



City of  
**Kelowna**

Z22-0062

4371 Lakeshore Road

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 2-lot subdivision and the development of two dwellings in a semi-detached form on each resulting 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



Sept 21, 2022

Development Application Submitted



Staff Review & Circulation

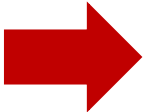


Oct 13, 2022

Public Notification Received



Initial Consideration



Jan 9, 2023

Reading Consideration



Final Reading



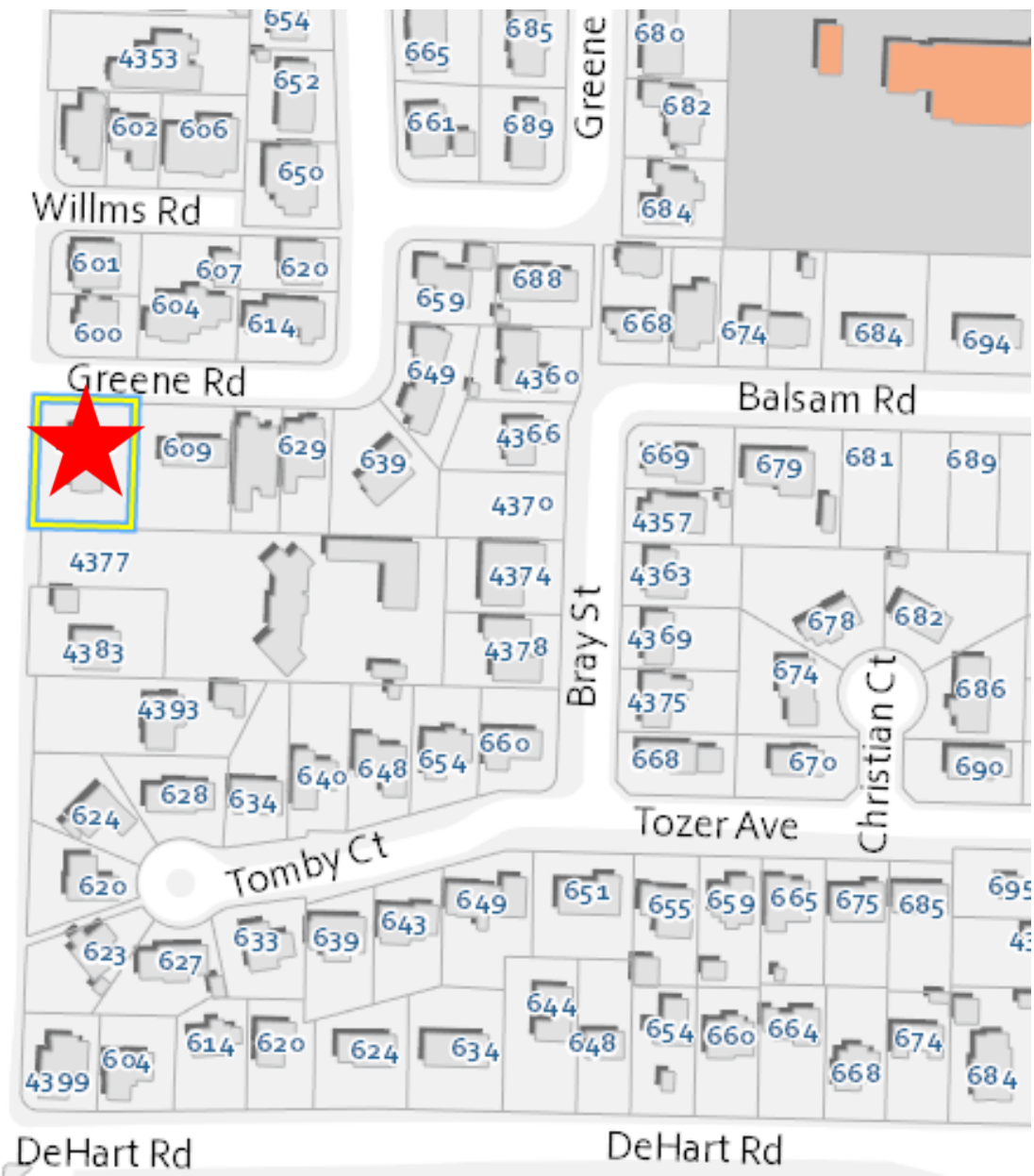
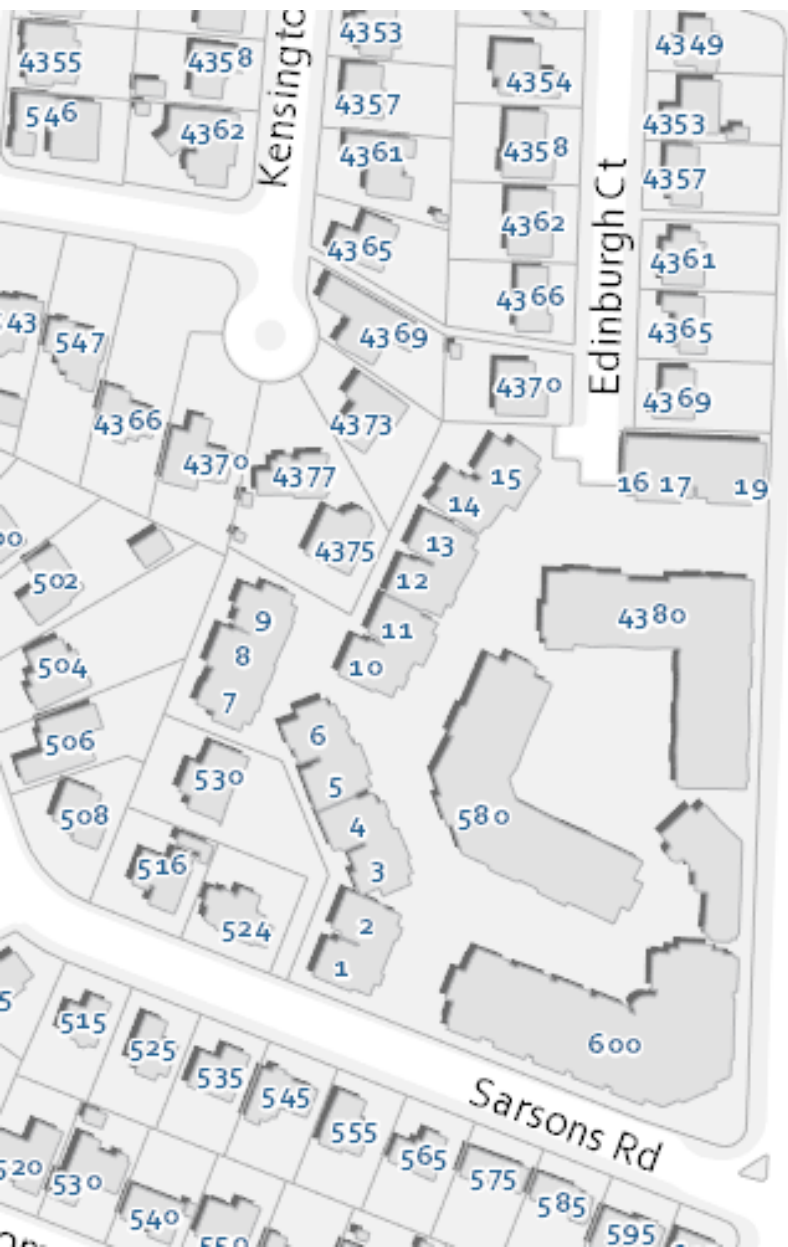
Building Permit



