



City of
Kelowna

Z23-0018
2337 Abbott St

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU_{1c} – Large Lot Housing with Carriage House zone to the RU₄ – Duplex Housing zone to facilitate an addition unit within the main dwelling.

Development Process



Mar 30, 2023

Development Application Submitted



Staff Review & Circulation



May 29, 2023

Public Notification Received



Jul 10, 2023

Initial Consideration



Reading Consideration



Final Reading



Building Permit



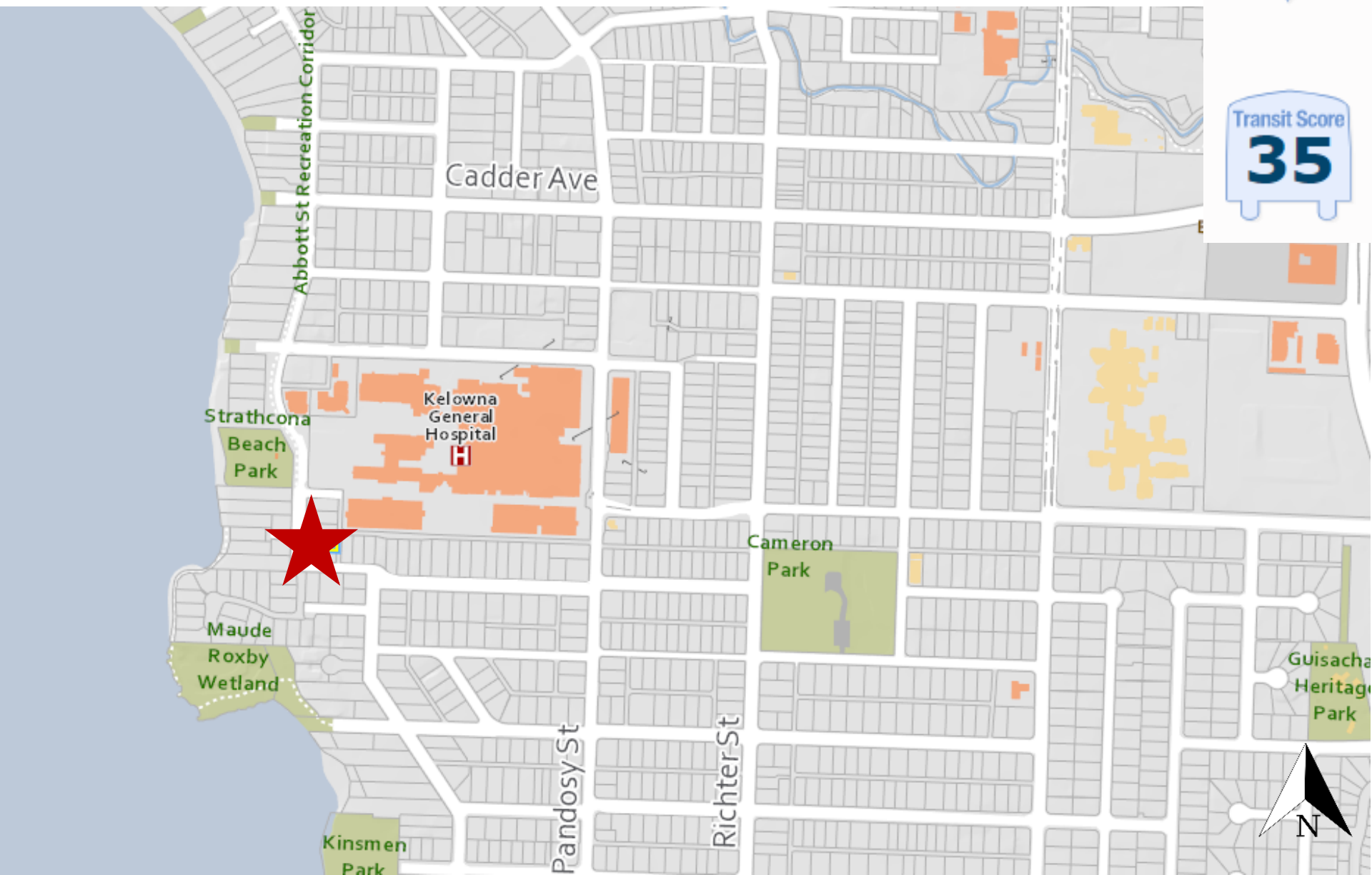
Council Approvals



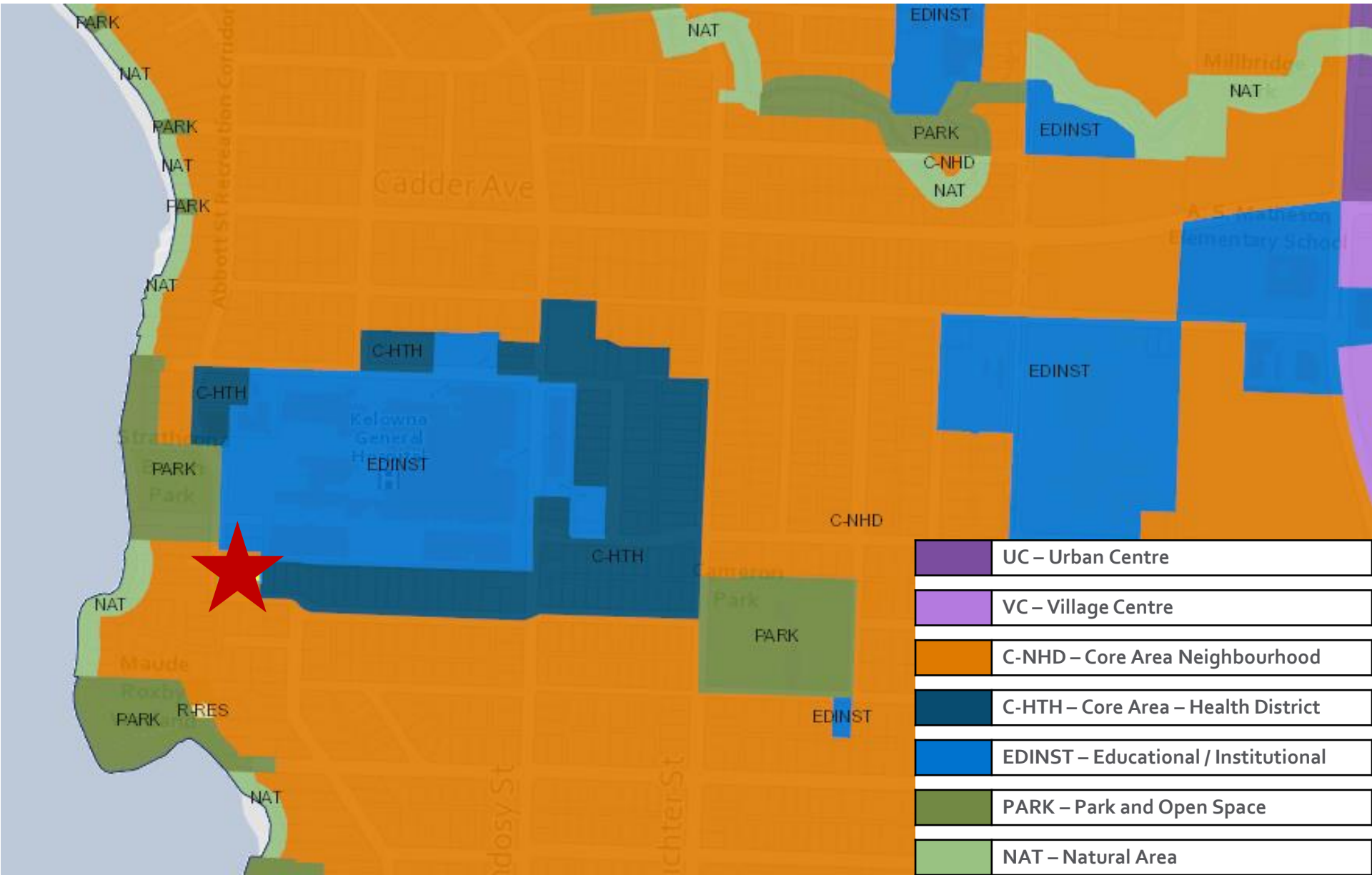
Context Map








Walk Score
45

Transit Score
35

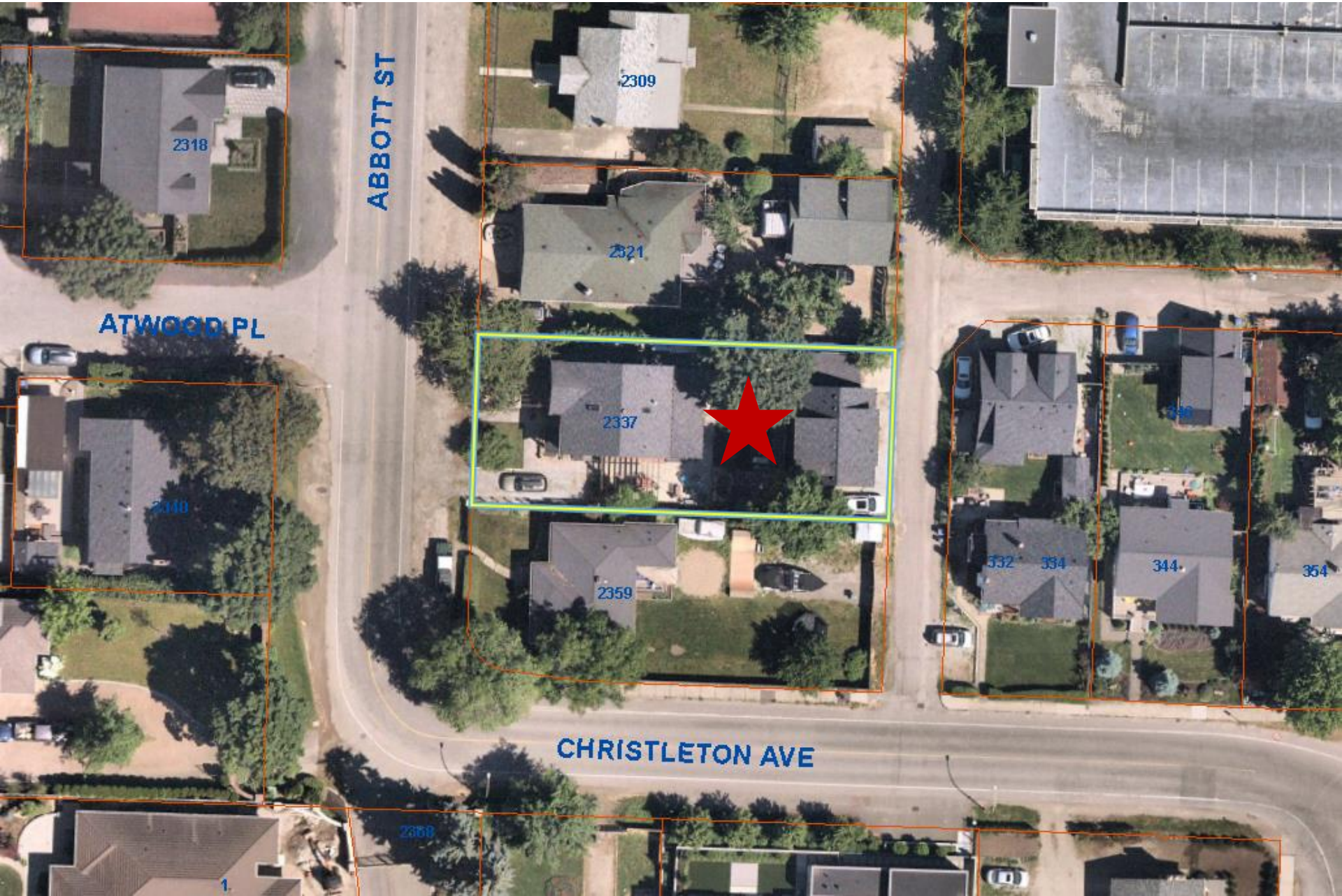


OCP Future Land Use



	UC – Urban Centre
	VC – Village Centre
	C-NHD – Core Area Neighbourhood
	C-HTH – Core Area – Health District
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

Subject Property Map



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ RU₄ – Duplex Housing
 - ▶ Access from the lane only
 - ▶ Existing carriage house to remain
 - ▶ Parking requirements met

OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
 - ▶ Encourage ground oriented residential uses
- ▶ Policy 5.11.1 Diverse Housing Forms
 - ▶ Encourage a diverse mix of low and medium density housing forms in the Core Area

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
 - ▶ Diverse Housing Forms