



City of
Kelowna

Z23-0075 1220 Gaggin Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the MF₁ – Infill Housing zone to facilitate infill housing.

Development Process



Nov 2, 2023

Development Application Submitted



Staff Review & Circulation



Dec 21, 2023

Public Notification Received



Jan 15, 2024

Initial Consideration



Reading Consideration



Final Reading & DP

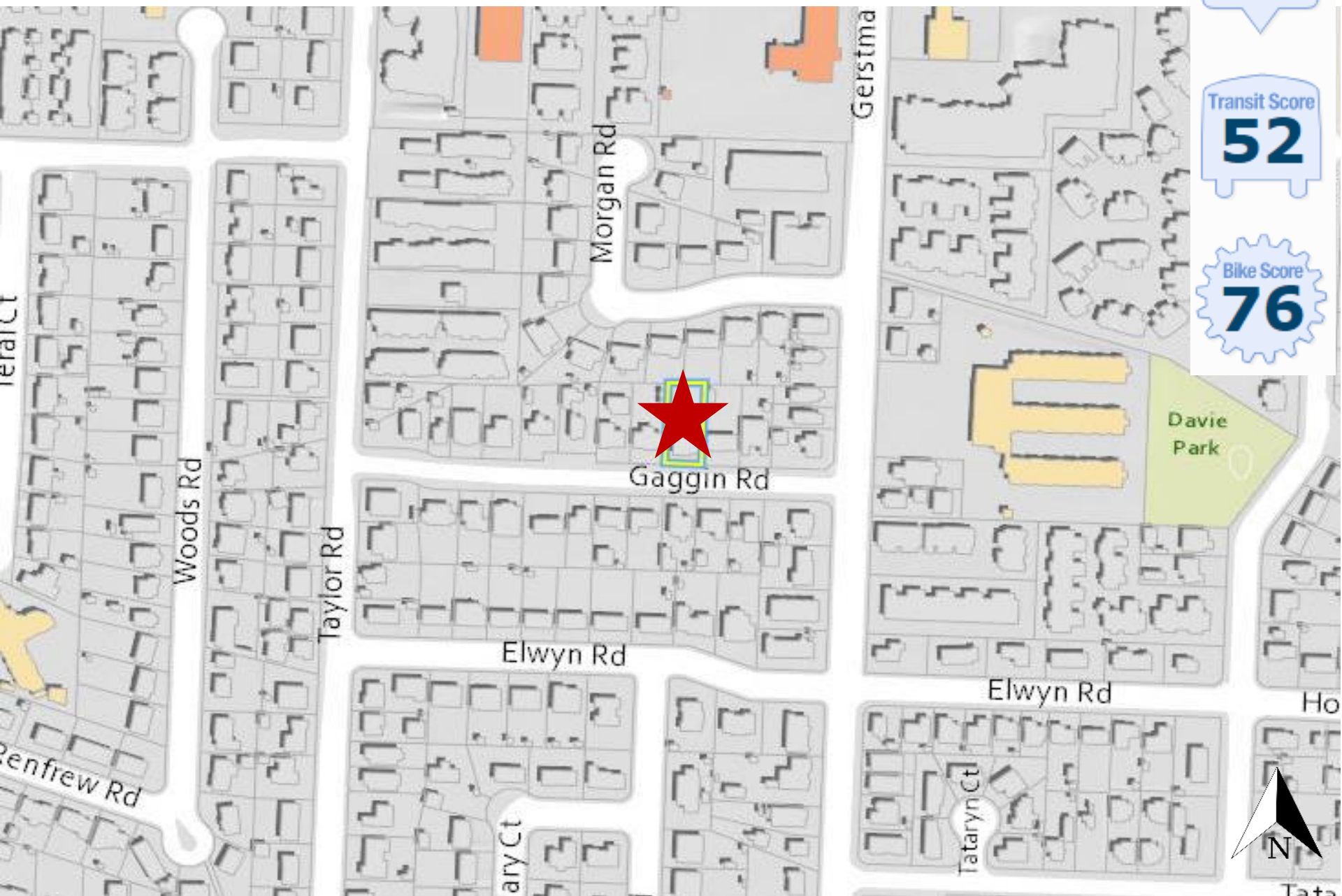


Building Permit



Council Approvals

Context Map



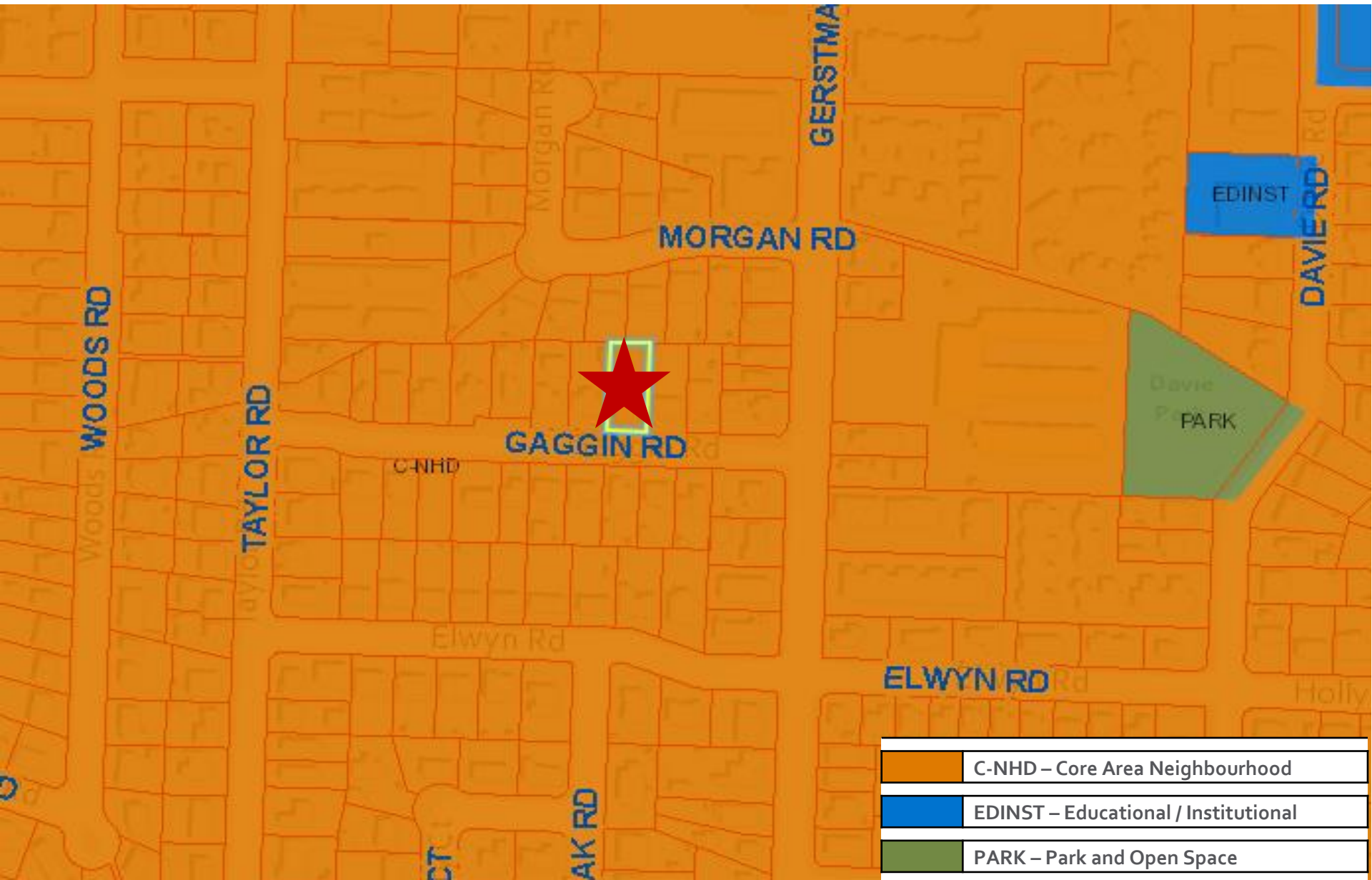
Walk Score
56

Transit Score
52

Bike Score
76



OCP Future Land Use



Subject Property Map



Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF₁ – Infill Housing
 - ▶ Close to transit and parks
- ▶ Duplex proposed at rear of the building

OCP Objectives & Policies

- ▶ Policy 5.3.1: Encourage gentle densification in the form of ground-oriented residential units.
 - ▶ Gentle Densification into an existing neighbourhood.

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
 - ▶ Housing Diversity
 - ▶ Ground Oriented Infill