



City of
Kelowna

Z23-0045 593 Mugford Rd

Rezoning Application

Purpose

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

Development Process



Jul 18, 2023

Development Application Submitted

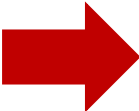


Staff Review & Circulation



Oct 25, 2023

Public Notification Received



Nov 20, 2023

Initial Consideration



Reading Consideration



Final Reading



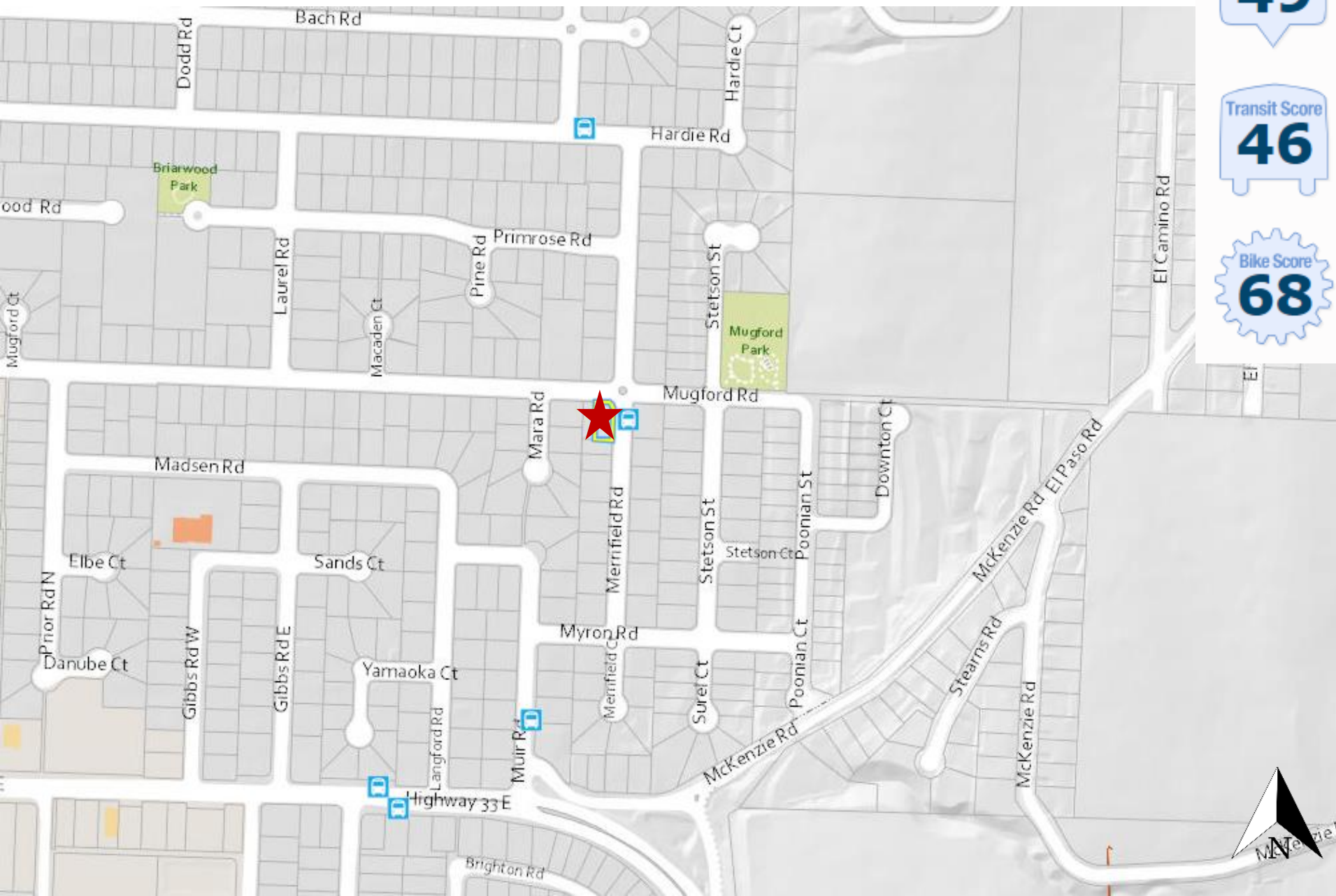
Building Permit



Council Approvals



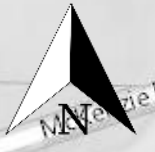
