



City of  
**Kelowna**

# Z22-0057 4644 Fuller Road

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>1c</sub> – Large Lot Housing with Carriage House zone to facilitate the development of a carriage home.

# Development Process



Sep 15, 2022

Development Application Submitted

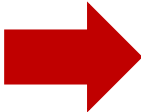


Staff Review & Circulation



Jan 26, 2023

Public Notification Received



Feb 27, 2023

Initial Consideration



First, Second & Third Readings



Final Reading



Building Permit



Council Approvals



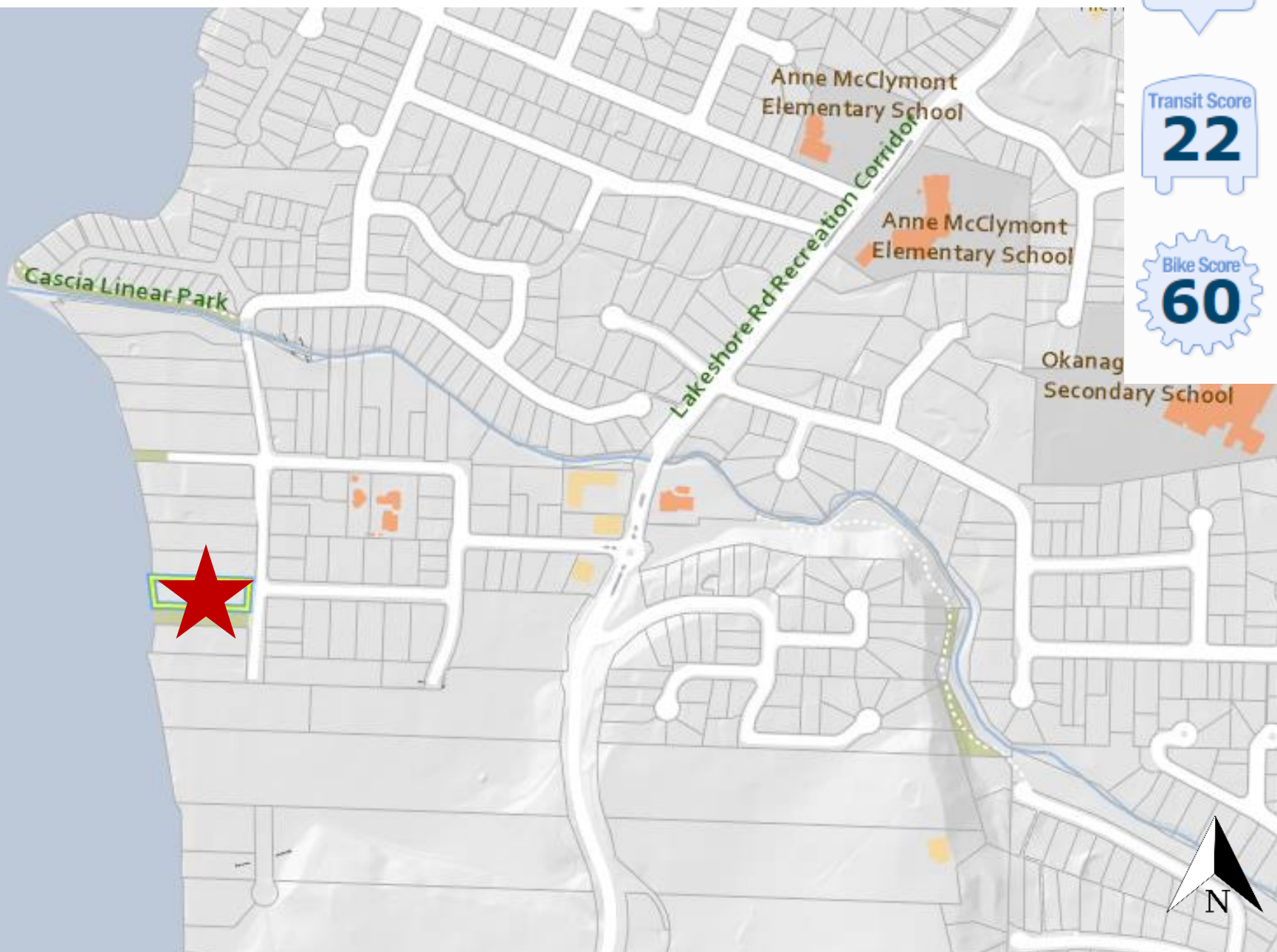


# Context Map

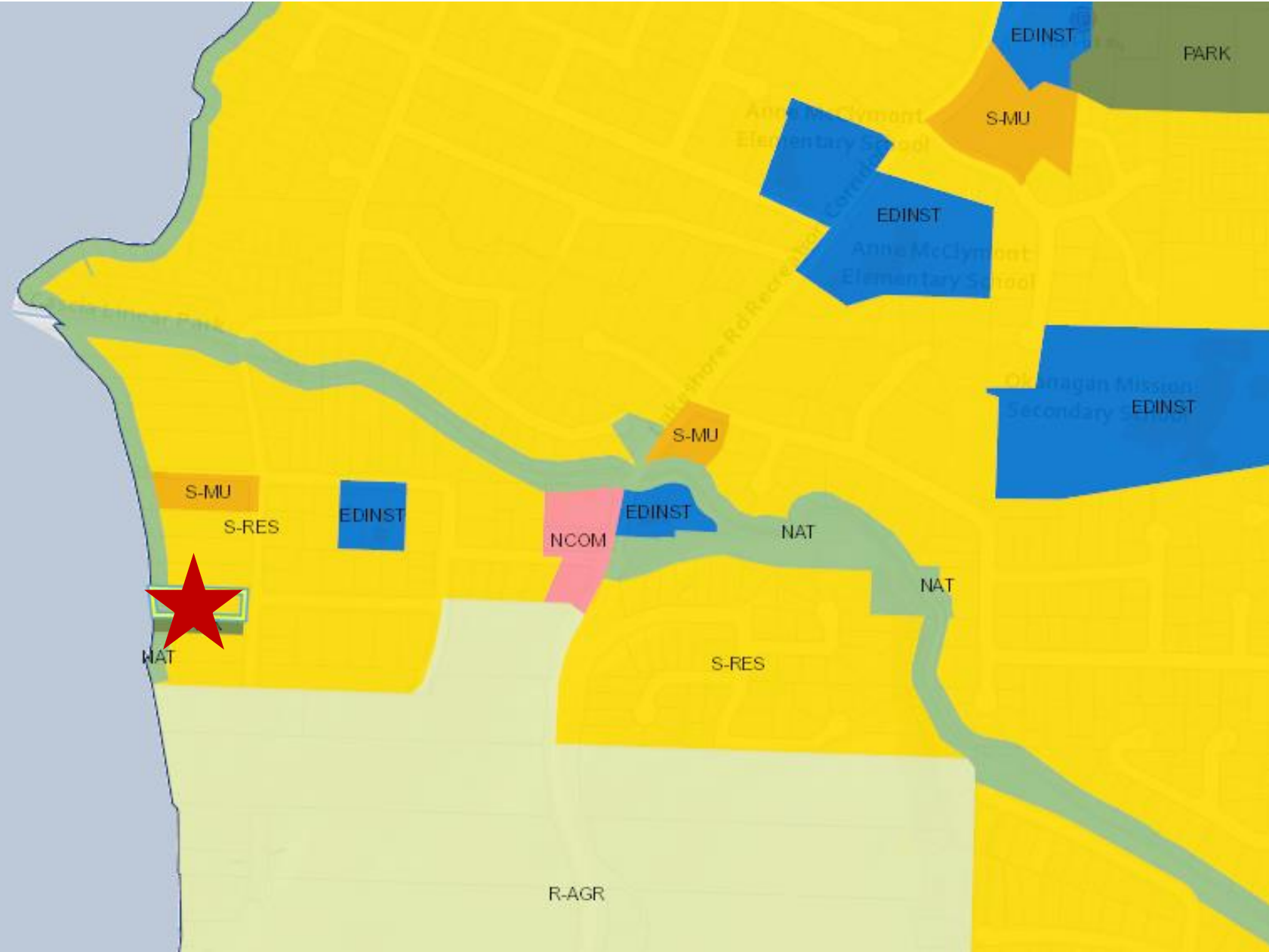
Walk Score  
**38**

Transit Score  
**22**

Bike Score  
**60**



# OCP Future Land Use





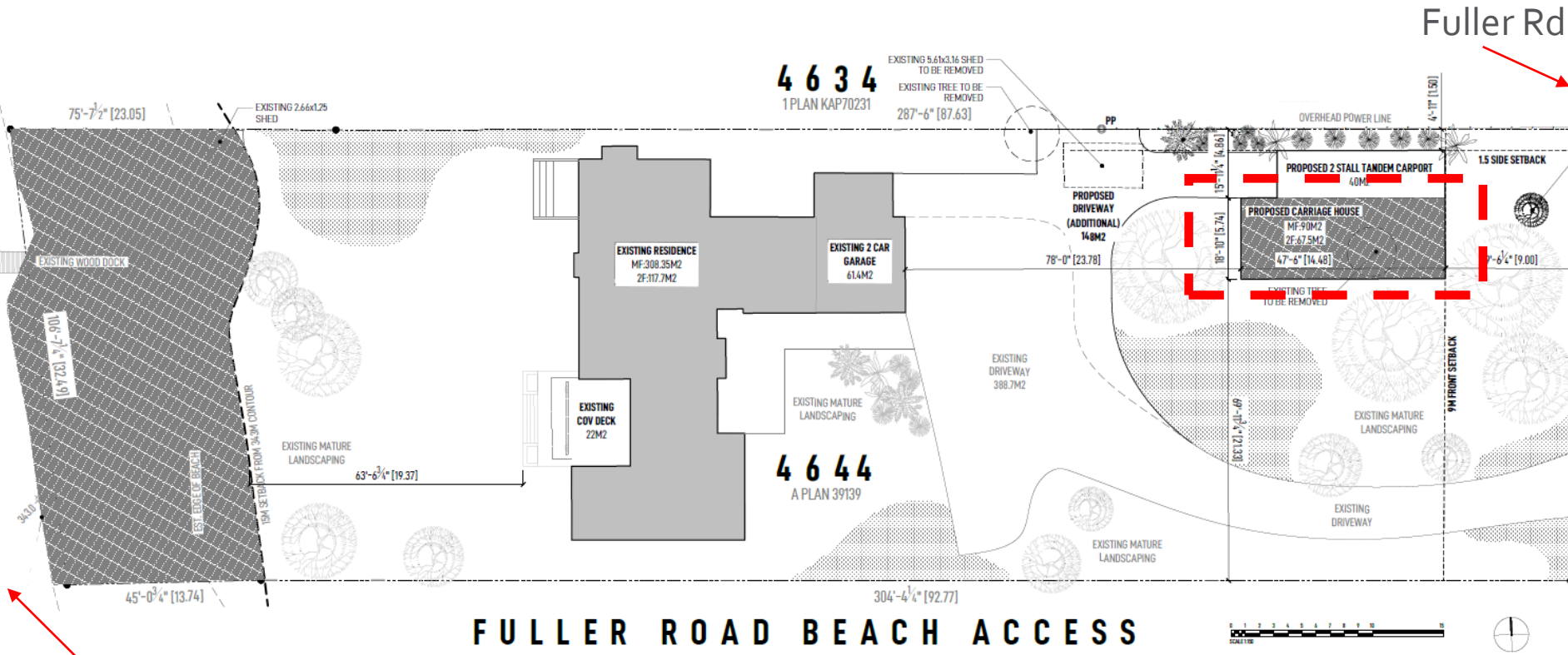
# Subject Property Map



# Project Details

- ▶ S-RES – Suburban Residential
- ▶ RU<sub>1c</sub> – Large Lot Housing with Carriage House
  - ▶ All carriage house regulations have been met
  - ▶ One vehicle access
  - ▶ Connection to sanitary sewer

# Draft Site Plan



Fuller Rd

Okanagan Lake





# OCP Objectives & Policies

- ▶ Policy 7.2.1 Ground-Oriented Housing
  - ▶ A low-density ground-oriented housing development to improve housing diversity and affordability

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use S-RES
  - ▶ OCP Objectives in Chapter 7 Suburban Residential
    - ▶ Increase Housing Diversity