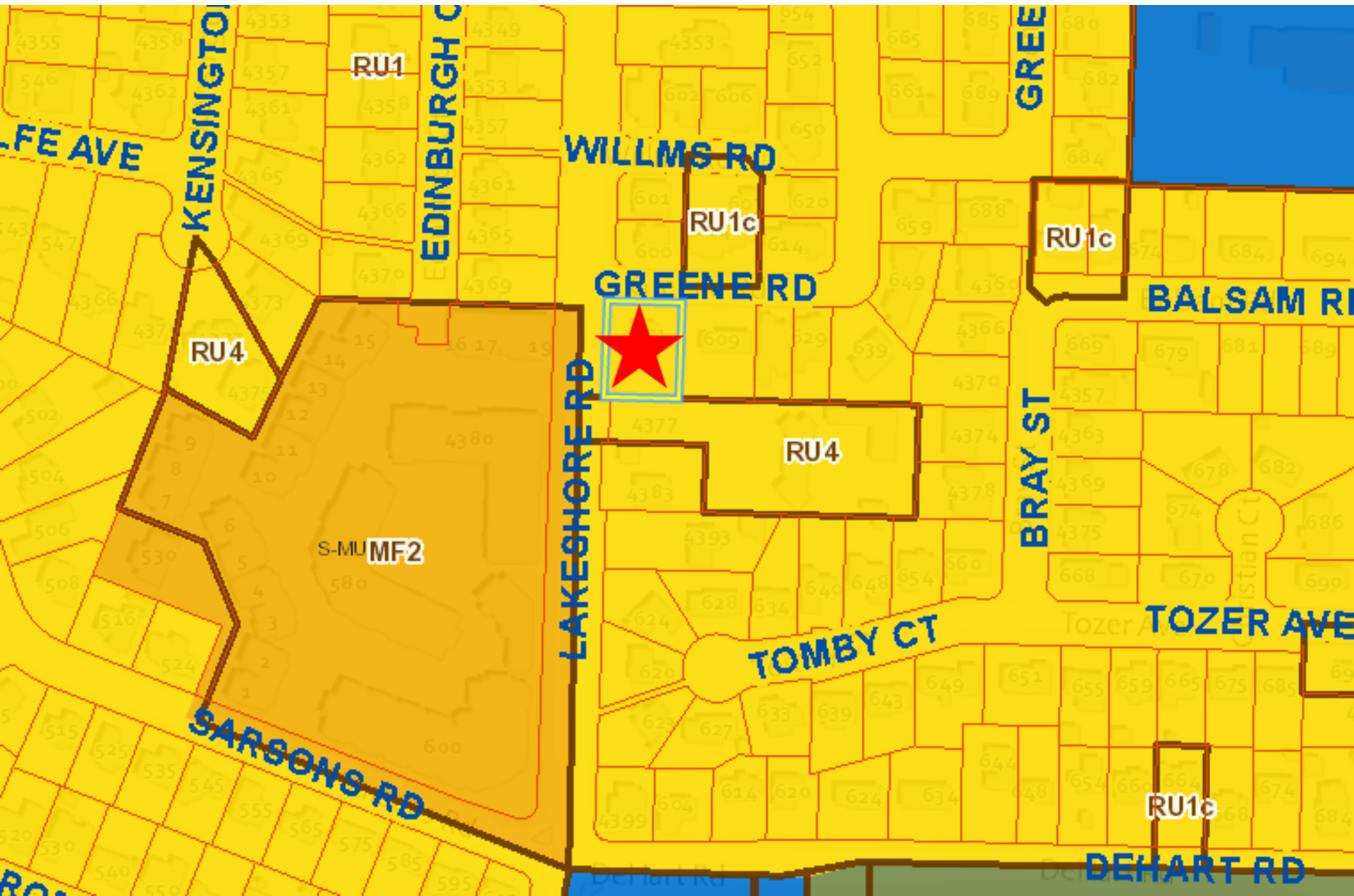
Council Approvals



# 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 RU<sub>4</sub> zone.



# Site Plan



# 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 RU<sub>4</sub> – Duplex Housing:
  - ▶ Provides sensitive infill housing
  - ▶ Meets the Future Land Use designation of S-RES