



City of
Kelowna

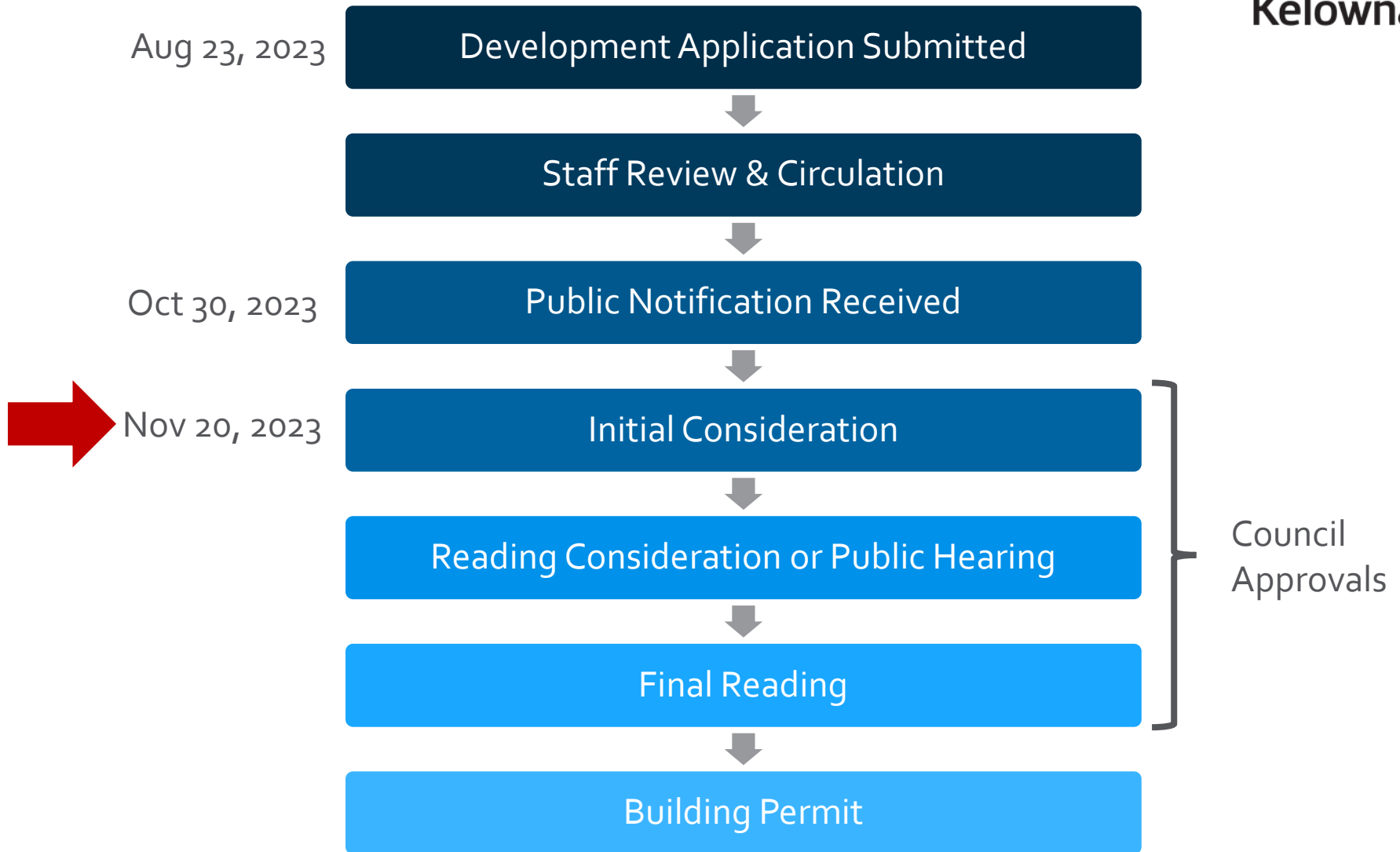
Z23-0055
1447 Elm Street and 1580-1590 Elm Street E

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the RU₄ – Duplex Housing zone to the MF₁ – Infill Housing zone to facilitate a four-lot subdivision.

