



City of  
**Kelowna**

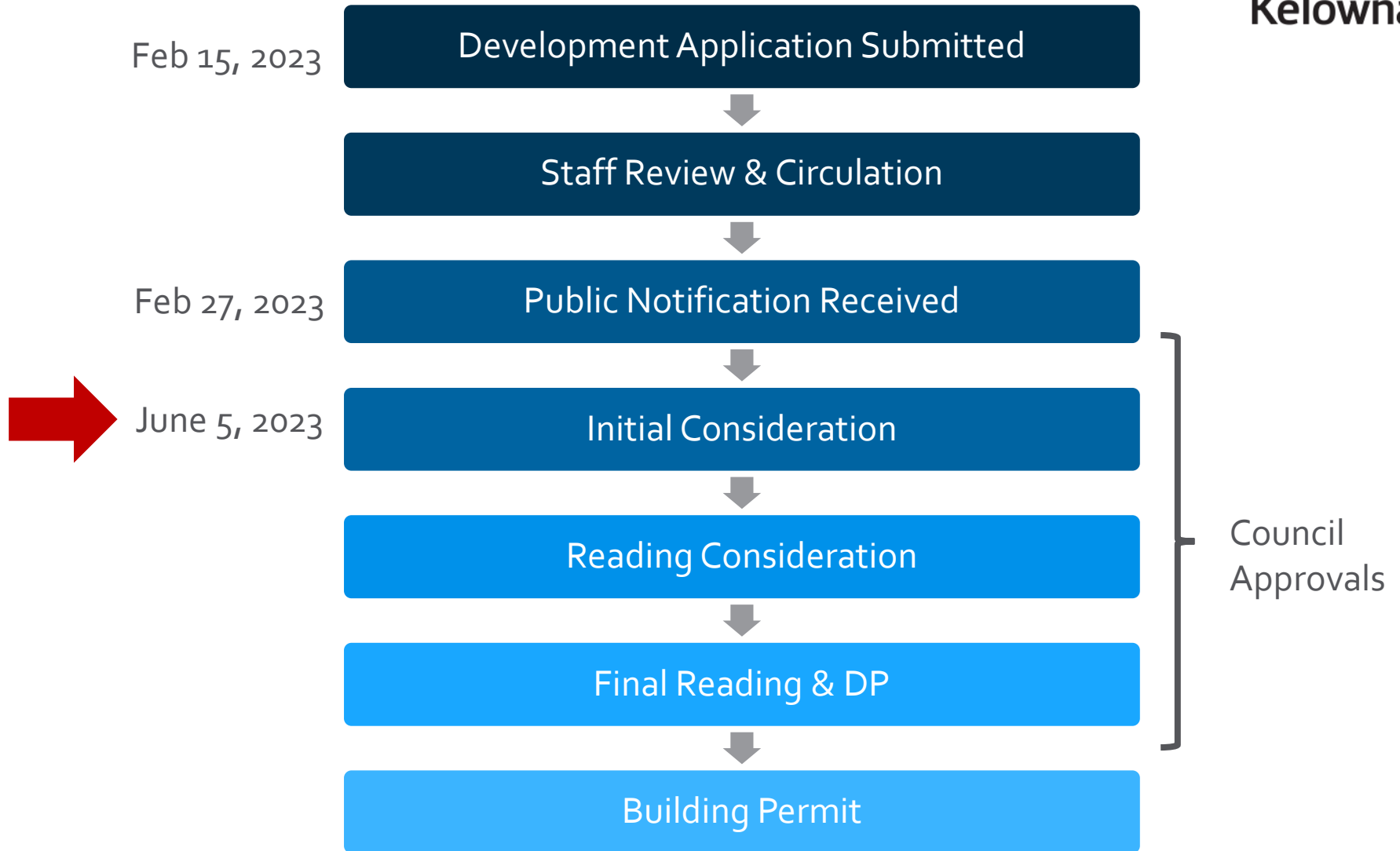
# Z23-0009 875 Graham Road

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU2 – Medium Lot Housing zone and the RU2c – Medium Lot Housing with Carriage House zone to the MF2 – Townhouse Housing zone to facilitate the construction of a townhouse development.

