



City of
Kelowna

Z23-0034
2435 Taylor Cr

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU₄ – Duplex Housing zone.

Development Process



May 24, 2023

Development Application Submitted

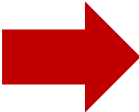


Staff Review & Circulation



Sept 7, 2023

Public Notification Received



Oct 16, 2023

Initial Consideration



Reading Consideration



Final Reading

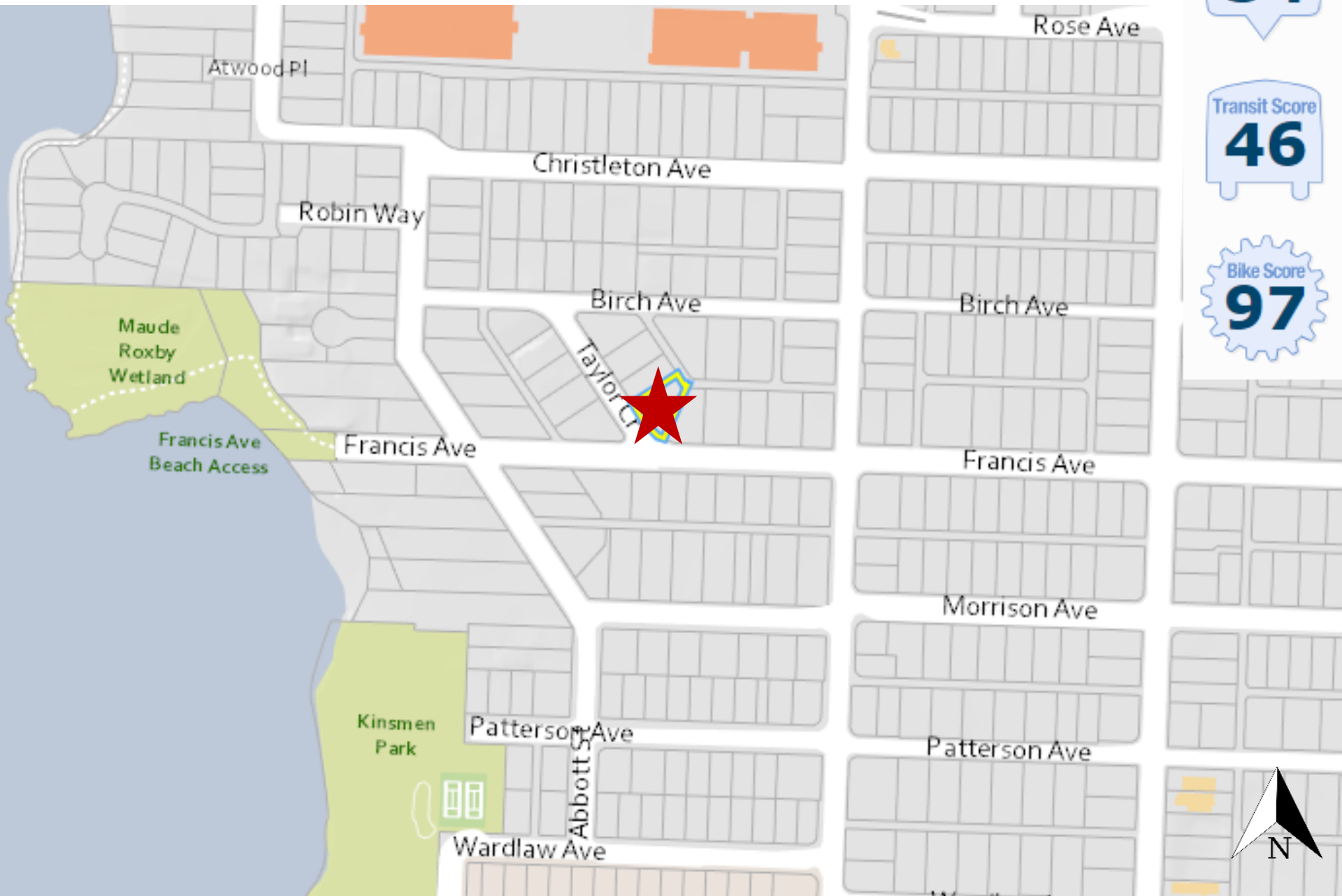


Building Permit



Council Approvals

