



City of
Kelowna

Z23-0004 775 McCurdy Road

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the MF₁ – Infill Housing zone to facilitate an infill development.

Development Process



Jan 24, 2023

Development Application Submitted



Staff Review & Circulation



Jan 31, 2023

Public Notification Received



Jul 24, 2023

Initial Consideration



Reading Consideration or Public Hearing



Final Reading



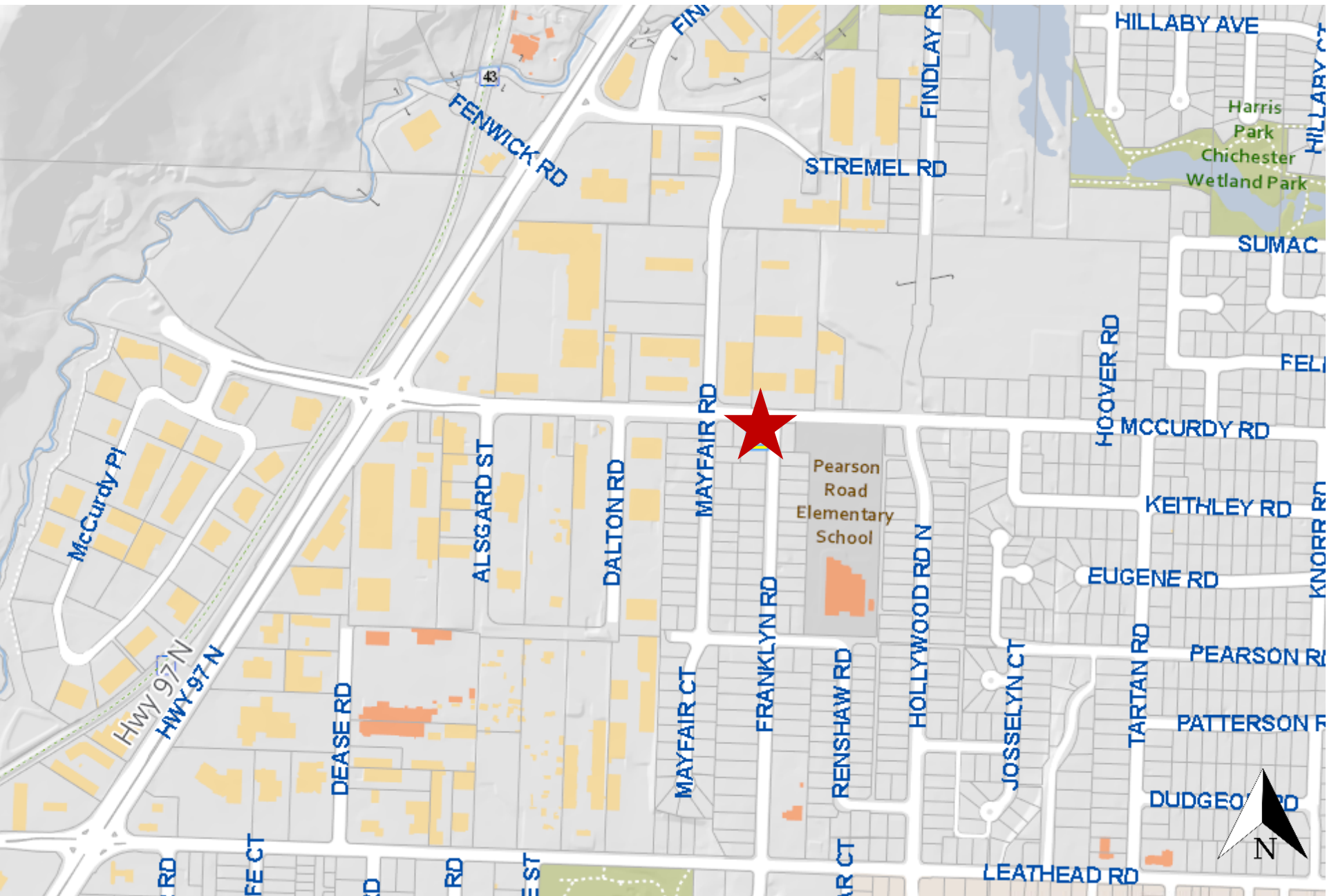
Building Permit



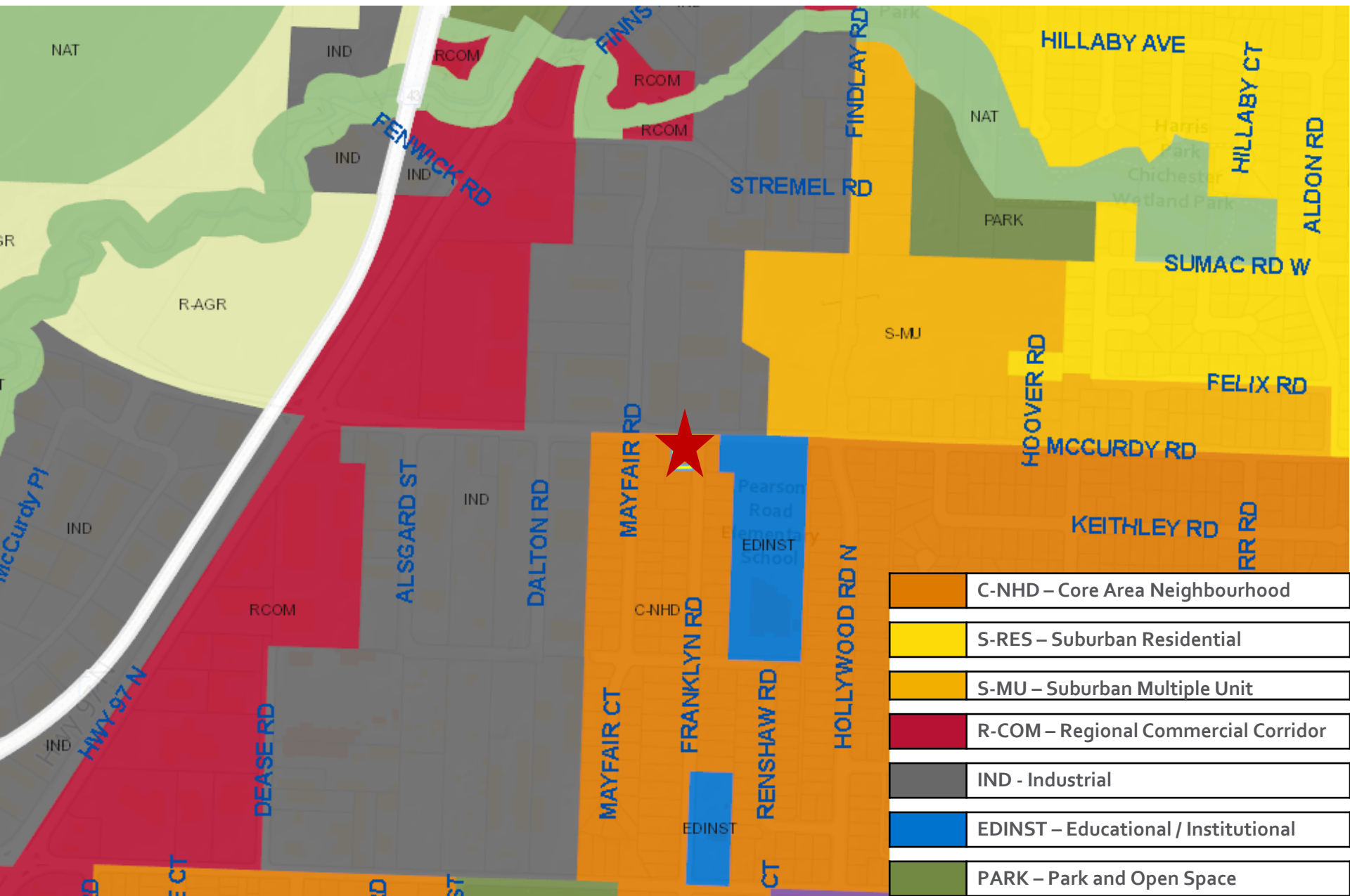
