



City of  
**Kelowna**

# Z22-0054 662 Berk Court:

Rezoning Application

# Proposal

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>4</sub> – 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



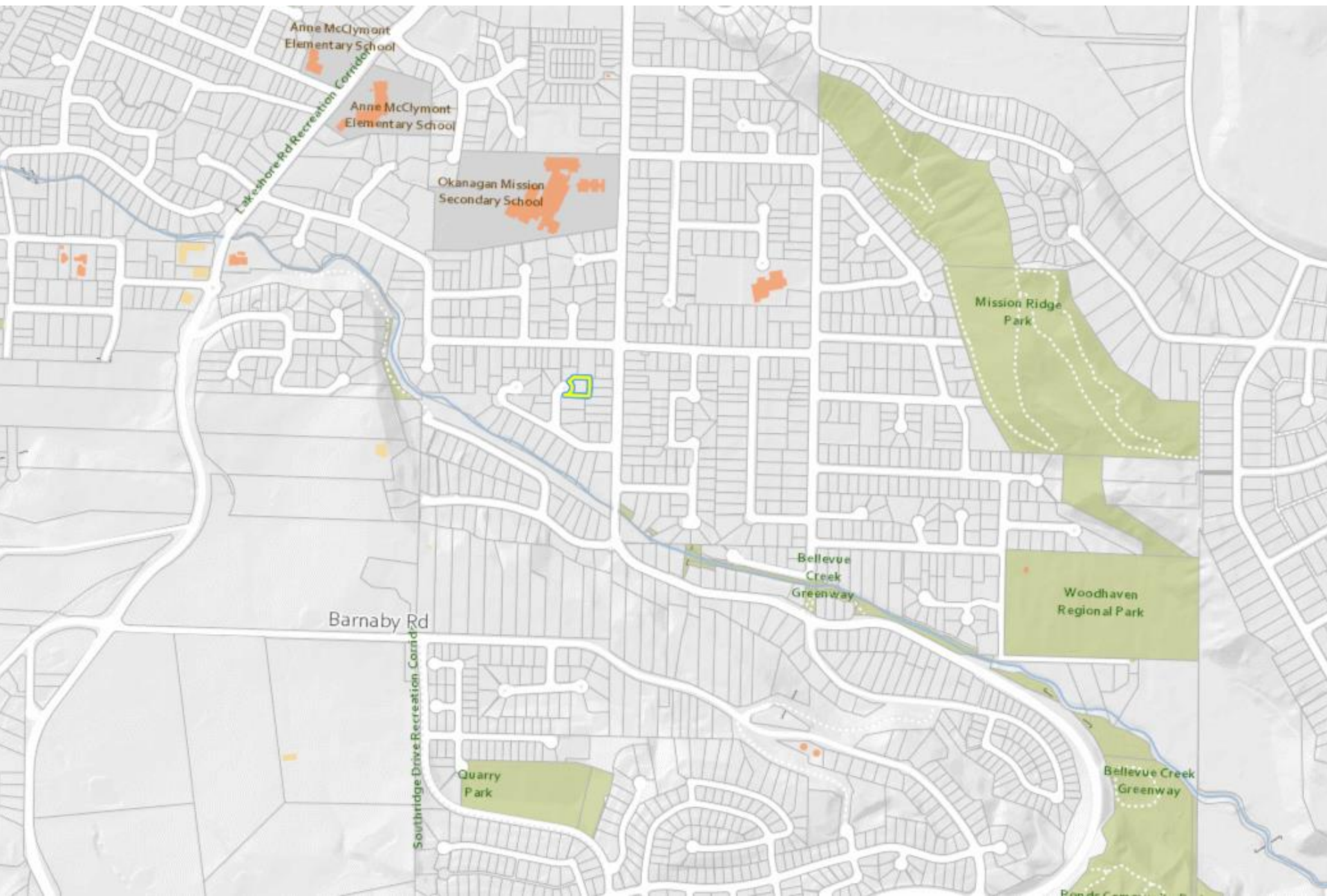
Building Permit



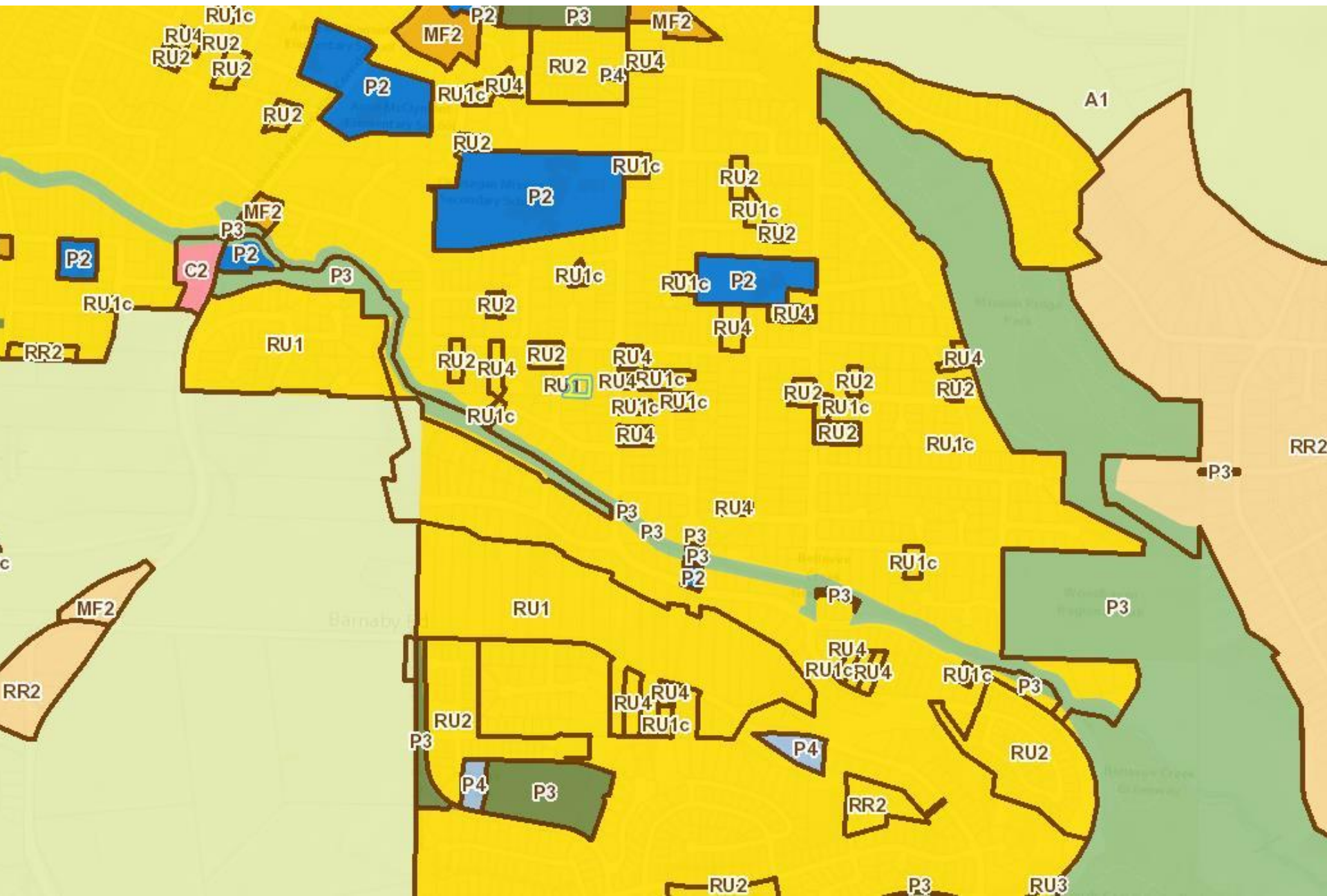
Council Approvals



