



City of  
**Kelowna**

Z22-0044  
4195 Russo St.

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU2 – Medium Lot Housing to the RU2c – Medium Lot Housing with Carriage House zone to facilitate the construction of a carriage house.

# Development Process



July 15, 2022

Development Application Submitted



Staff Review & Circulation



Jan 9, 2022

Public Notification Received



Mar 14, 2023

Initial Consideration



Notice of First Reading



Final Adoption

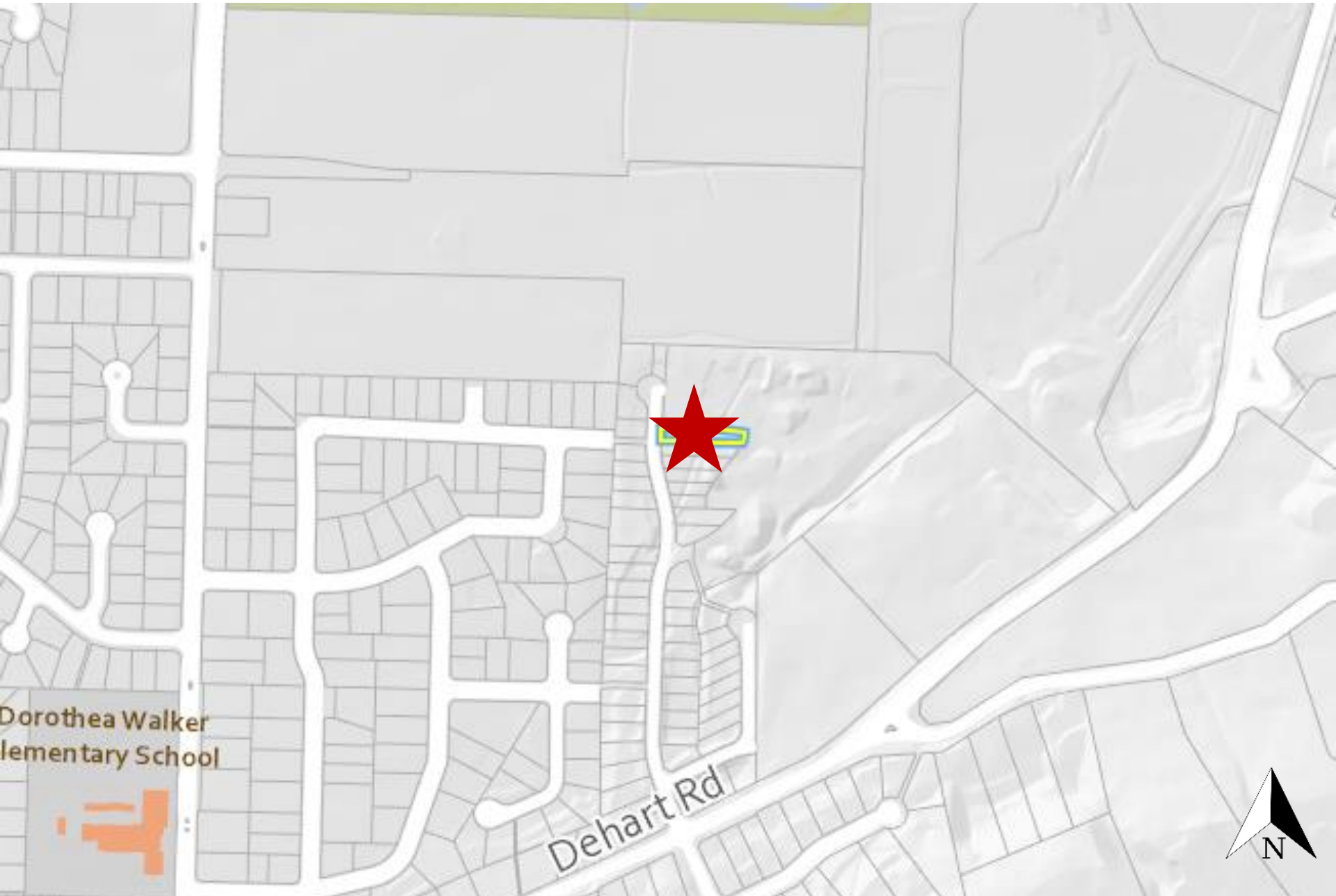


Building Permit



Council Approvals

# Context Map



# OCP Future Land Use



R-AGR

S-RES

R-RES

S-MU

othea Walker  
Primary School  
EDINST

hart Rd

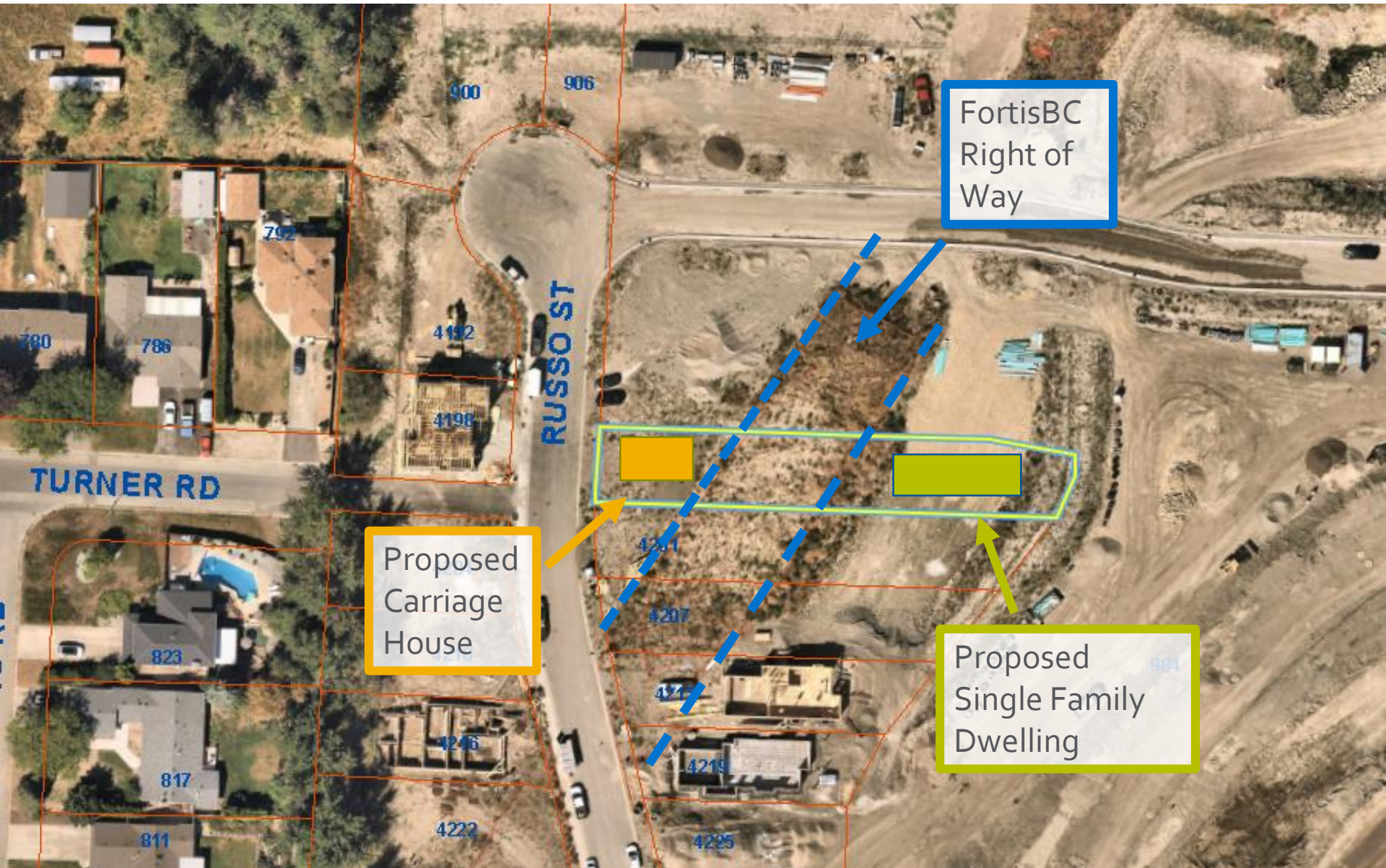
# Subject Property Map



# Project Details

- ▶ S-RES – Suburban Residential
- ▶ RU2c – Medium Lot Housing with Carriage House
- ▶ Parking in garage attached to carriage house
- ▶ Meets all Zoning Bylaw Regulations

# Proposed location of dwellings



FortisBC  
Right of  
Way

Proposed  
Carriage  
House

Proposed  
Single Family  
Dwelling



# OCP Objectives & Policies

- ▶ Policy 7.2.2 Ground Oriented Housing
  - ▶ Improves housing diversity and affordability
- ▶ Healthy Housing Strategy
  - ▶ 3.1 Promote and protect rental housing

# 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 Neighbourhoods
    - ▶ Ground-Oriented Housing
    - ▶ Low density
    - ▶ Housing diversity