Council Approvals










Context Map

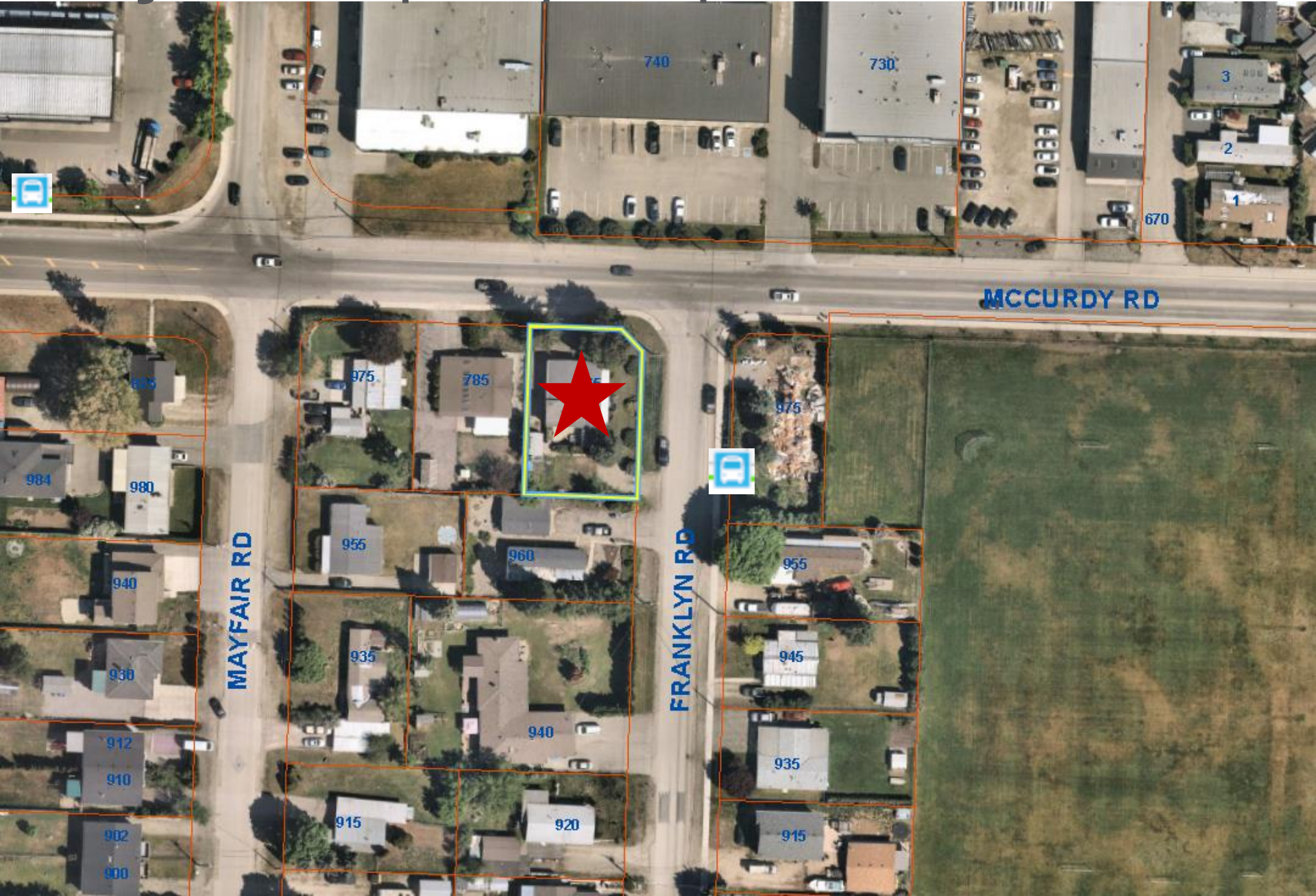


OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-COM – Regional Commercial Corridor
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

Subject Property Map



Project Details

- ▶ The property has Future Land Use Designation of Core-Area Neighbourhood.
- ▶ The property is in closed proximity to Pearson Road Elementary School.
- ▶ The Rezoning to the MF₁ zone is to facilitate the construction of an infill development.
 - ▶ Application is proposed at 4 units;
 - ▶ Vehicle access is off Franklyn Road.

OCP Objectives & Policies

- ▶ Policy 5.3.1. Ground Oriented Infill.
 - ▶ The subject property is adding four units, which offers a subtle transition in density.
- ▶ Policy 5.11.1. Diverse Housing Tenures.
 - ▶ The proposal adds meaningful density on a block end in the Core Area near Pearson Road Elementary School.

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 Tenures