



City of
Kelowna

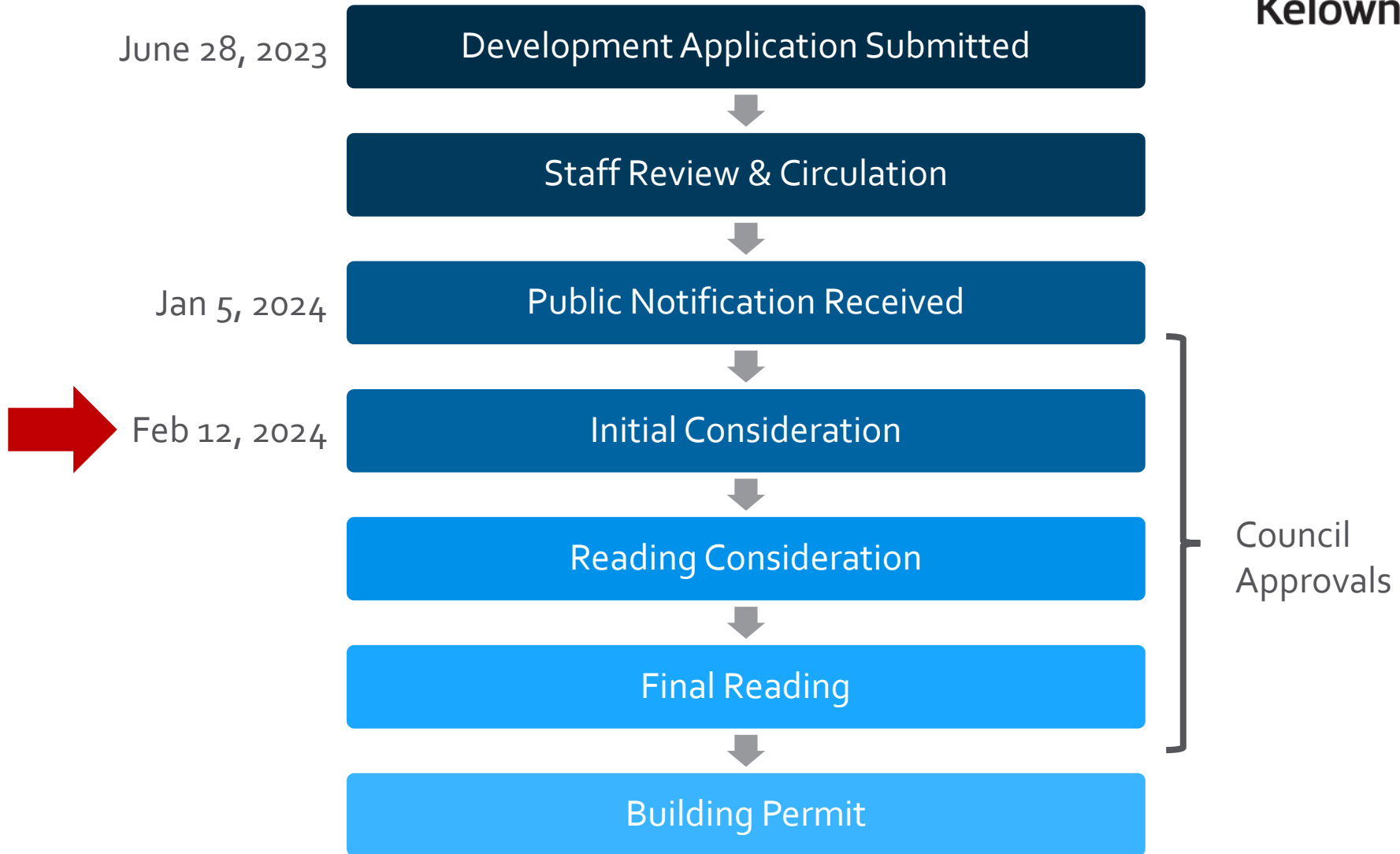
Z23-0043
436 Eldorado Rd

Rezoning Application

Purpose

- ▶ A rezoning application of the subject property from RU1 - Large Lot Housing to RU4 - Duplex Housing and RU2 – Medium Lot Housing to facilitate a two lot subdivision.

