



City of
Kelowna

Z23-0042 445 & 465 Edith Gay Rd

Rezoning Application

Purpose

- ▶ To rezone the subject properties from the RU₁ – Large Lot Housing to the RU₄ – Duplex Housing zone to facilitate development of duplex housing.

Development Process

June 21, 2023

Development Application Submitted



Staff Review & Circulation



Dec 21, 2023

Public Notification Received



Jan 15, 2024

Initial Consideration



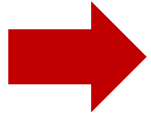
Reading Consideration



Final Reading



Subdivision & Building Permit



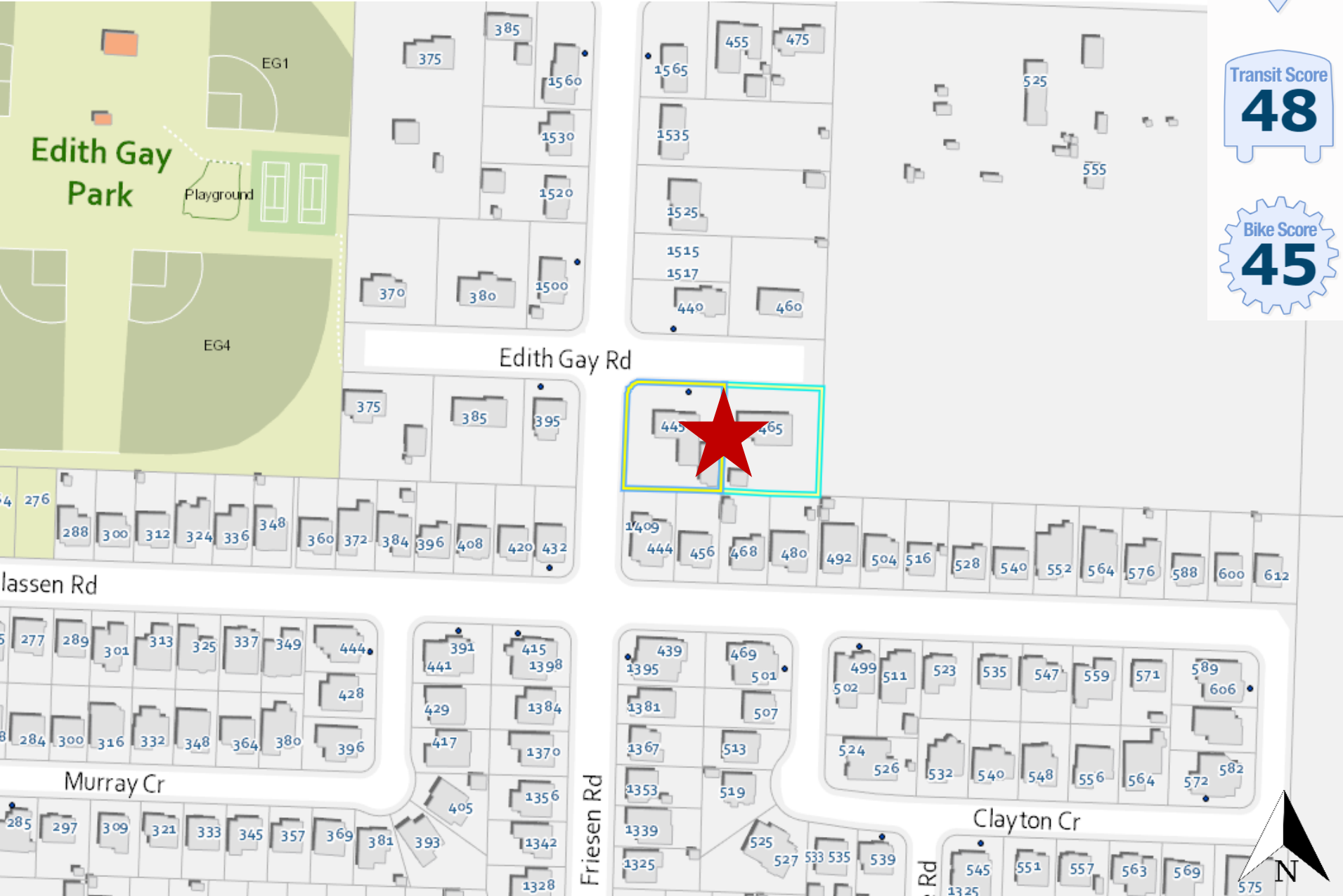
Council
Approvals

Context Map

Walk Score
31


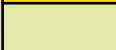

Transit Score
48

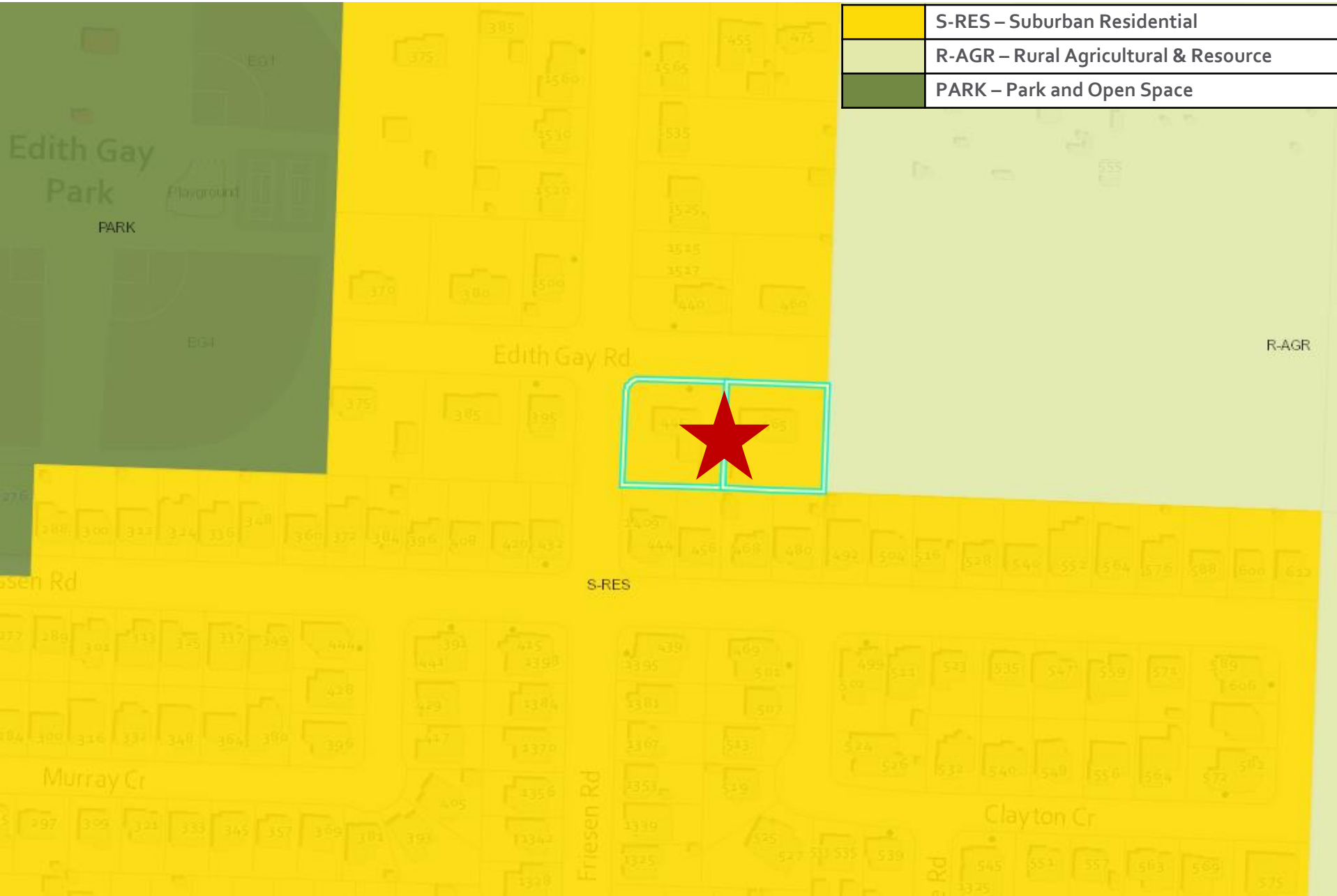
Bike Score
45



OCP Future Land Use



	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	PARK – Park and Open Space



Subject Property Map



Project Details

- ▶ RU₁ – Large Lot Housing to RU₄ – Duplex Housing
 - ▶ Facilitate subdivision into four lots
 - ▶ Allows up to two principal dwellings units and two secondary dwelling units (ex: suites or carriage houses) on each lot
- ▶ Farm Protection Development Permit required prior to Final Adoption
 - ▶ Establish a new landscape buffer between the residential use and the adjacent agricultural parcel

OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Consider a range of low density ground-oriented housing development to improve housing diversity and affordability
- ▶ Policy 7.4.3: Urban-Rural Buffers
 - ▶ Ensure development limits negative impacts on adjacent agricultural lands by including appropriate buffers and setbacks.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use: S-RES – Suburban Residential
 - ▶ OCP Policies
 - ▶ Ground Oriented Housing
 - ▶ Urban-Rural Buffers