



City of  
**Kelowna**

Z23-0057  
4665 Fordham Rd

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

# Development Process



Aug 24, 2023

Development Application Submitted



Staff Review & Circulation



Sept 30, 2023

Public Notification Received



Oct 23, 2023

Initial Consideration



Reading Consideration



Final Reading



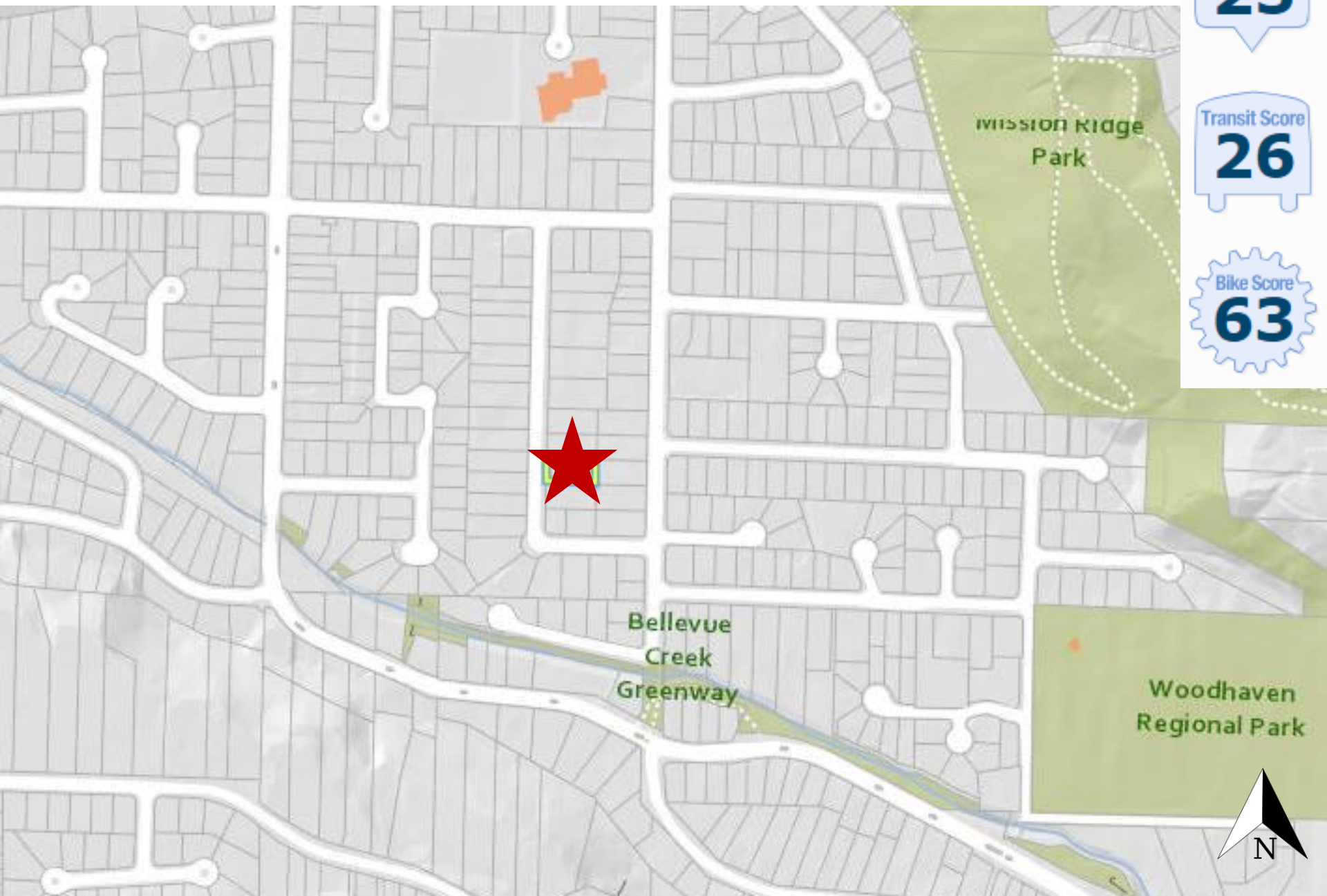
Building Permit



Council Approvals



# Context Map



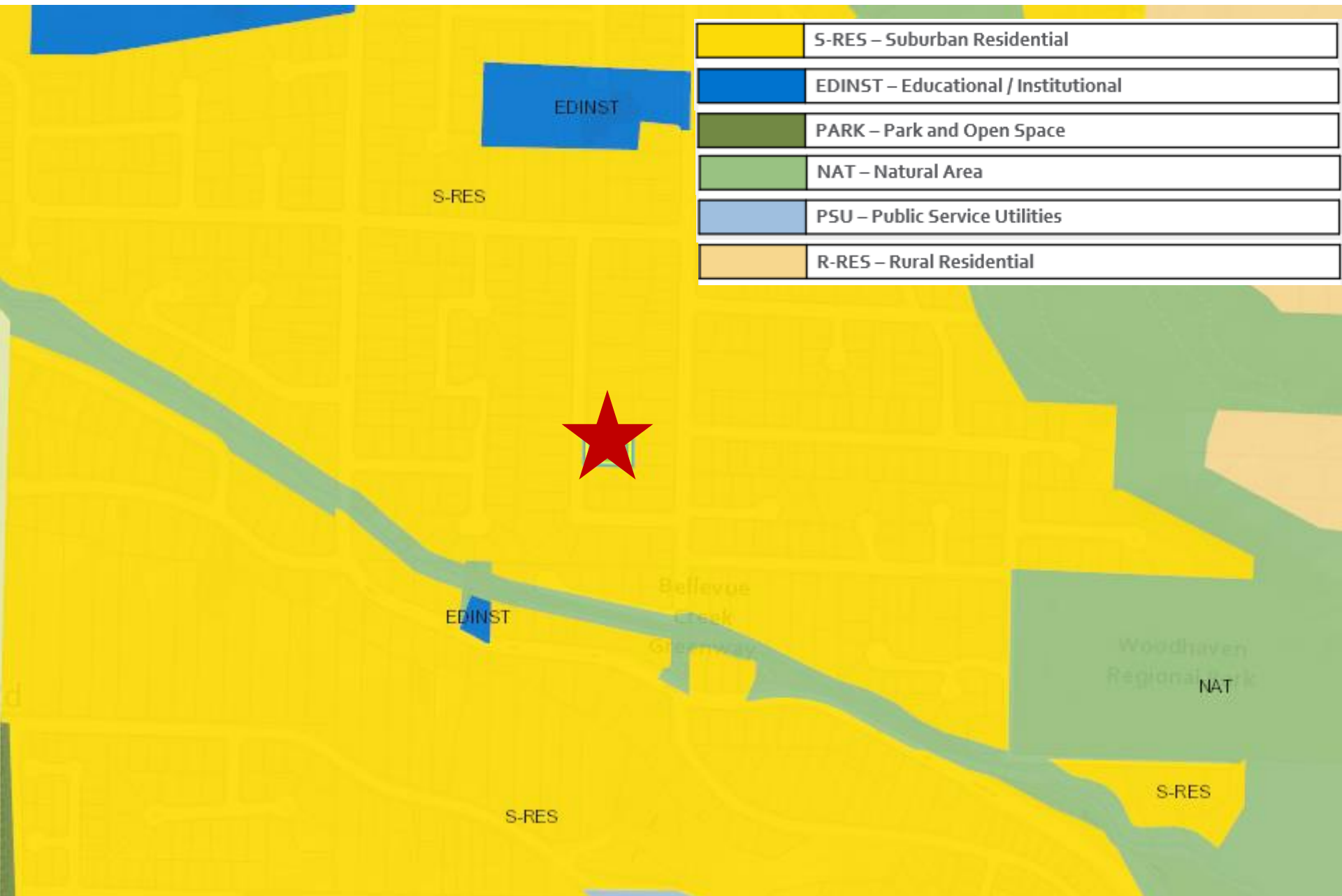
Walk Score  
**25**






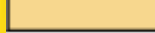
Transit Score  
**26**

Bike Score  
**63**



# OCP Future Land Use



	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	PSU – Public Service Utilities
	R-RES – Rural Residential

# Subject Property Map



# Project Details

- ▶ S-RES – Suburban Residential
- ▶ RU<sub>1</sub> to RU<sub>2</sub>
- ▶ Covenant for three trees

# OCP Objectives & Policies

- ▶ Policy 7.2.1 Ground Oriented Housing
  - ▶ Consider a range of low-density ground-oriented housing developments to improve housing diversity.