Development Process



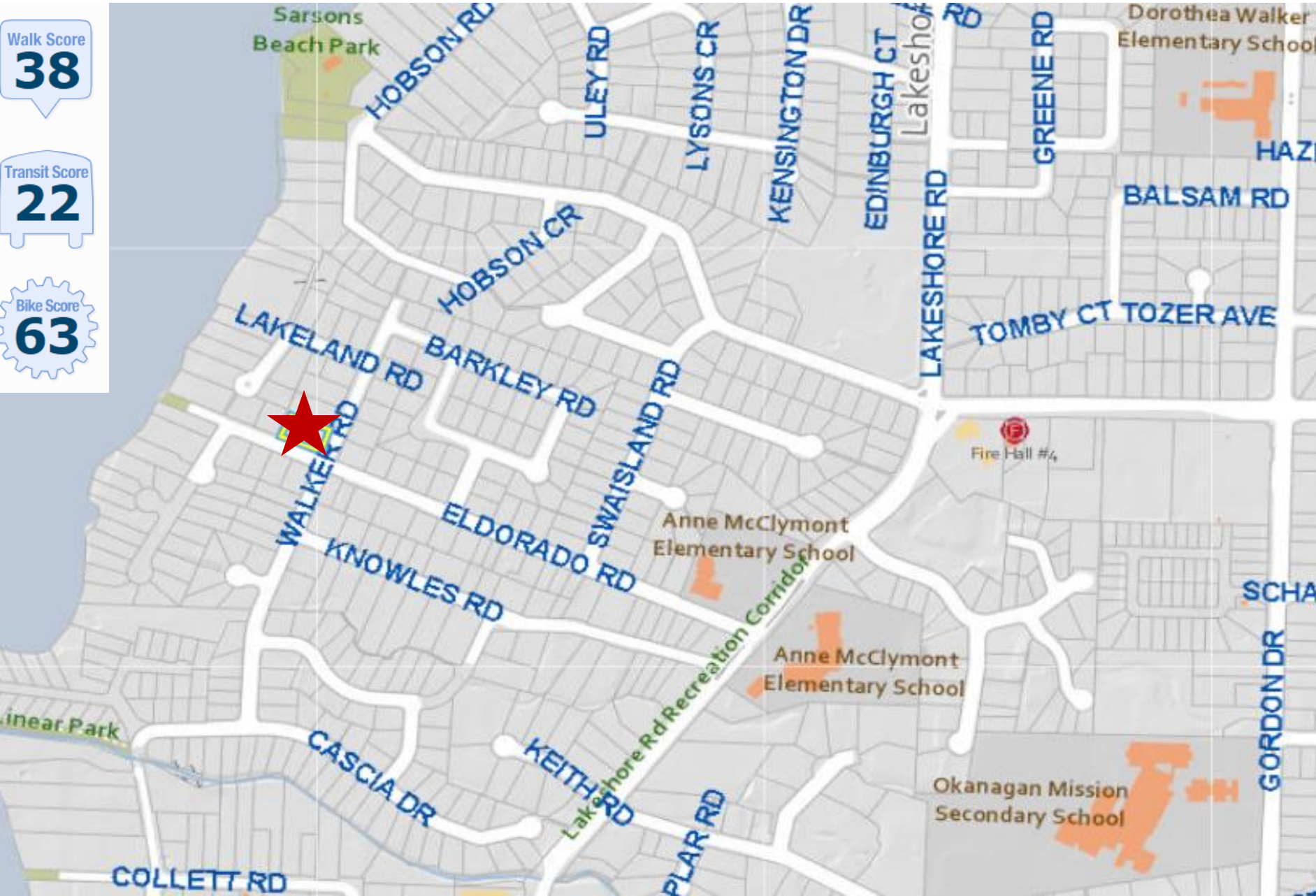
Context Map



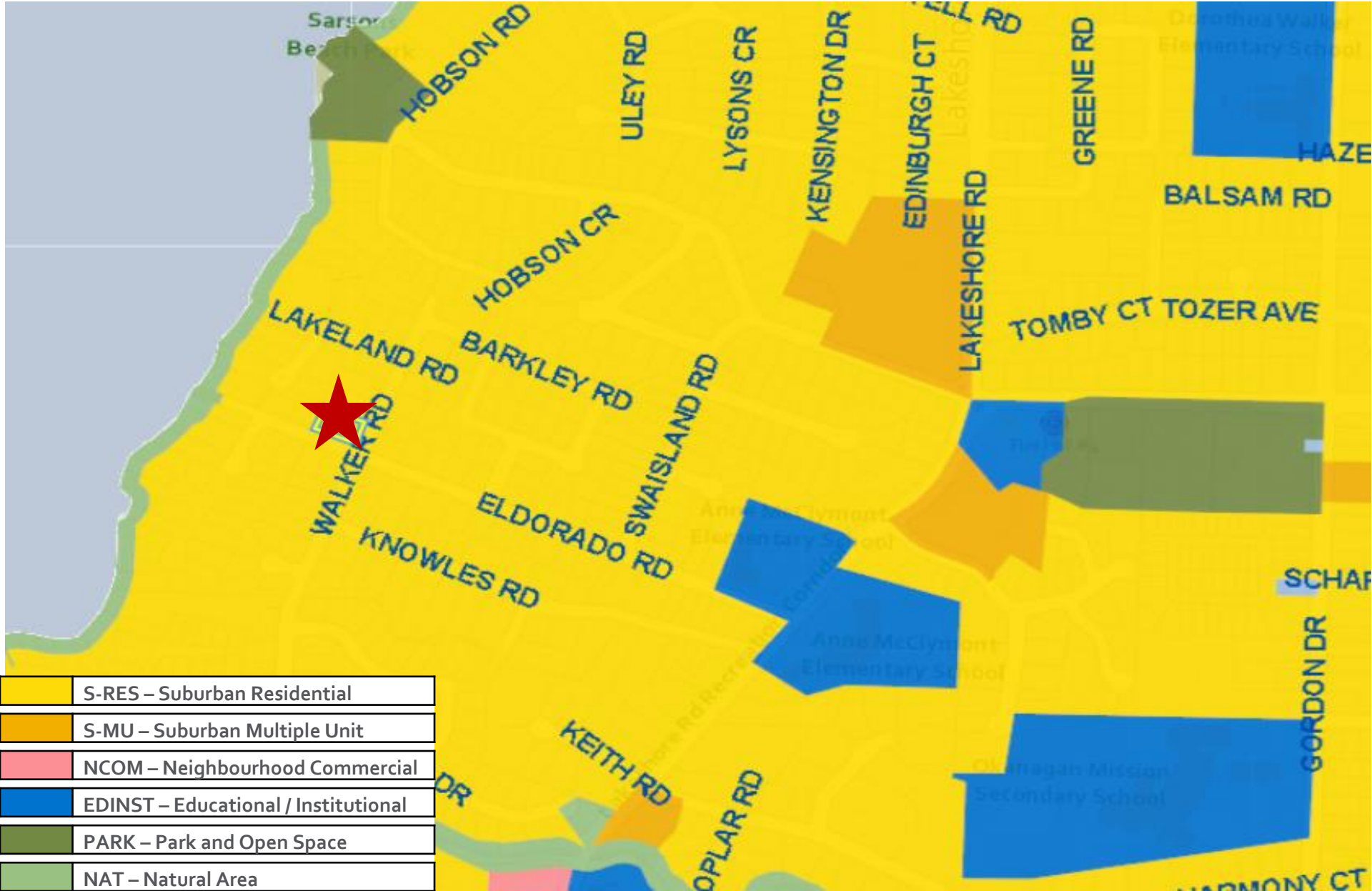
Walk Score
38







Transit Score
22

Bike Score
63



OCP Future Land Use



| | |
|--|--------------------------------------|
|  | S-RES – Suburban Residential |
|  | S-MU – Suburban Multiple Unit |
|  | NCOM – Neighbourhood Commercial |
|  | EDINST – Educational / Institutional |
|  | PARK – Park and Open Space |
|  | NAT – Natural Area |

Subject Property Map



Project Details

- ▶ S-RES – Suburban Residential
- ▶ Two Lot Subdivision
 - ▶ RU₄ – Duplex Housing
 - ▶ RU₂ – Medium Lot Housing
- ▶ Close to two elementary schools, Okanagan Mission Secondary School, public beaches, Lakeshore Road Recreation Corridor, and transit stops

OCP Objectives & Policies

- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Consider a range of low-density ground-oriented housing development to improve housing diversity.

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 Neighbourhoods
 - ▶ Additional low-density housing