



City of  
**Kelowna**

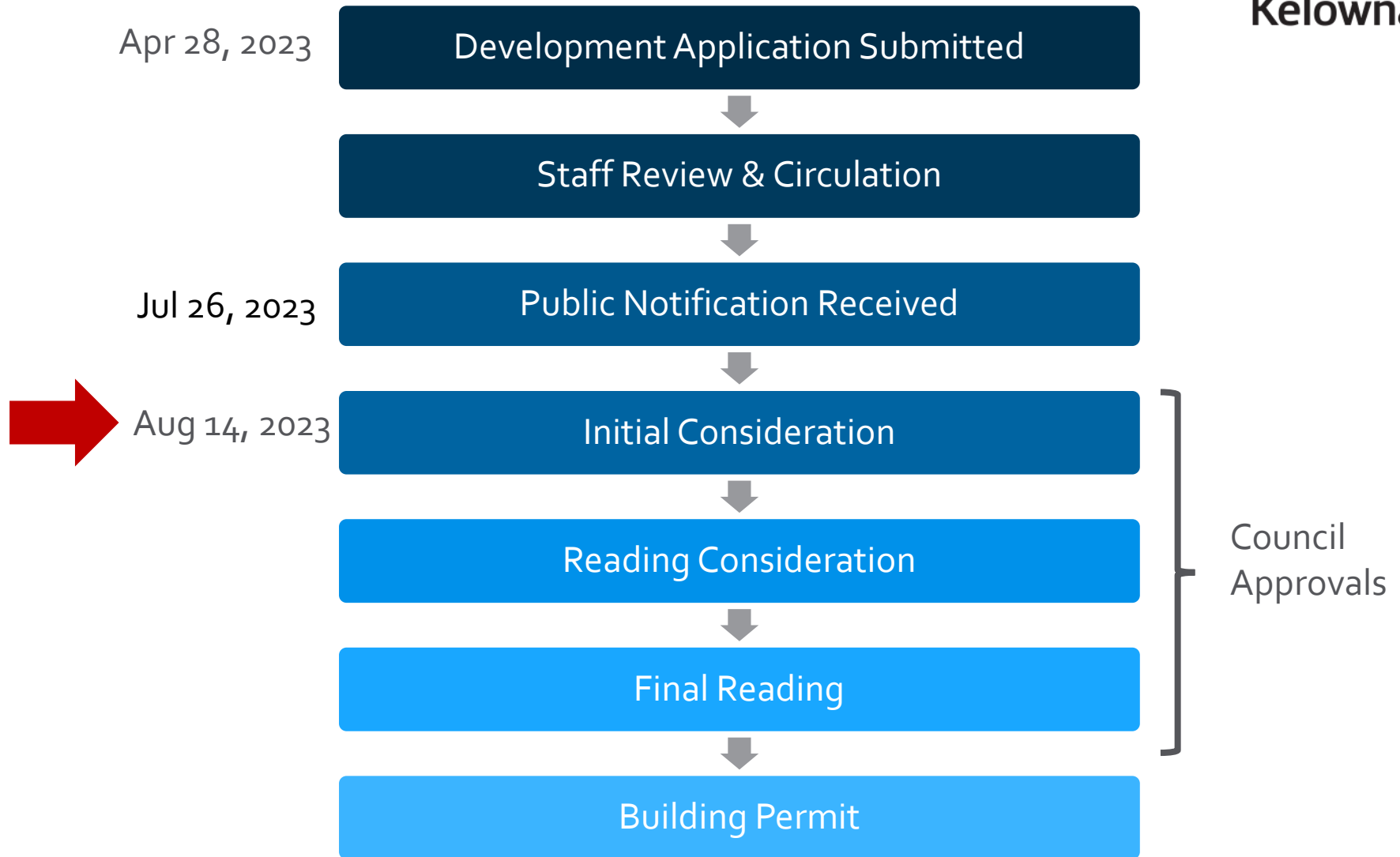
Z23-0030  
4519 Horak Rd

Rezoning Application

# Purpose

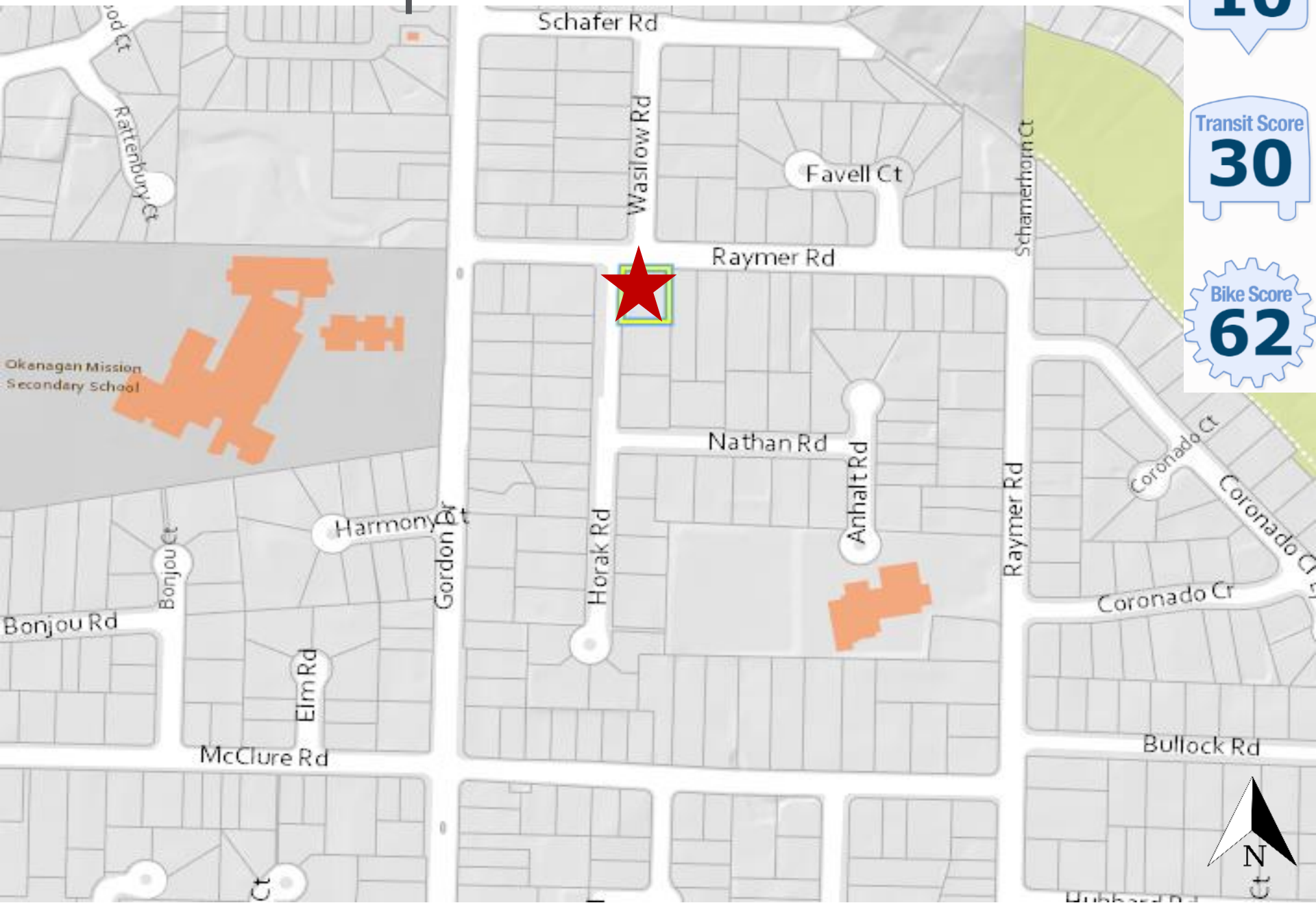
- ▶ To rezone the subject property from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>4</sub> – Duplex Housing zone to facilitate a two lot subdivision.

