



City of  
**Kelowna**

Z23-0056  
632 McCurdy Rd E

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the RU<sub>1c</sub> - Large Lot Housing zone with Carriage House to the RU<sub>4</sub> - Duplex Housing zone to facilitate the development of duplex housing.

# Development Process

Jul 13, 2023

Development Application Submitted



Staff Review & Circulation



Nov 20, 2023

Public Notification Received



Jan 15, 2024

Initial Consideration



Reading Consideration



Final Reading



Building Permit

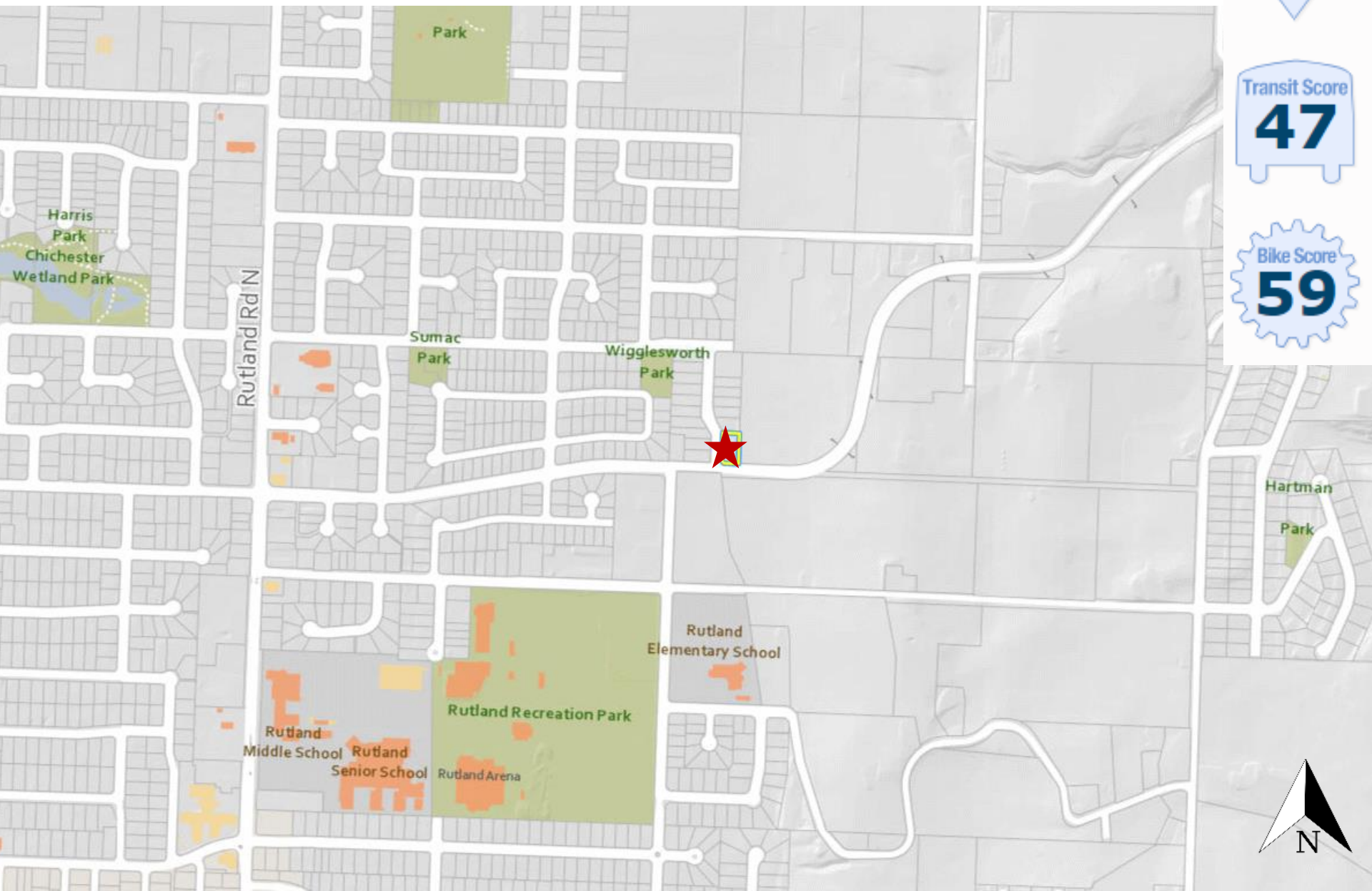
Council  
Approvals

# Context Map

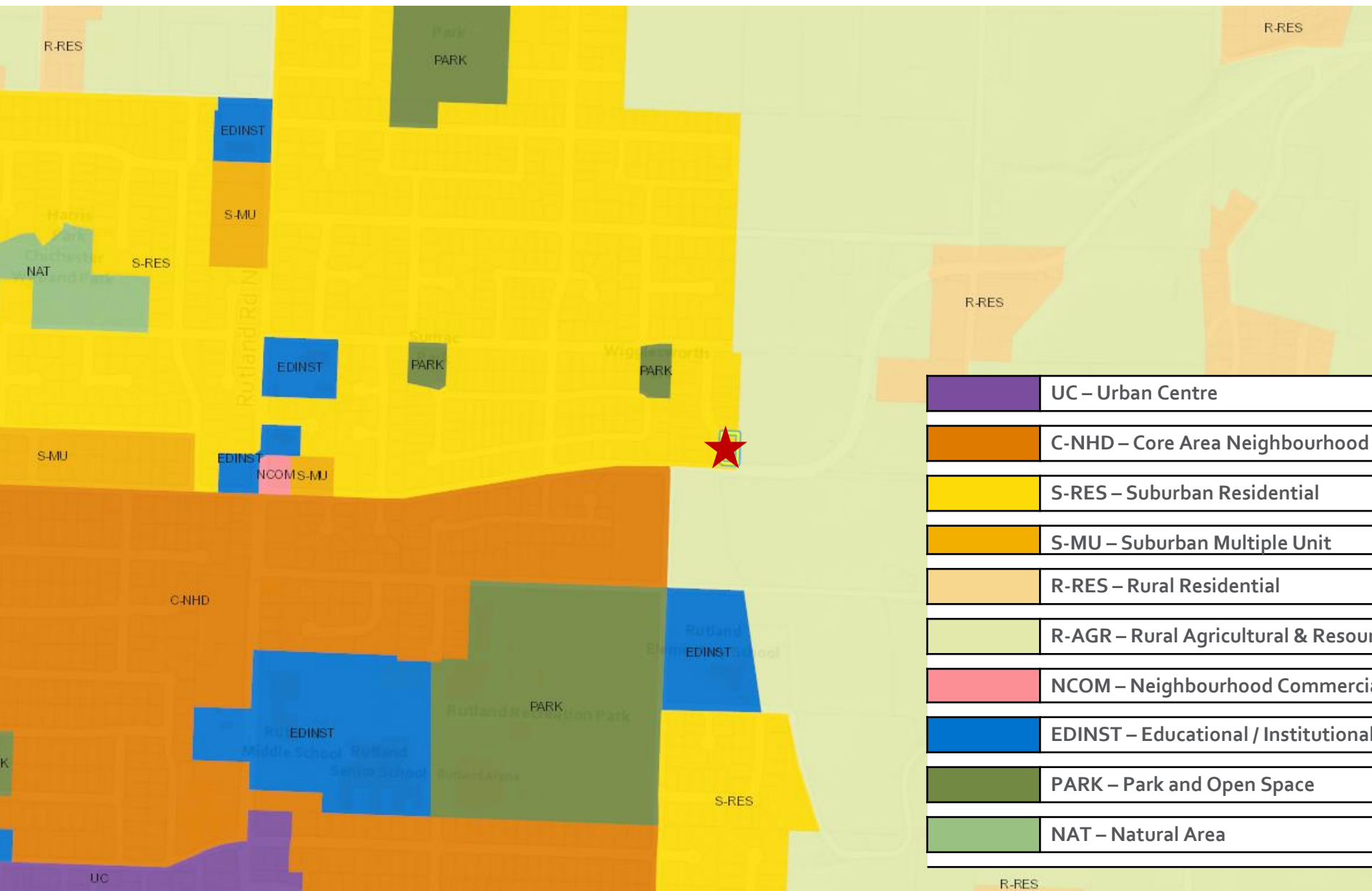
Walk Score  
**43**











Transit Score  
**47**

Bike Score  
**59**



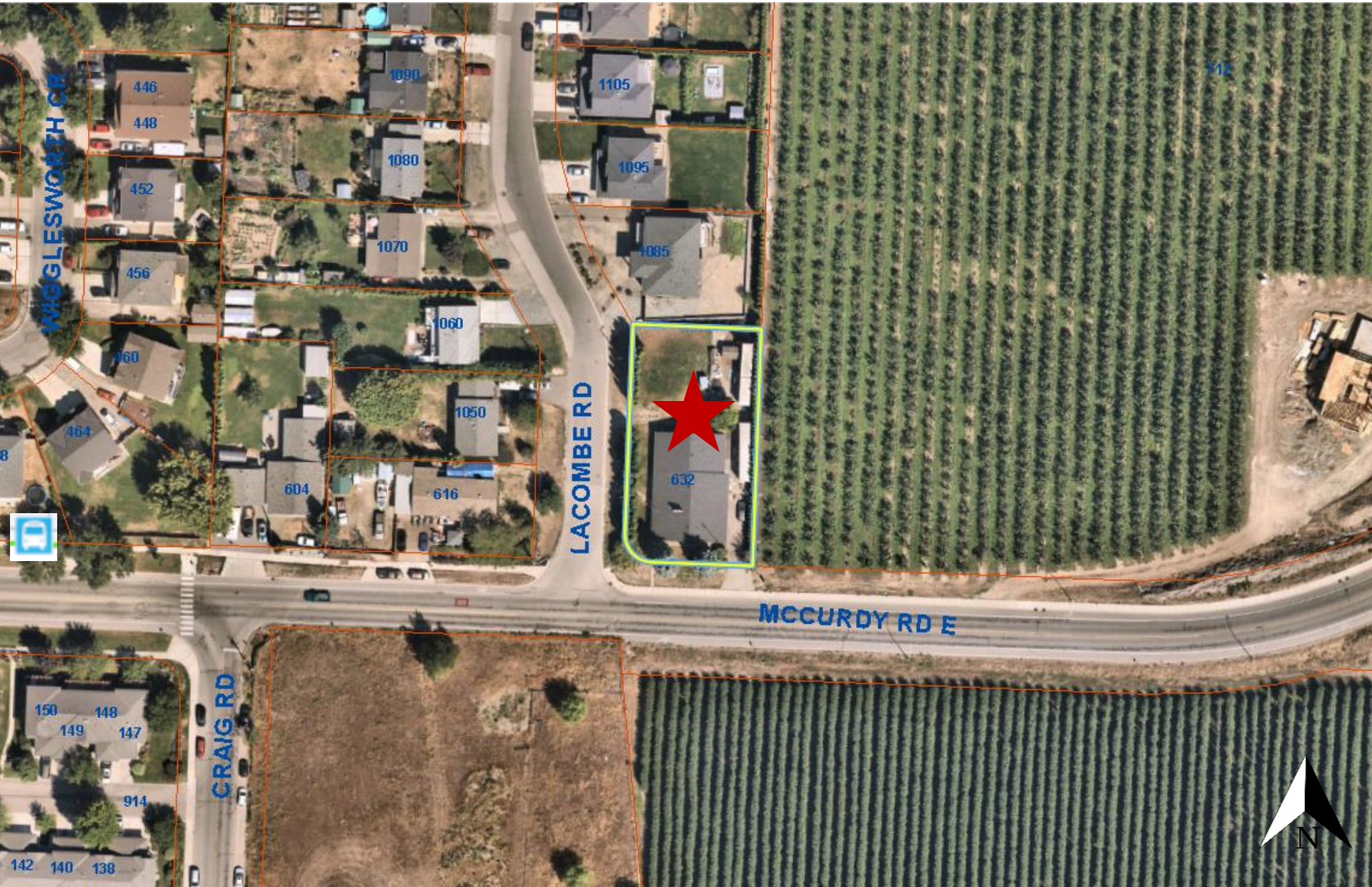
# OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area

R-RES

# Subject Property Map



# Project Details

- ▶ S-RES– Suburban Residential
- ▶ RU<sub>4</sub> –Duplex Housing
  - ▶ Mix of RU<sub>1</sub>, RU<sub>2</sub> and RU<sub>4</sub> in the neighbourhood
  - ▶ Requires a Farm Protection Development Permit to establish buffer between residential uses and agricultural land

# OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
  - ▶ Encourage ground oriented residential uses
- ▶ Policy 7.4.1. Agricultural Land Protection.
  - ▶ Protect agricultural lands from the impacts of adjacent development and redevelopment.



# 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
    - ▶ Housing Diversity
  - ▶ Final adoption of the zone will require a Farm Protection Development Permit