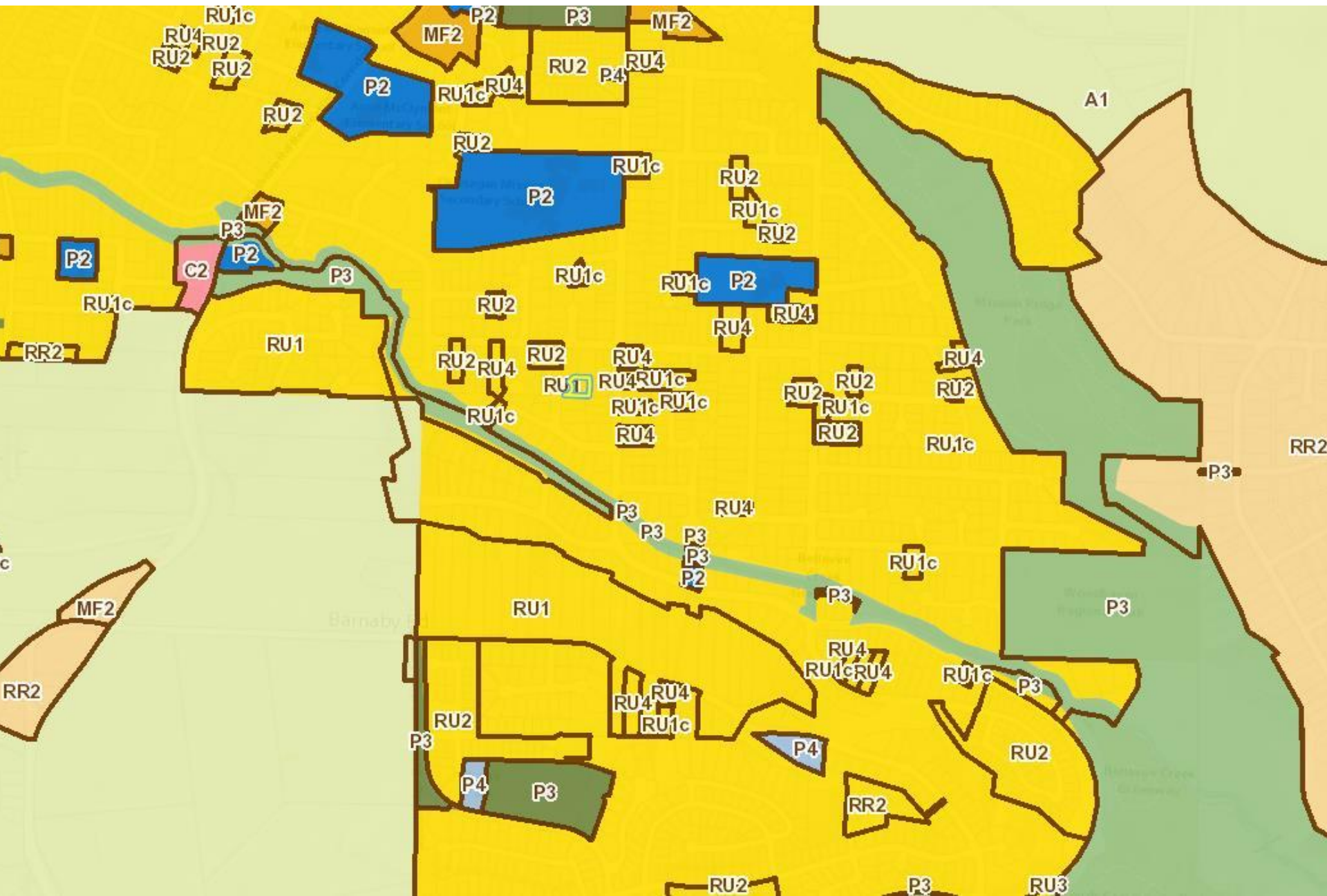


Council Approvals

Context Map



OCP Future Land Use / Zoning



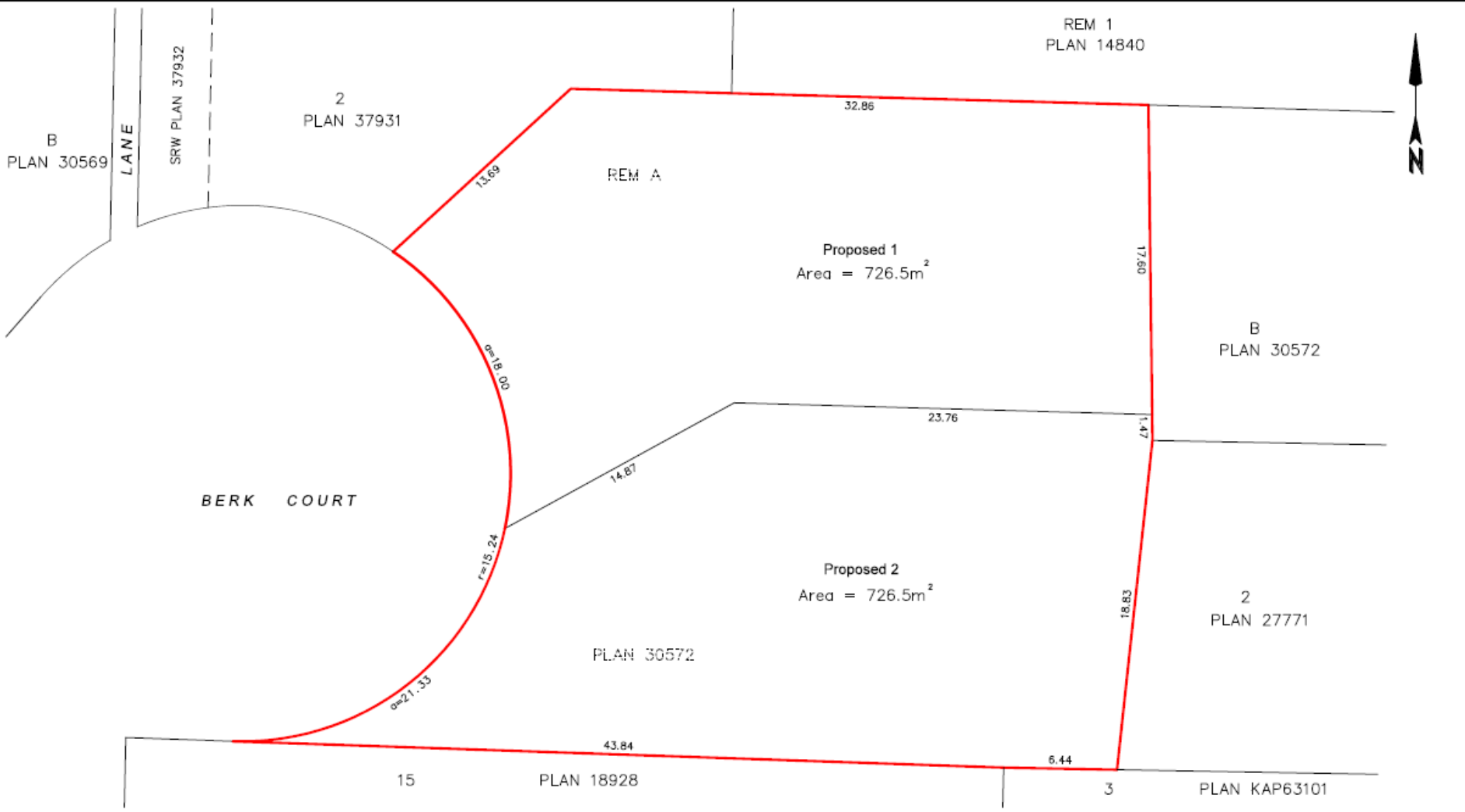
Subject Property Map



Project/technical details

- ▶ The proposal is to rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate a two-lot subdivision.
- ▶ The resulting lots would both be 726.5 m² in area, with one lot being 18.0 m wide and the second lot being 21.33 m wide.
- ▶ Intent is for semi-detached housing to be built on the resulting lots.

Subdivision Plan



TITLE: PROPOSED SUBDMOSION PLAN OF LOT A, DISTRICT LOT 357, S.D.Y.D., PLAN 30572, EXCEPT PLAN 37931 (662 BERK COURT, KELOWNA)	DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 299A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Fax: (250)763-4413 Email: rob@runnallsdenby.com	SCALE: 1:200 (11" x 17") DATE: August 12, 2022 DWG: 16424 PSUB
	CLIENT: MENETHIL PROPERTIES LTD.	FILE No.: 16424 REV: 0

OCP Objectives & Policies

- ▶ Objective 7.1: Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable
 - ▶ Additional ground-oriented units provide low-impact increase in density
- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Semi-detached housing is ground oriented
 - ▶ Increases housing diversity
 - ▶ Close proximity to schools and parks

Staff Recommendation

- ▶ Development Planning Staff recommend support for the proposed Rezoning
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the S-Res Future Land Use Designation.