# Development Process





# Context Map



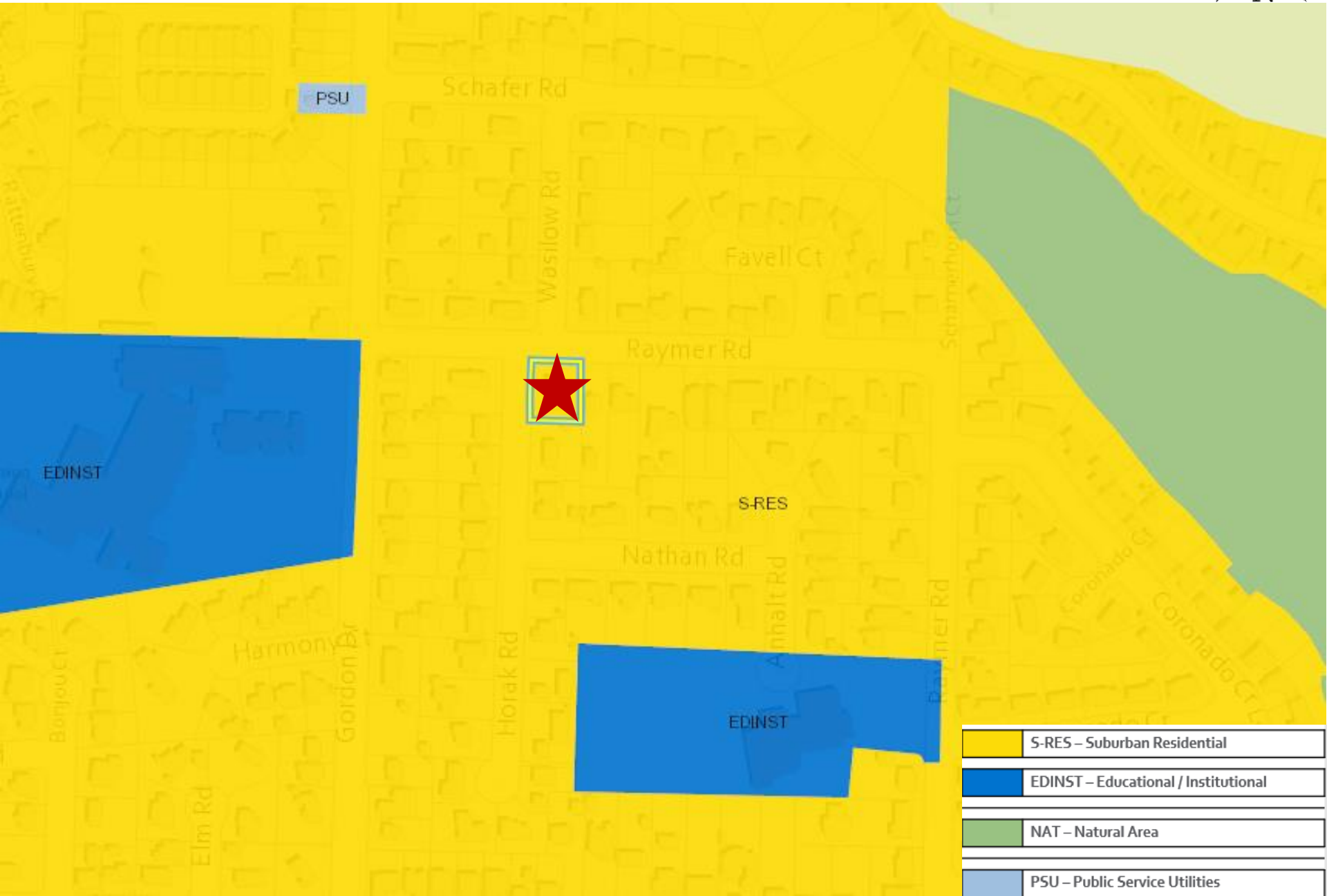
Walk Score  
**10**





Transit Score  
**30**

Bike Score  
**62**



# OCP Future Land Use



	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	NAT – Natural Area
	PSU – Public Service Utilities



# Subject Property Map



# Project Details

- ▶ S-RES – Suburban Residential
- ▶ RU<sub>4</sub> – Duplex Housing
  - ▶ Close to Okanagan Mission Secondary School, Bellevue Creek Elementary, and transit stops along Gordon Dr.
- ▶ Tree covenant to be registered through subdivision process.

# 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 C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Ground Oriented Infill