



City of  
**Kelowna**

Z23-0044  
122 Wallace Rd

Rezoning Application

# Purpose

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

# Development Process



July 6, 2023

Development Application Submitted



Staff Review & Circulation



Aug 11, 2023

Public Notification Received



Sep 11, 2023

Initial Consideration



Reading Consideration



Final Reading



Building Permit



Council Approvals

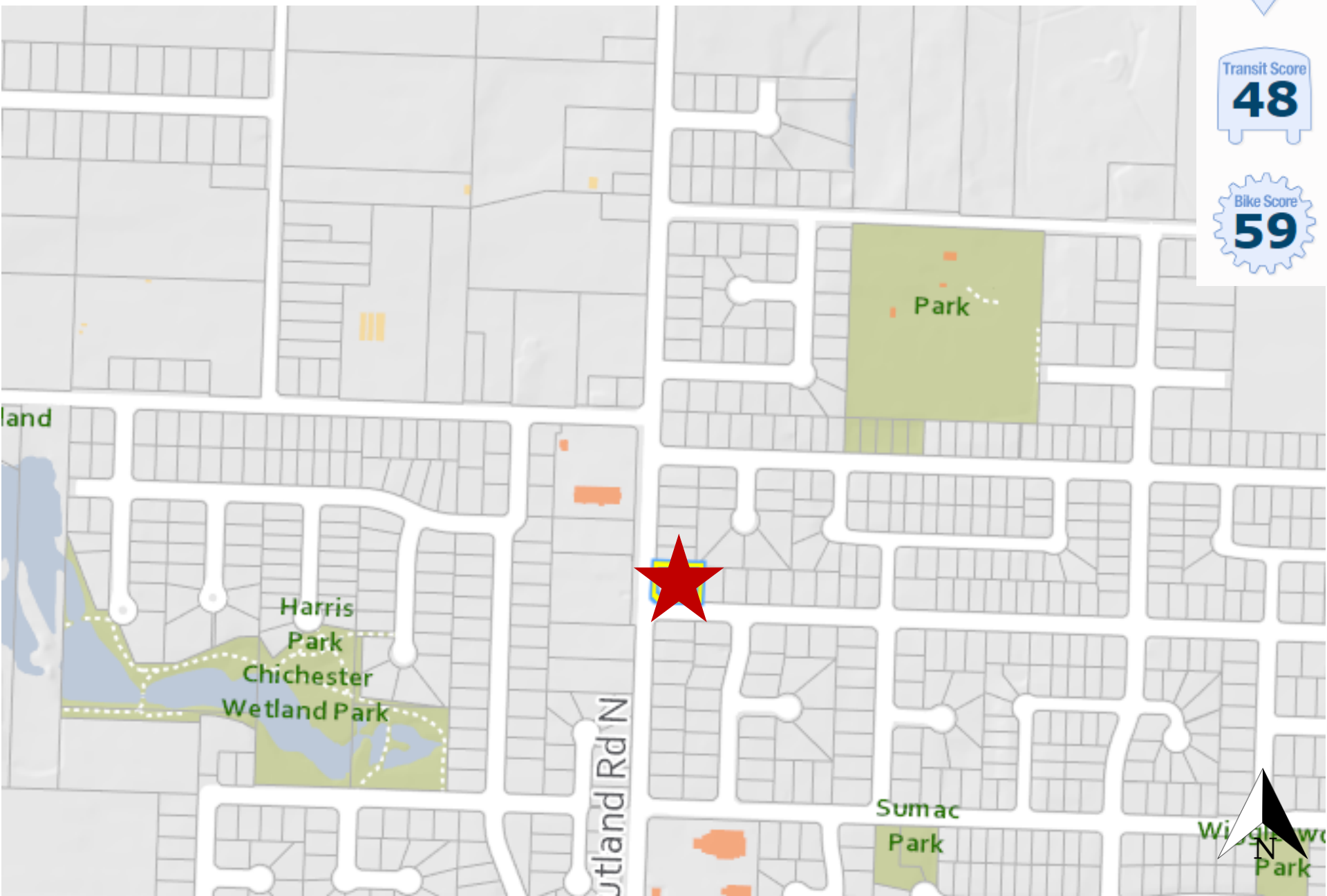


# Context Map

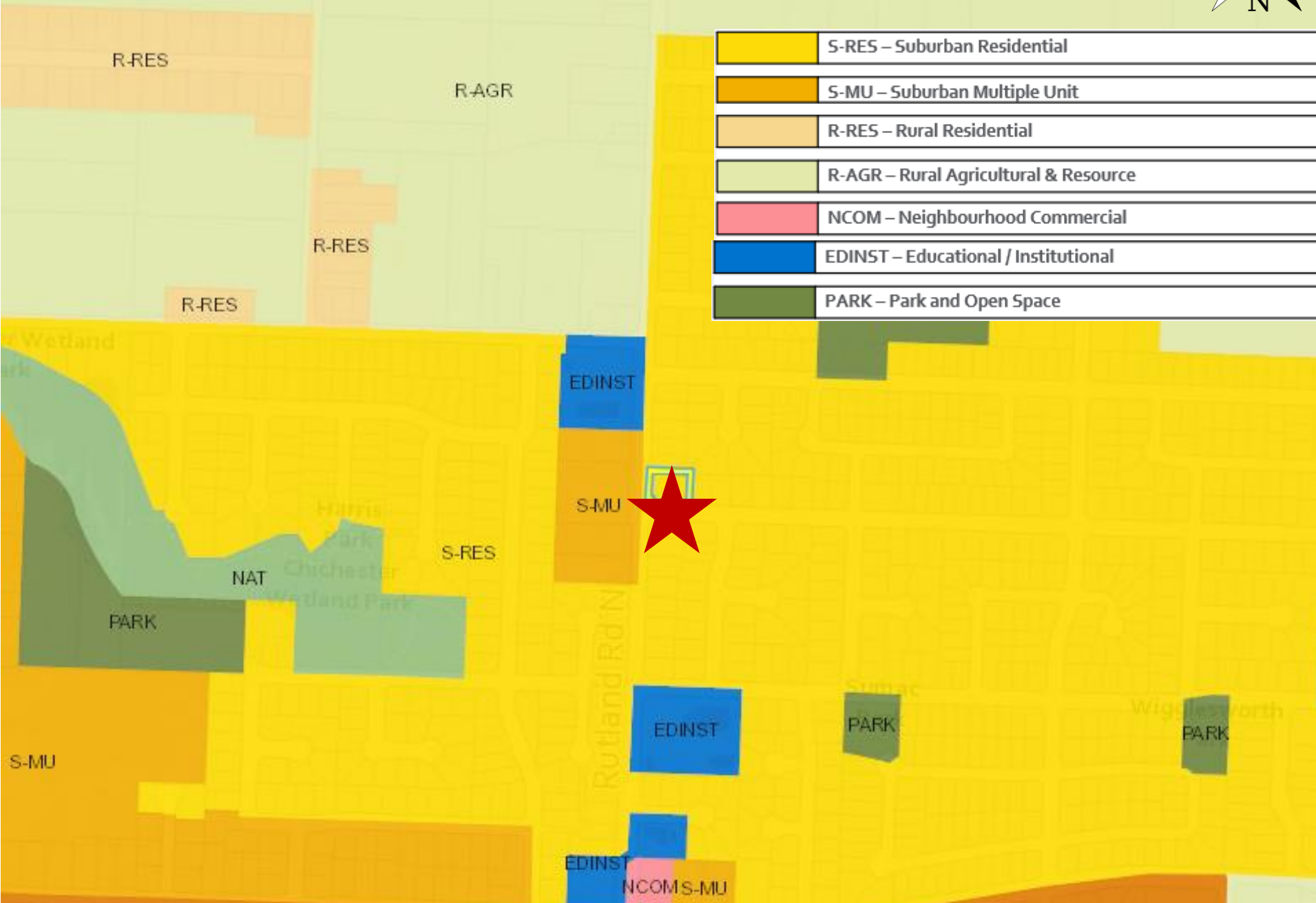
Walk Score  
**39**

Transit Score  
**48**

Bike Score  
**59**



# OCP Future Land Use



# Subject Property Map





# Project Details

- ▶ S-RES – Suburban Residential
- ▶ Close proximity to transit stops along Rutland Rd N
- ▶ Close proximity to Edith Gray Park and Sumac Park

# 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