# Context Map



# OCP Future Land Use / Zoning





# Subject Property Map

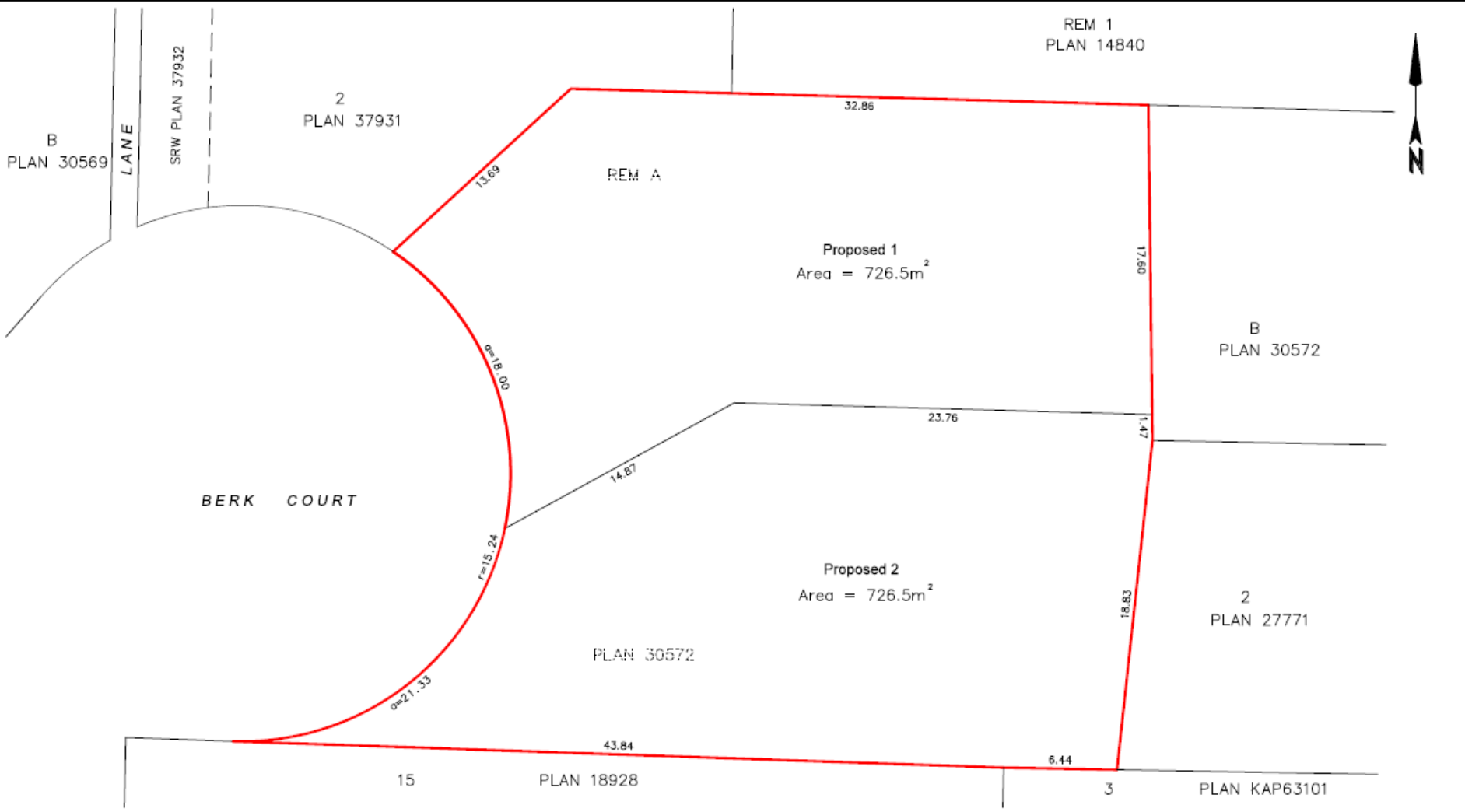


# Project/technical details

- ▶ The proposal is to rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>4</sub> – Duplex Housing zone to facilitate a two-lot subdivision.
- ▶ The resulting lots would both be 726.5 m<sup>2</sup> 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**  
*british columbia land surveyors*  
299A Lawrence Avenue Kelowna, B.C. V1Y 6L2  
Phone: (250)763-7322 Fax: (250)763-4413 Email: rob@runnallsdenby.com

CLIENT: **MENETHIL PROPERTIES LTD.**

SCALE: 1:200 (11" x 17")  
DATE: August 12, 2022  
DWG: 16424 PSUB  
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.