



City of
Kelowna

Z23-0016 4305 Hazell Rd

Rezoning Application

Purpose

- ▶ To rezone a portion of the subject property from RU₁ – Large Lot Housing to RU₄ – Duplex Housing to facilitate a two lot subdivision.

Development Process



Mar 17, 2023

Development Application Submitted

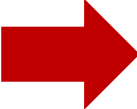


Staff Review & Circulation



May 9, 2023

Public Notification Received



Jun 19, 2023

Initial Consideration



Reading Consideration



Final Reading



Building Permit



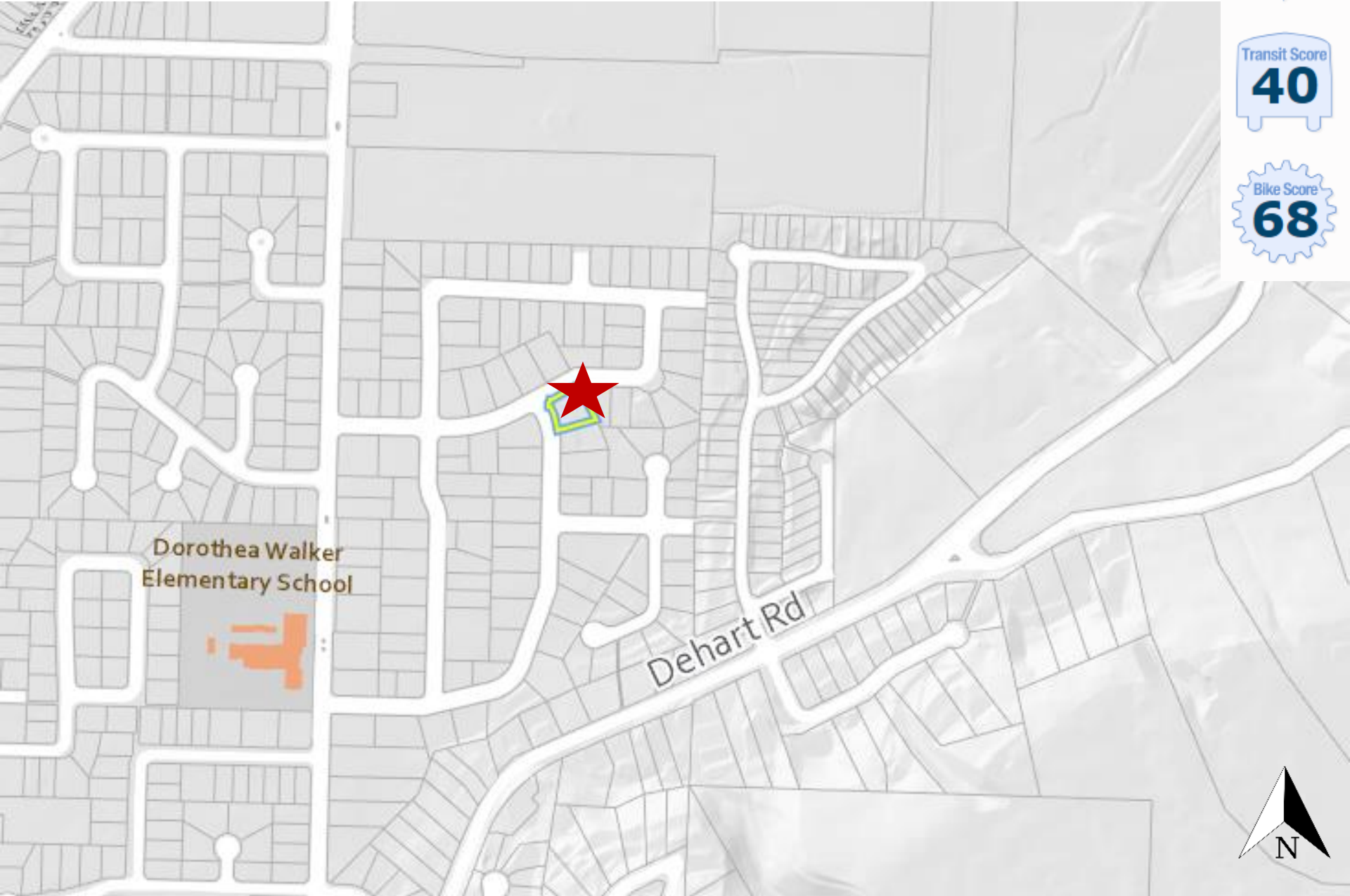
Council Approvals

Context Map

Walk Score
12

Transit Score
40

Bike Score
68

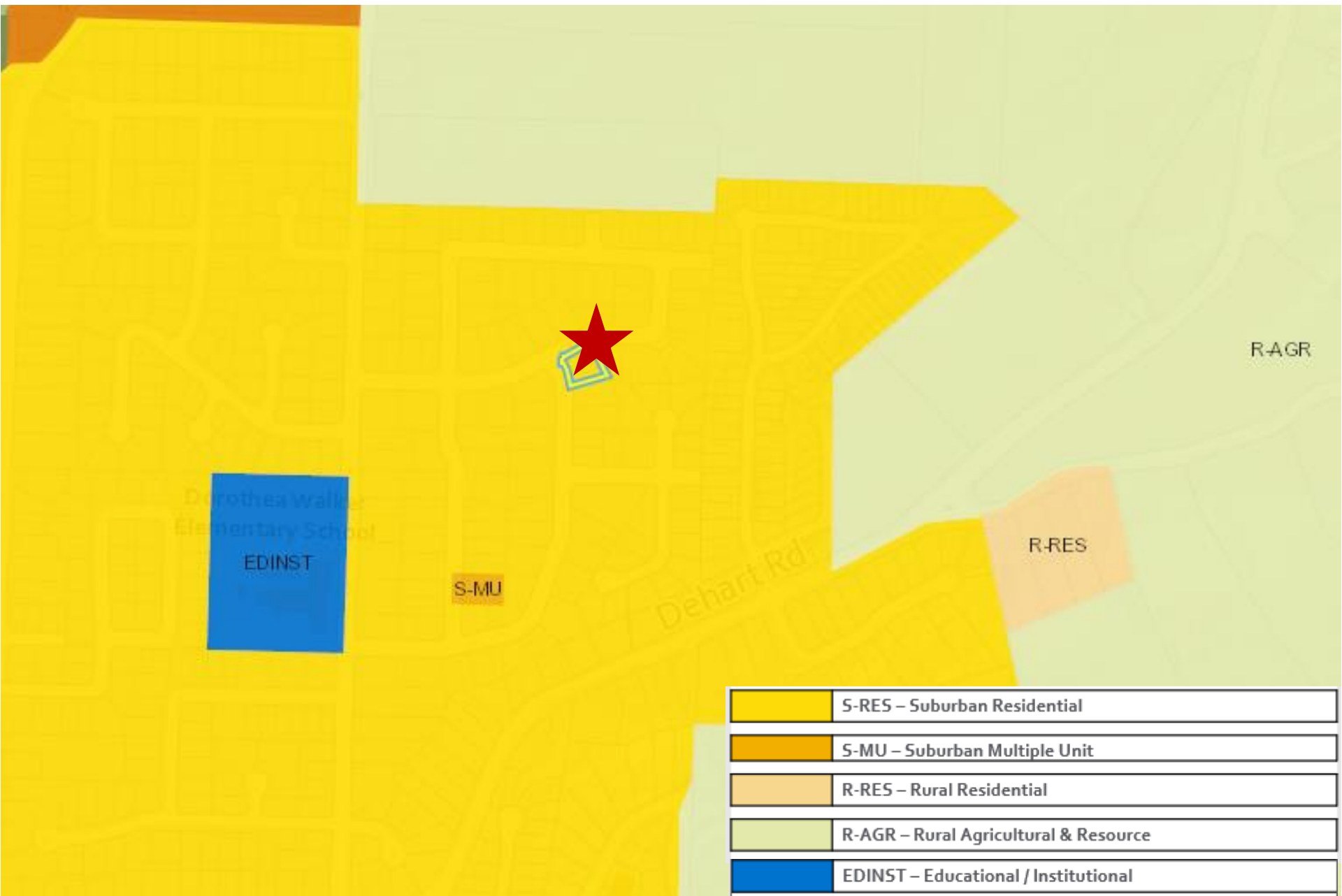







Dorothea Walker
Elementary School

Dehart Rd



OCP Future Land Use



	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional

Subject Property Map



Project Details

- ▶ S-RES – Suburban Residential
- ▶ Portion of the property to remain RU₁ – Large Lot Housing, while the remainder of the property will be rezoned to RU₄ – Duplex Housing
- ▶ Close proximity to Dorothea Walker Elementary School

OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Consider a range of low-density ground-oriented housing development to improve housing diversity.

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
 - ▶ Ground Oriented
 - ▶ Low Density