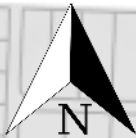
Context Map



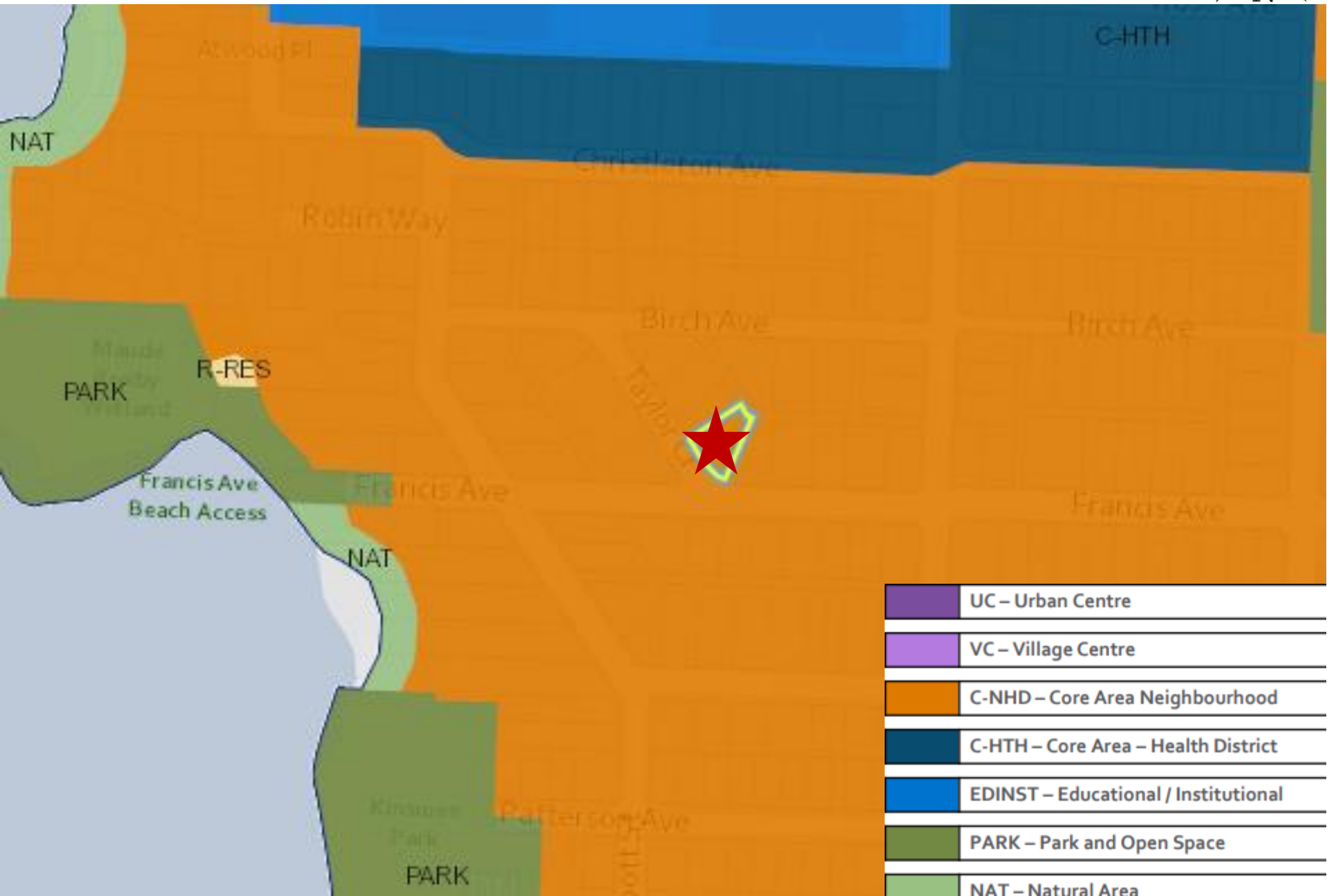
Walk Score
54








Transit Score
46

Bike Score
97



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
 - ▶ Site access via laneway
 - ▶ Close to City Parks, Transit, Kelowna General Hospital
 - ▶ Mix of RU₁ and RU₄ in neighbourhood

OCP Objectives & Policies

- ▶ Policy 5.3.1: Ground Oriented Infill
 - ▶ Encourage ground oriented residential uses

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