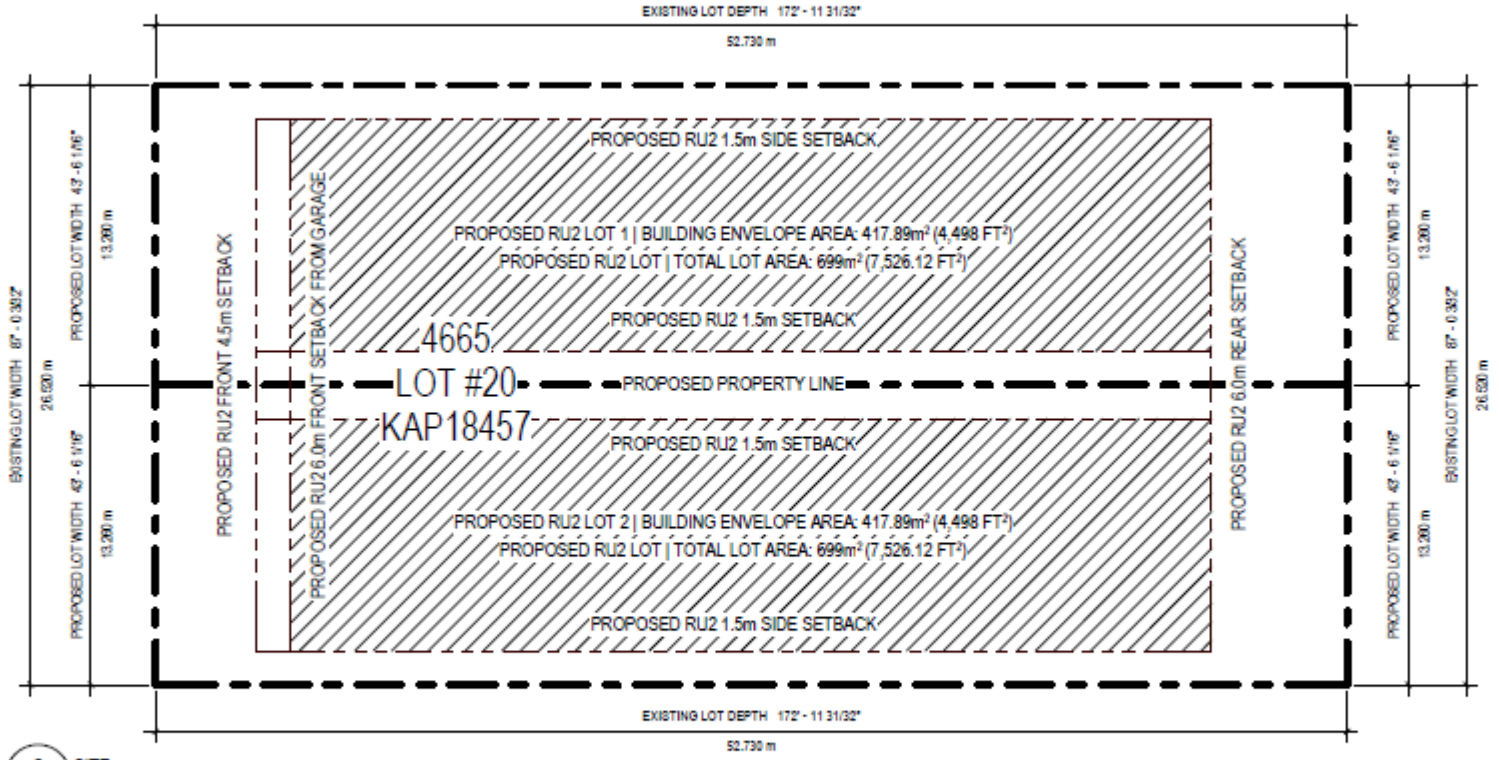


# Staff Recommendation

- ▶ 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



FORDHAM ROAD



2 SITE  
SCALE: 1/16" = 1'-0"

PROJECT TITLE: 4665 FORDHAM ROAD

DRAWING TITLE: PROPOSED SITE PLAN

PROJECT:	N/A
SCALE:	1/16" = 1'-0"
DATE:	30/07/2023
DRAWING:	

A101