



City of  
**Kelowna**

Z22-0074  
1385 Graham Rd

Rezoning Application

# Purpose

- ▶ 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 the construction of a second single detached dwelling on the subject property.

# Development Process



Nov. 25<sup>th</sup>

Development Application Submitted



Staff Review & Circulation



Dec. 9<sup>th</sup>

Public Notification Received



Feb. 27<sup>th</sup>

Initial Consideration



Reading Consideration



Final Reading

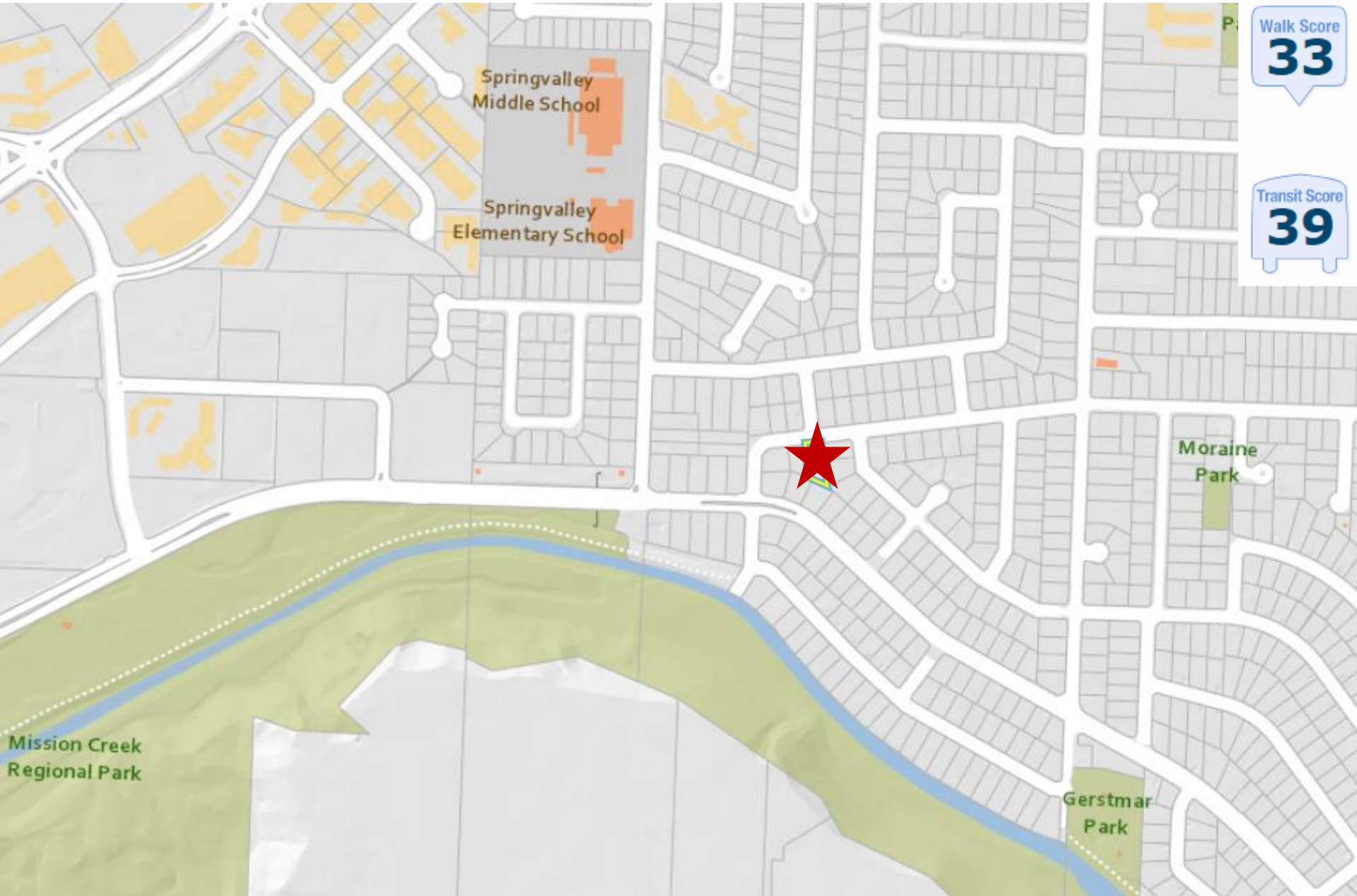


Building Permit



Council Approvals

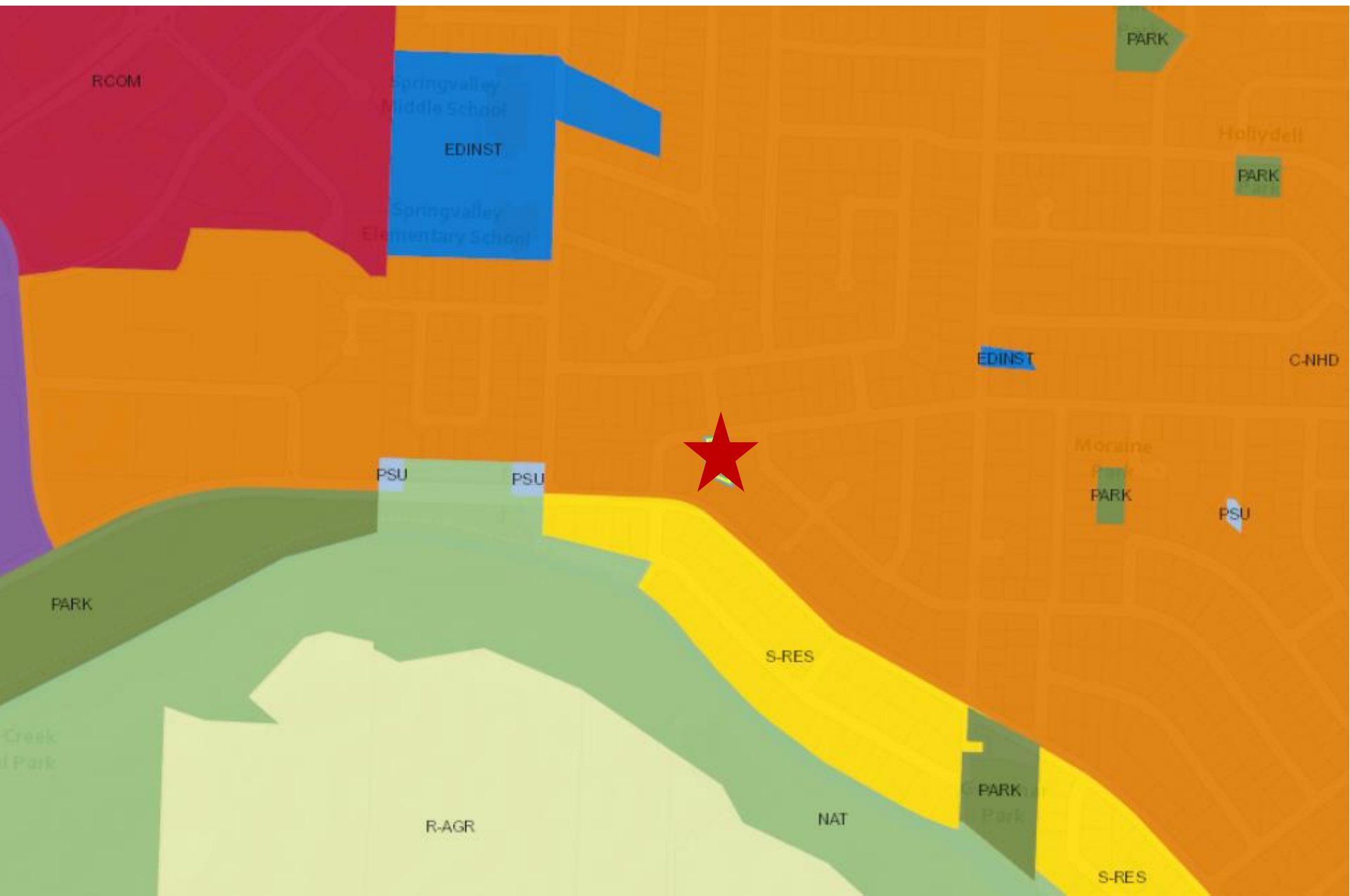
# Context Map



Walk Score  
**33**

Transit Score  
**39**

# OCP Future Land Use



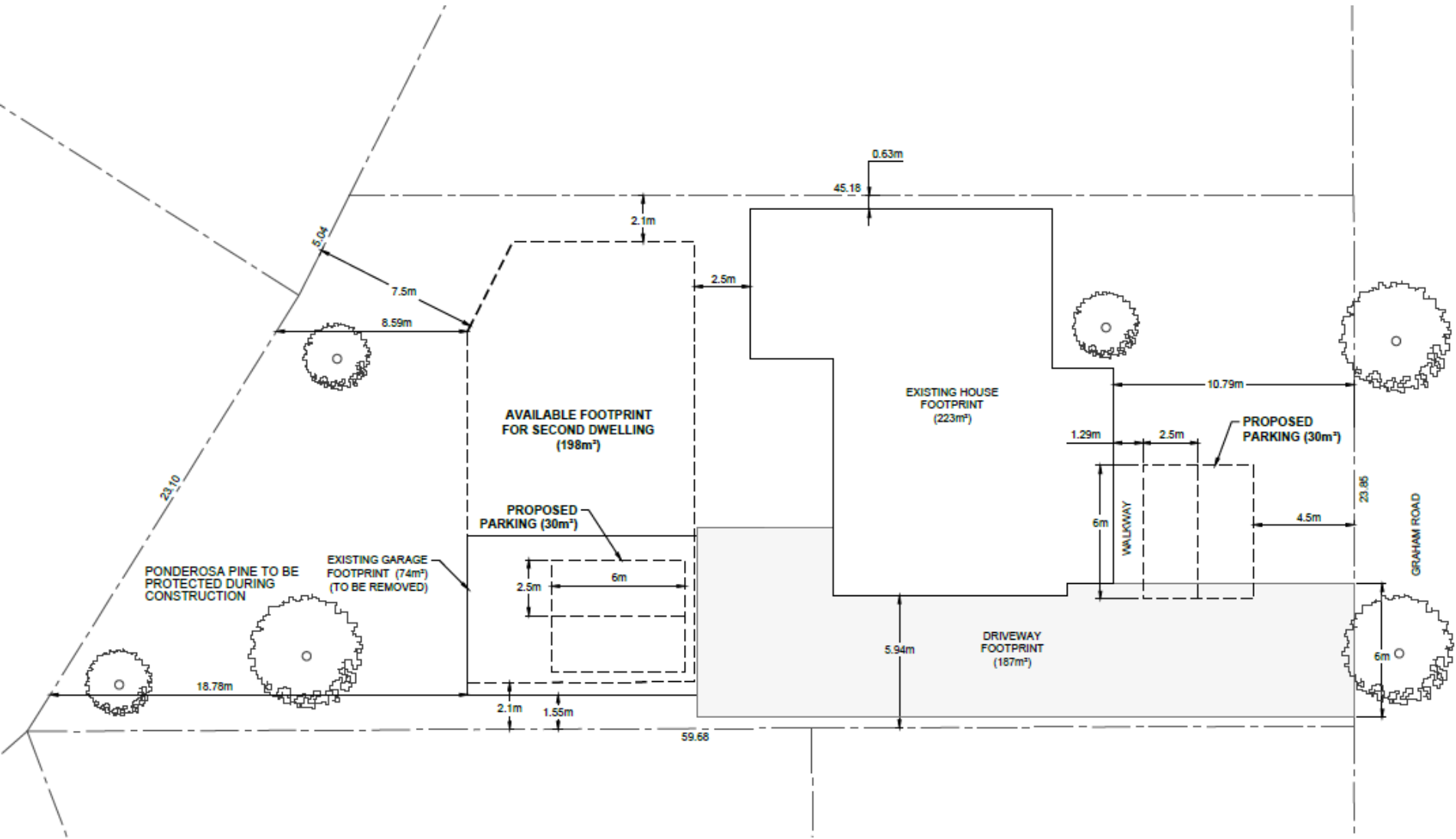
# Subject Property Map



# Project Details

- ▶ Core Area Neighbourhood (C-NHD)
- ▶ RU<sub>4</sub> – Duplex Housing
  - ▶ Second single detached dwelling at rear
  - ▶ Existing garage to be demolished and replaced
- ▶ Zoning Bylaw Regulations
  - ▶ Maintains setbacks
  - ▶ Tree to be protected during construction

# Draft Site Plan





# OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
  - ▶ Low density
  - ▶ Houseplexes, townhouses, single detached dwelling
  - ▶ Sensitive infill

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives and Policies
    - ▶ Sensitive infill
    - ▶ Ground-oriented