Development Process

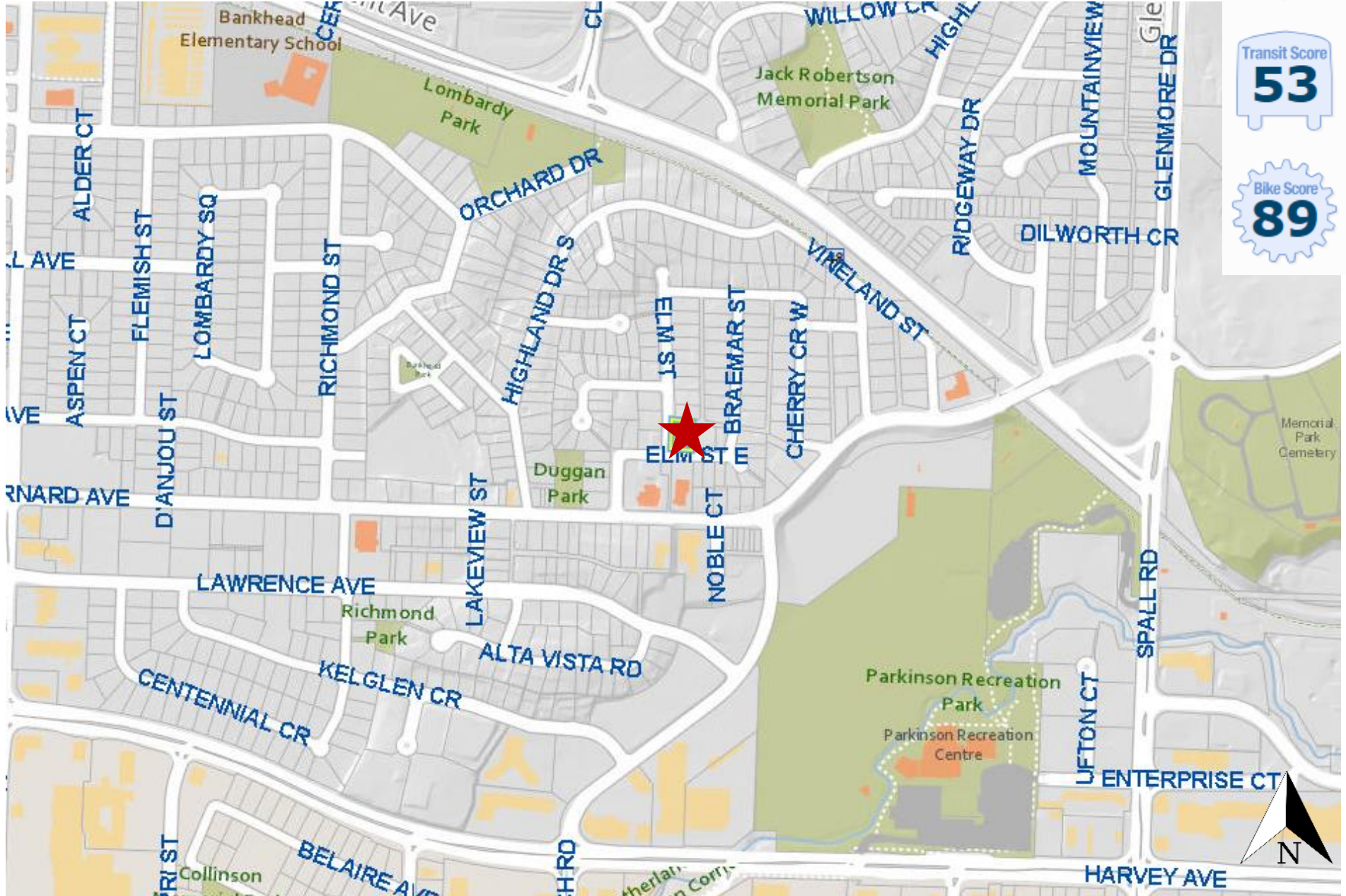


Context Map

Walk Score
68

Transit Score
53

Bike Score
89



Subject Property Map



Project Details

- ▶ The property has Future Land Use Designation of Core-Area Neighbourhood.
- ▶ The property is in closed proximity to the Apple Bowl and Parkinson Recreation Park/Centre.
- ▶ The Rezoning to the MF₁ zone is to facilitate a four-lot subdivision.
 - ▶ A Development Permit would be required for each MF₁ lot.
 - ▶ All vehicle access would be required on the lane.

OCP Objectives & Policies

- ▶ Policy 5.3.1. Ground Oriented Infill.
 - ▶ The subject property is adding four new MF1 lots, which offers a subtle transition in density.
- ▶ Policy 5.11.1. Diverse Housing Tenures.
 - ▶ The proposal adds meaningful density in an established area.

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
 - ▶ Diverse Housing Tenures