# Development Process

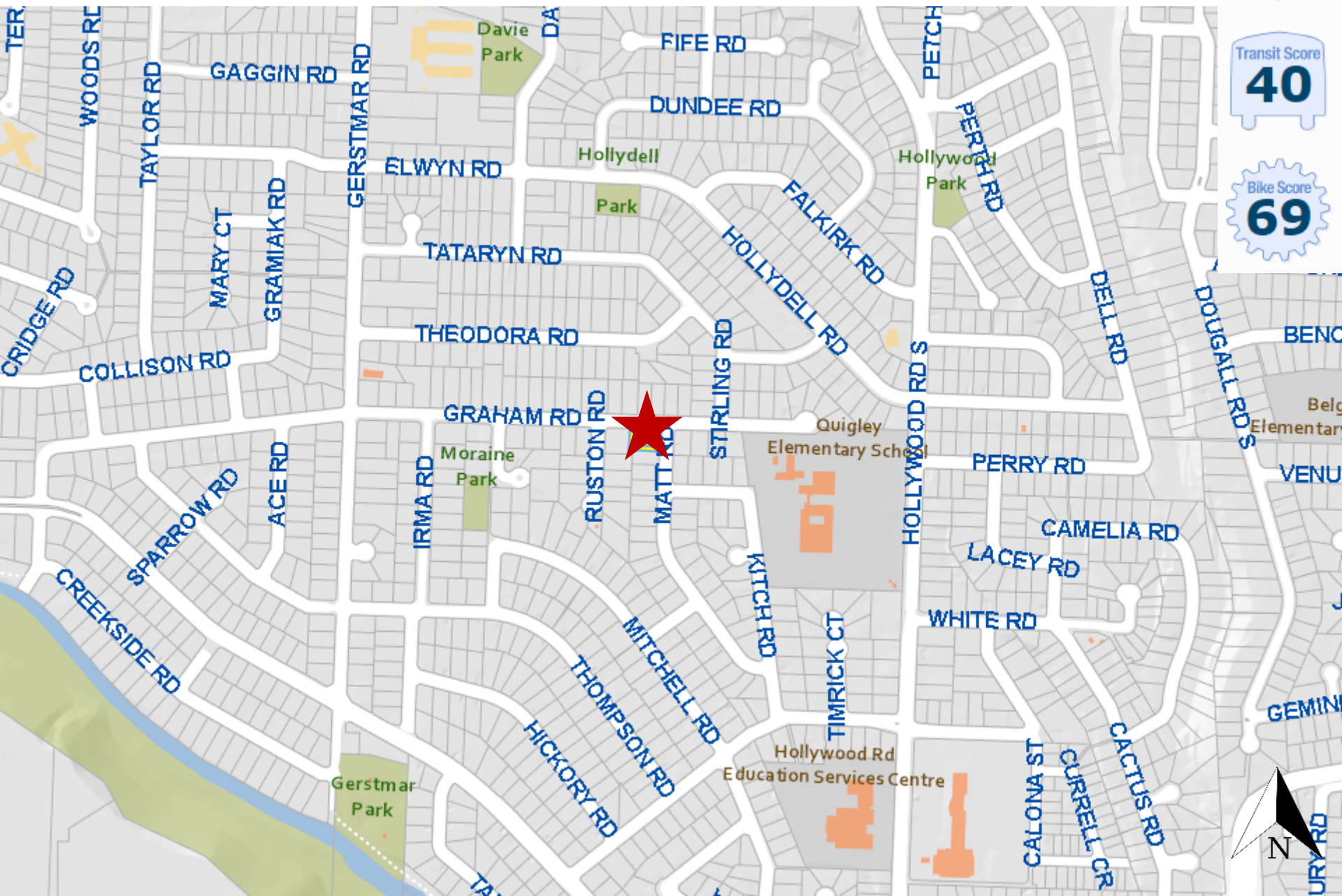


# Context Map

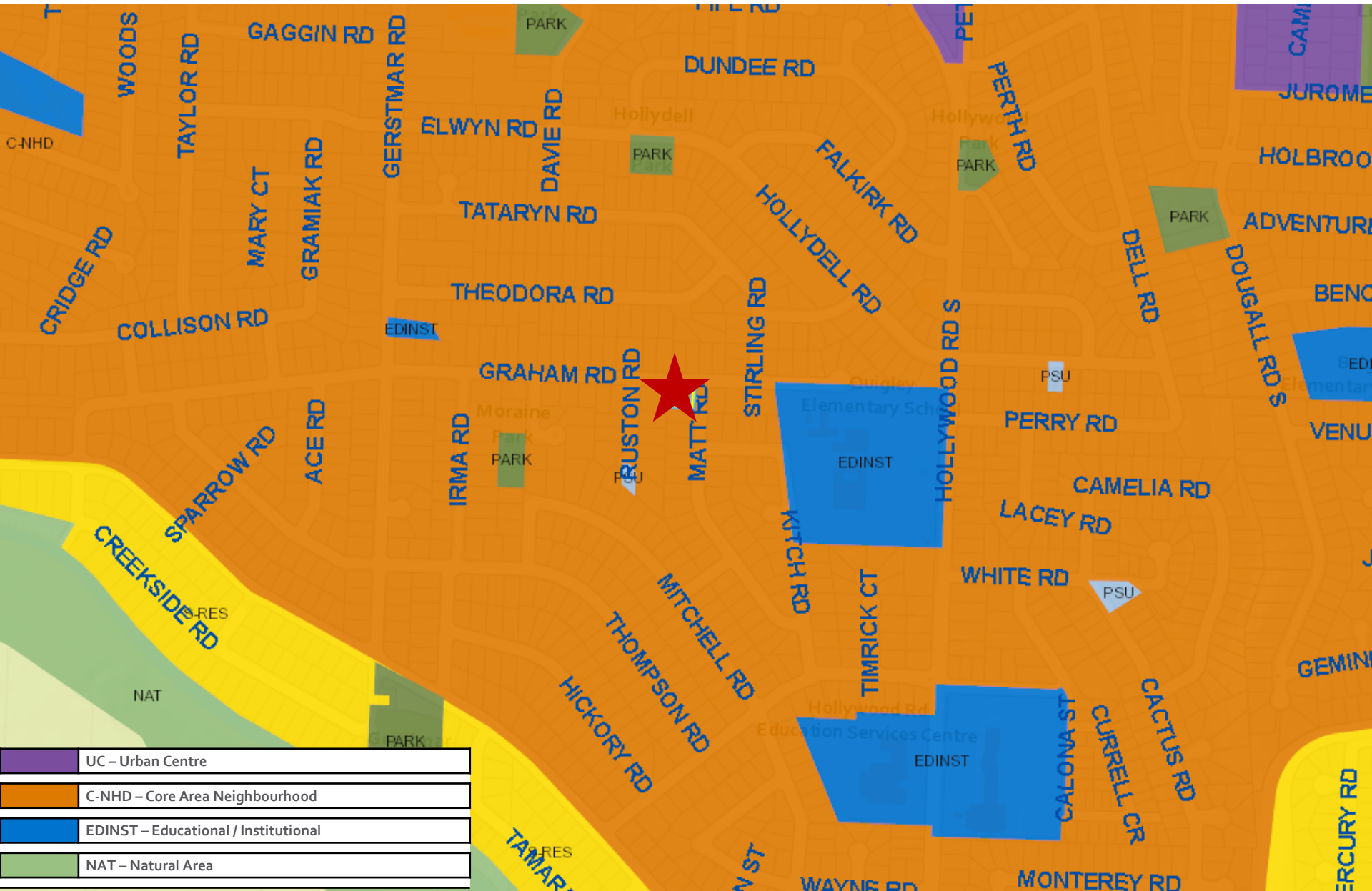
Walk Score  
**41**

Transit Score  
**40**

Bike Score  
**69**

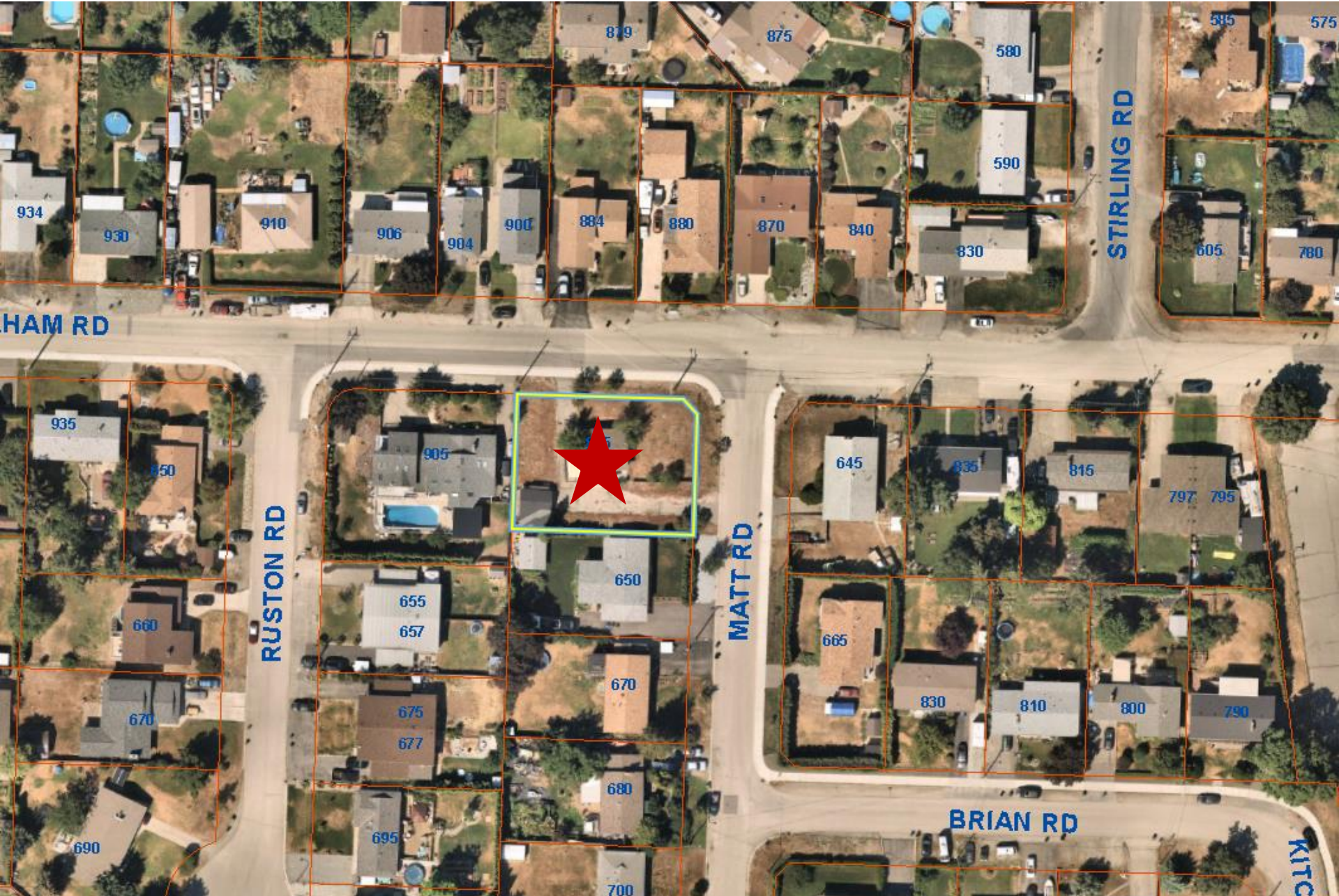


# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	EDINST – Educational / Institutional
	NAT – Natural Area

# Subject Property Map



# Project Details

- ▶ The property has Future Land Use Designation of Core-Area Neighbourhood.
- ▶ The property is in closed proximity to Quigley Elementary School
- ▶ The Rezoning to the MF2 zone is to facilitate the construction of a townhouse development.
  - ▶ Application is proposed at 6 units
  - ▶ Vehicle entry off Matt Road

# OCP Objectives & Policies

- ▶ Policy 5.3.1. Ground Oriented Infill.
  - ▶ The subject property is on the block end, which allows for greater height and massing.
- ▶ Policy 5.11.1. Diverse Housing Tenures.
  - ▶ The proposal adds meaningful density on a block end in the Core Area near Quigley Elementary School
- ▶ Policy 5.14.1. Walkability
  - ▶ The proposal is near an elementary school and will add streets trees and offsite improvements in a walkable neighbourhood.



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Ground Oriented Infill
    - ▶ Walkability
  - ▶ Development Permit to follow.