



City of
Kelowna

Z21-0098 1065 Hoover Road

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU₄ – Duplex Housing zone to facilitate the development of a second dwelling.

Development Process



Sept 23, 2021

Development Application Submitted

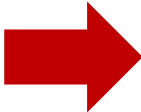


Staff Review & Circulation



Jan 11, 2023

Public Notification Received



Feb 6, 2023

Initial Consideration



Reading Consideration



Final Reading

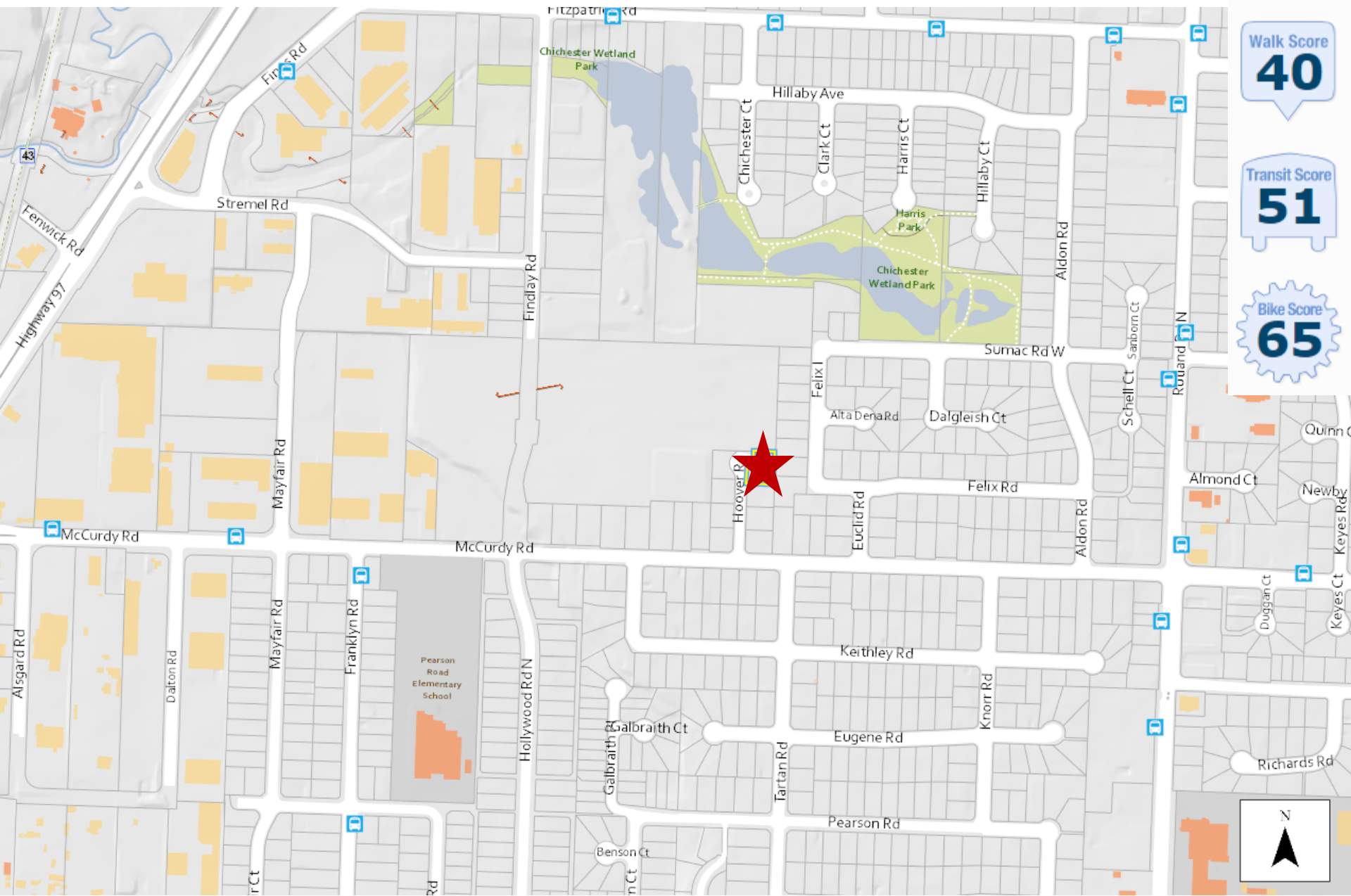


Building Permit



Council Approvals

Context Map



Walk Score
40

Transit Score
51

Bike Score
65

OCP Future Land Use



Subject Property Map



Project Details

- ▶ Rezoning to RU₄ – Duplex Housing to facilitate the construction of a second single detached dwelling on the subject property
- ▶ Site plan provided demonstrating a second dwelling can be accommodated without variances

OCP Designation & Policies

- ▶ S-RES – Suburban Residential Designation
 - ▶ Suburban Residential lands intended to accommodate most of the city's single and two dwelling residential growth.

- ▶ Policy 7.2.1 Ground Oriented Housing
 - ▶ A range of low-density, ground-oriented housing within suburban neighbourhoods.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning:
 - ▶ Future Land Use Designation: S-RES
 - ▶ OCP Policy
 - ▶ Policy 7.2.1 Ground Oriented Housing