Context Map



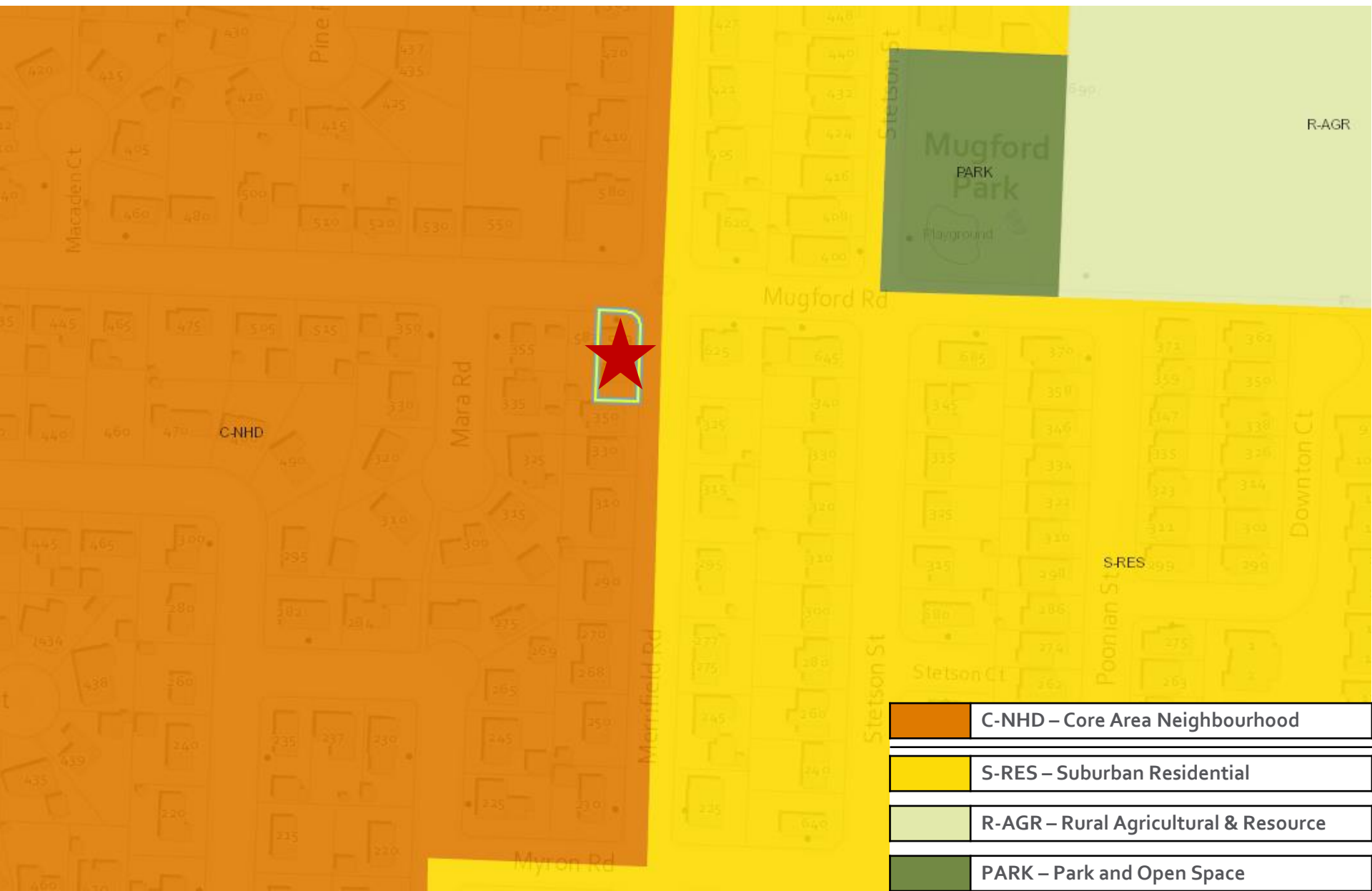
Walk Score
49



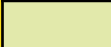

Transit Score
46

Bike Score
68



OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	PARK – Park and Open Space

Subject Property Map



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ RU₄ – Duplex Housing
 - ▶ Close to City Parks and Transit
 - ▶ Mix of RU₁, RU₂ and RU₄ in the neighbourhood
 - ▶ Located in PGB with Sewer Connection

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