



City of
Kelowna

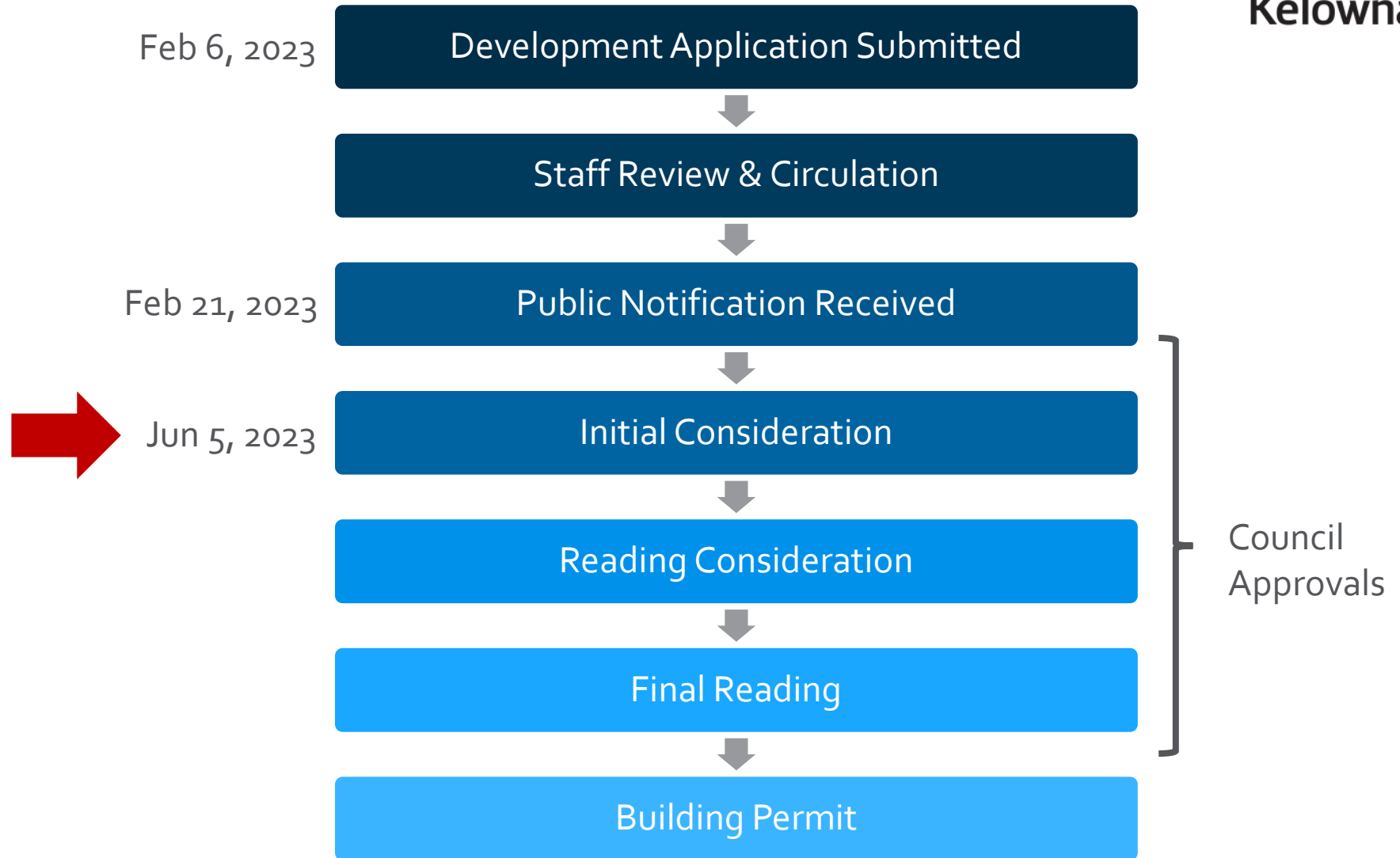
Z23-0003 5127 Lakeshore Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision.

