



City of  
**Kelowna**

Z22-0065  
4346 Turner Rd  
Rezoning Application

# Proposal

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>2c</sub> – Medium Lot Housing with Carriage House zone to facilitate the construction of a carriage house and allow for future subdivision of the lot.

# 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



October 4

Development Application Submitted



Staff Review & Circulation



October 24

Public Notification Received



January 9

Initial Consideration



First, Second & Third Readings



Final Reading

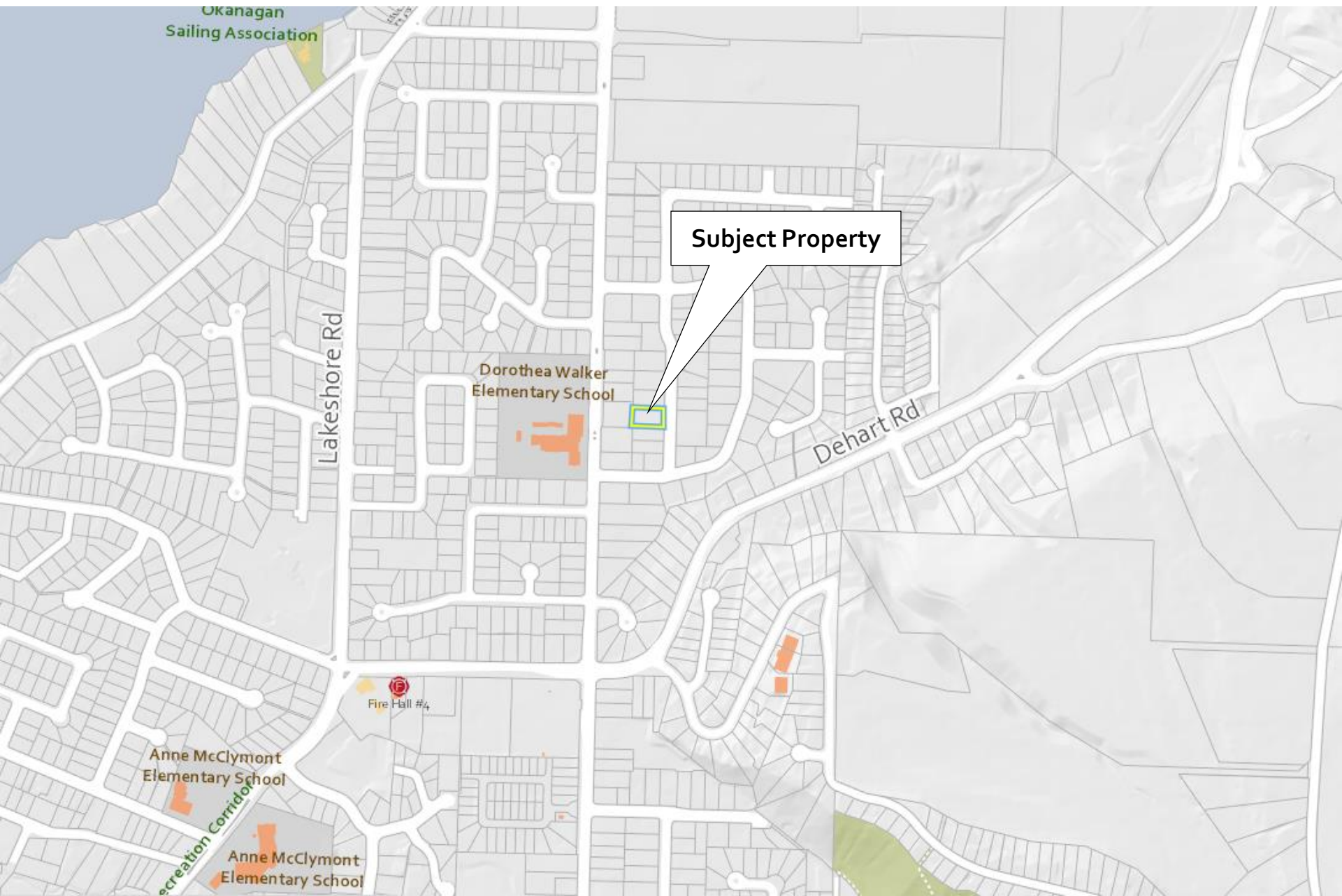


Building Permit

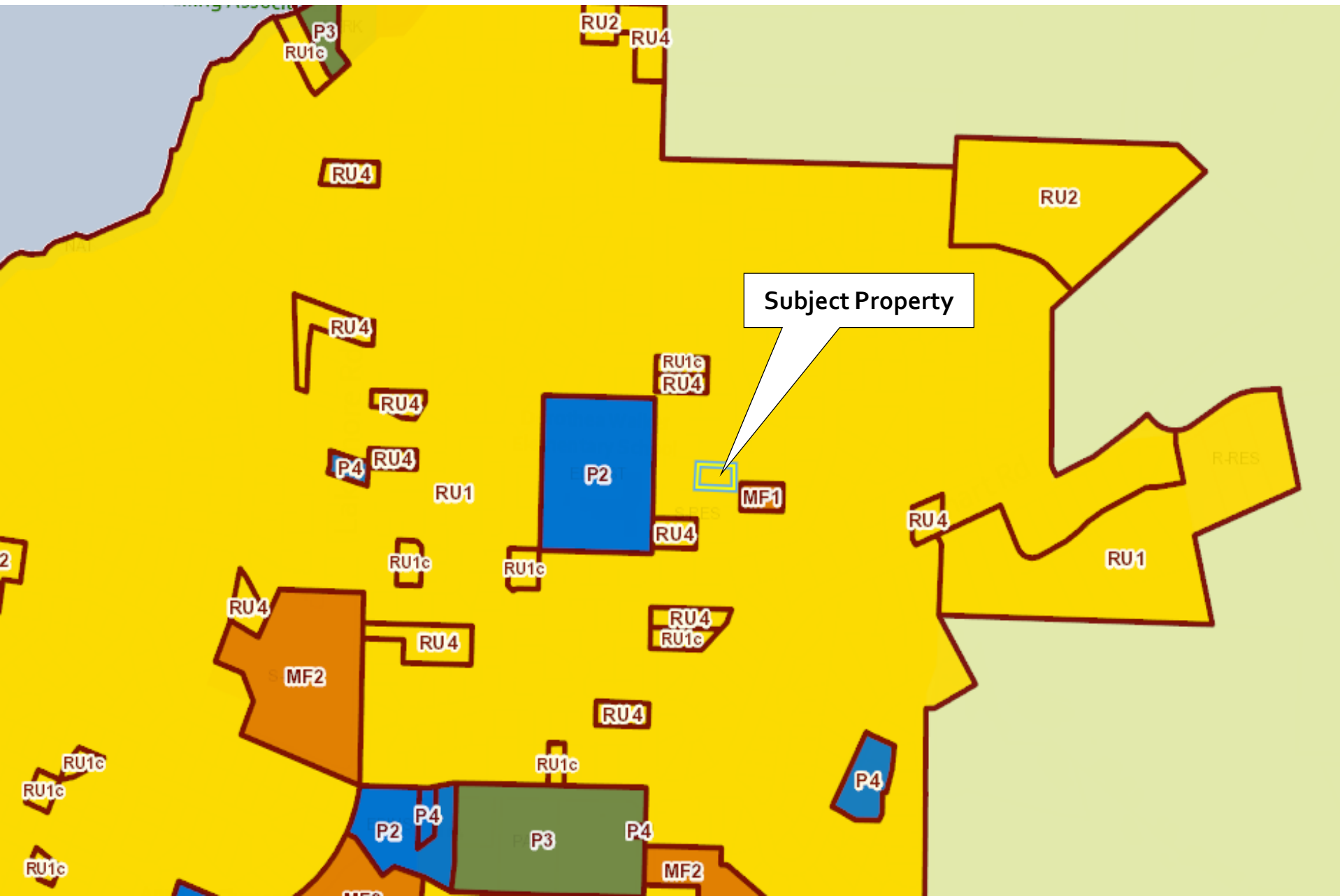


Council Approvals

# Context Map



# OCP Future Land Use/Zoning



# Subject Property Map



**TURNER RD**

# Project details

- ▶ Carriage house building footprint of 100 sq.m.
- ▶ Future subdivision would create two (2), 15.24 m wide parcels.
- ▶ All Zoning Bylaw and subdivision regulations can be met without the need for any variances.



# Site Plan



# OCP Objectives & Policies

- ▶ Objective 7.1: Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable
  - ▶ Carriage House is a low-impact increase in density
- ▶ Policy 7.2.1: Ground Oriented Housing
  - ▶ Carriage House is ground oriented
  - ▶ Improves housing diversity
  - ▶ Close proximity to schools and parks

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Rezoning:
  - ▶ Within the Permanent Growth Boundary
  - ▶ Future Land Use Designation of S-RES
  - ▶ Meets OCP Objectives and Policies