Development Process



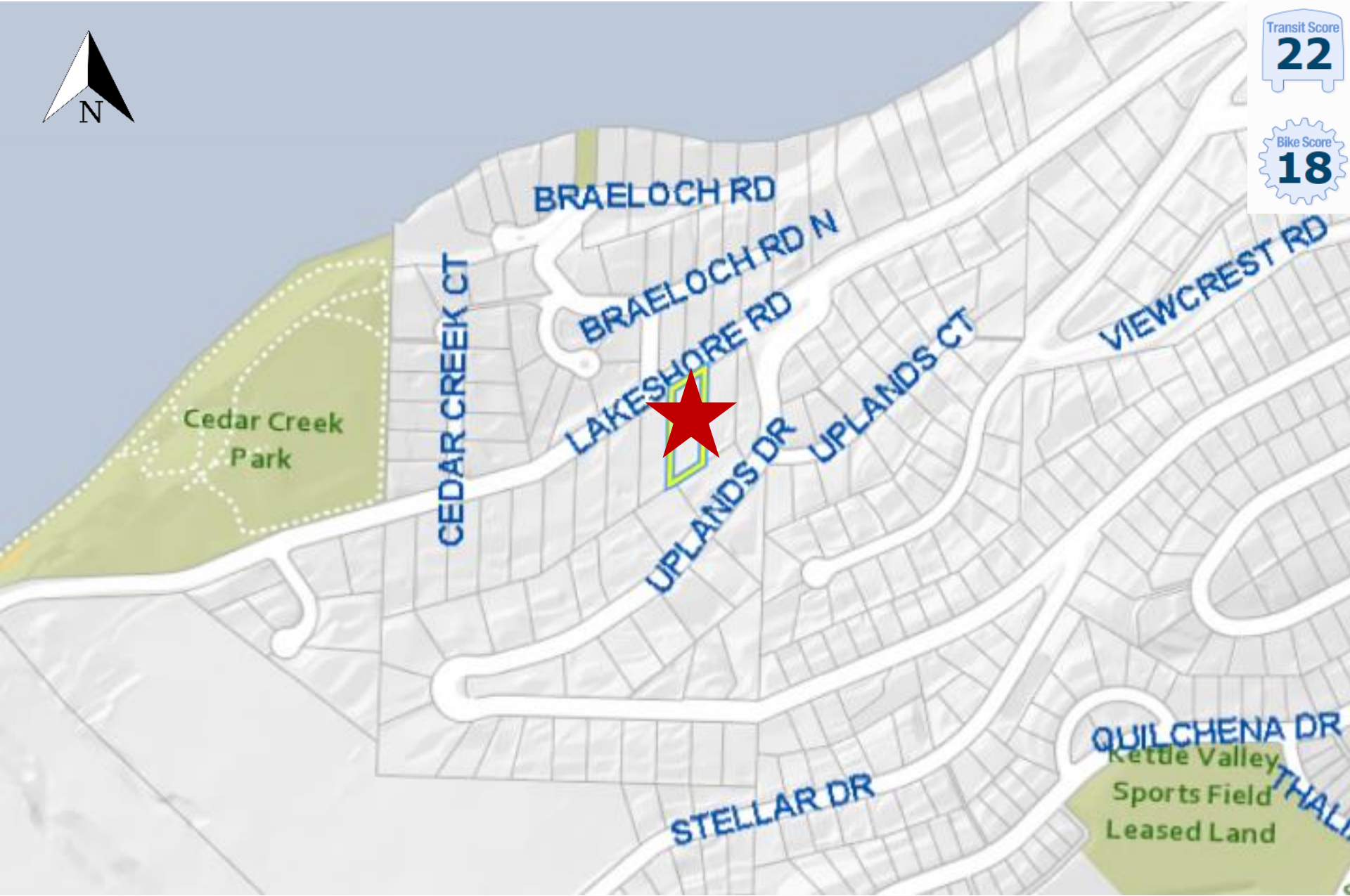
Context Map



Walk Score
0





Transit Score
22

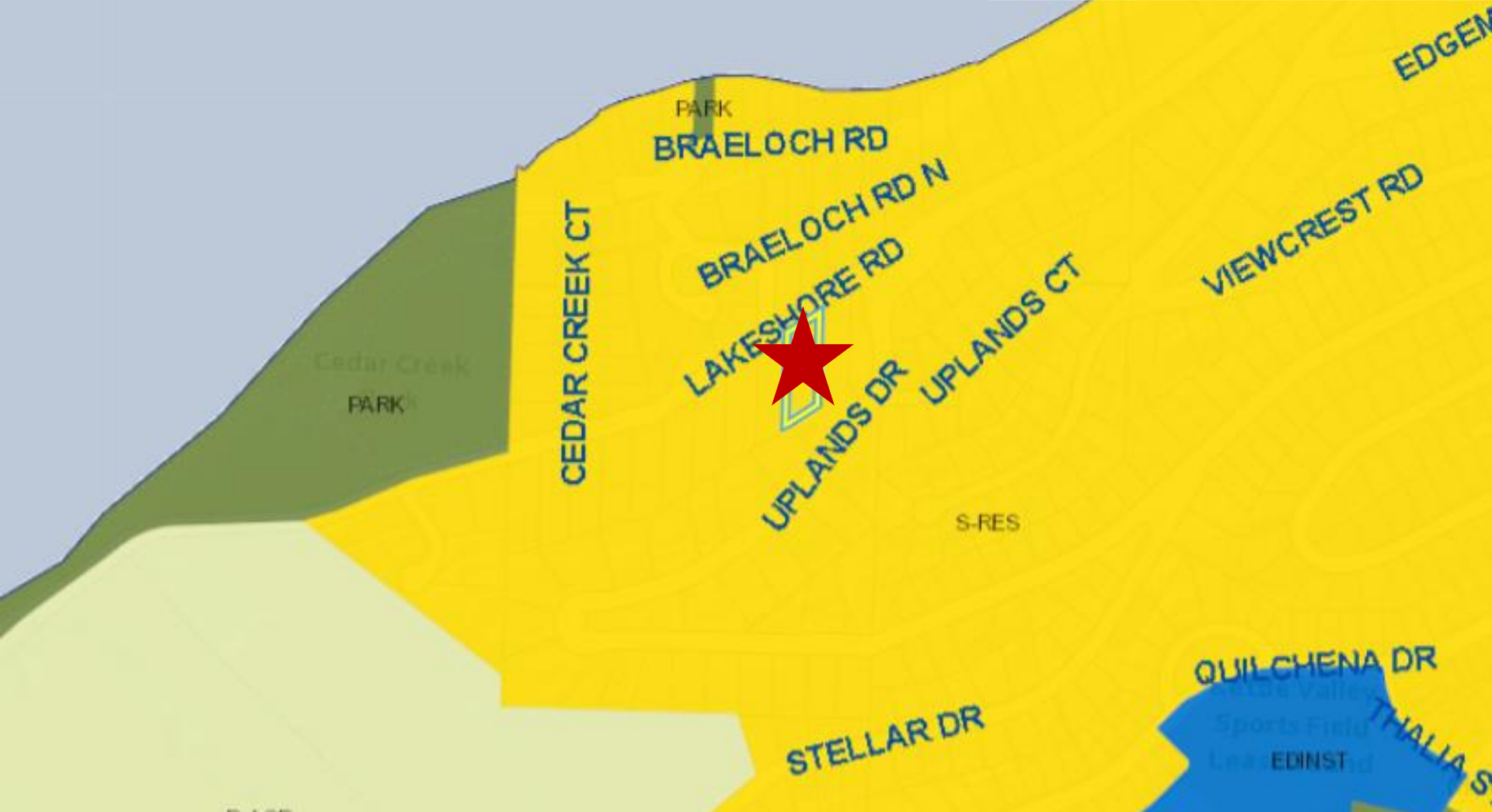
Bike Score
18



OCP Future Land Use



	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	PARK – Park and Open Space



Subject Property Map



Project Details

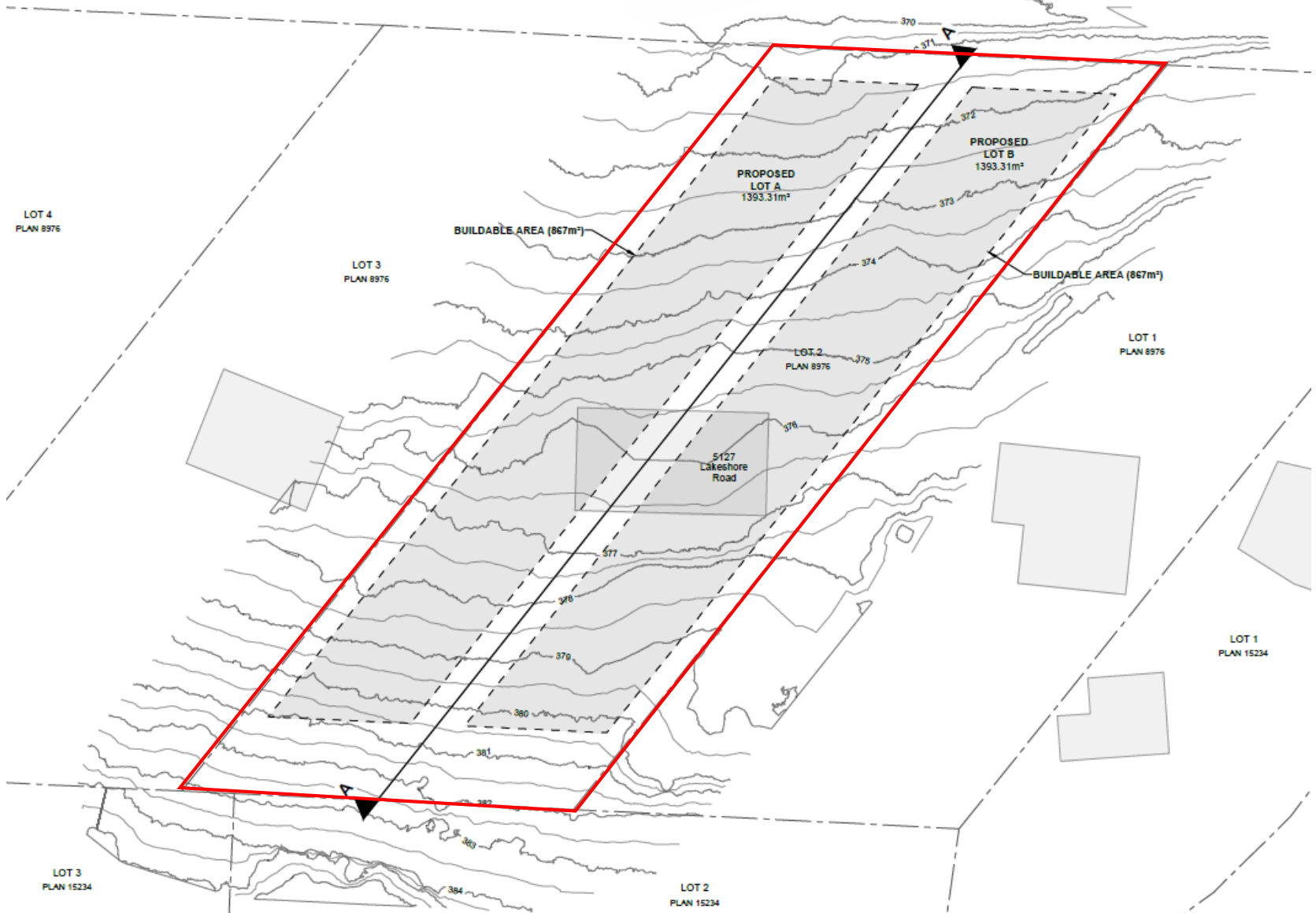
- ▶ S-RES – Suburban Residential
- ▶ RU₁ – Large Lot Housing
 - ▶ To facilitate 2-lot subdivision
 - ▶ Access Easement
 - ▶ Single site access
 - ▶ Protect front slopes 20% & greater
 - ▶ Restrictive Covenant
 - ▶ to protect rear slope / mature vegetation
 - ▶ Sewer to be extended to support development
 - ▶ 1.0 m of road dedication

Draft Subdivision Plan



LAKESHORE ROAD

Existing Lot highlighted in red



Draft Subdivision Plan



OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Encourage low-density ground-oriented housing development to improve housing diversity, affordability and to reduce urban footprints overall

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
 - ▶ Majority of single / two-unit residential growth
 - ▶ Suite and Carriage Homes
 - ▶ Minor Care Centres and Home-Based Businesses
 - ▶ Housing Diversity
 - ▶ Sewer connection opportunities
 - ▶ Rear slope / mature vegetation to be protected