



City of
Kelowna

Z23-0043
436 Eldorado Rd

Rezoning Application

Purpose

- ▶ To rezone portions of the subject property from the RU₁ - Large Lot Housing zone to the RU₂ – Medium Lot Housing zone to facilitate a two-lot subdivision.

Development Process

June 28, 2023

Development Application Submitted



Staff Review & Circulation



Apr 22, 2024

Public Notification Received



May 13, 2024

Initial Consideration



Reading Consideration

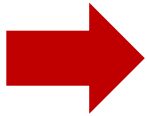


Final Reading



Building Permit

Council
Approvals



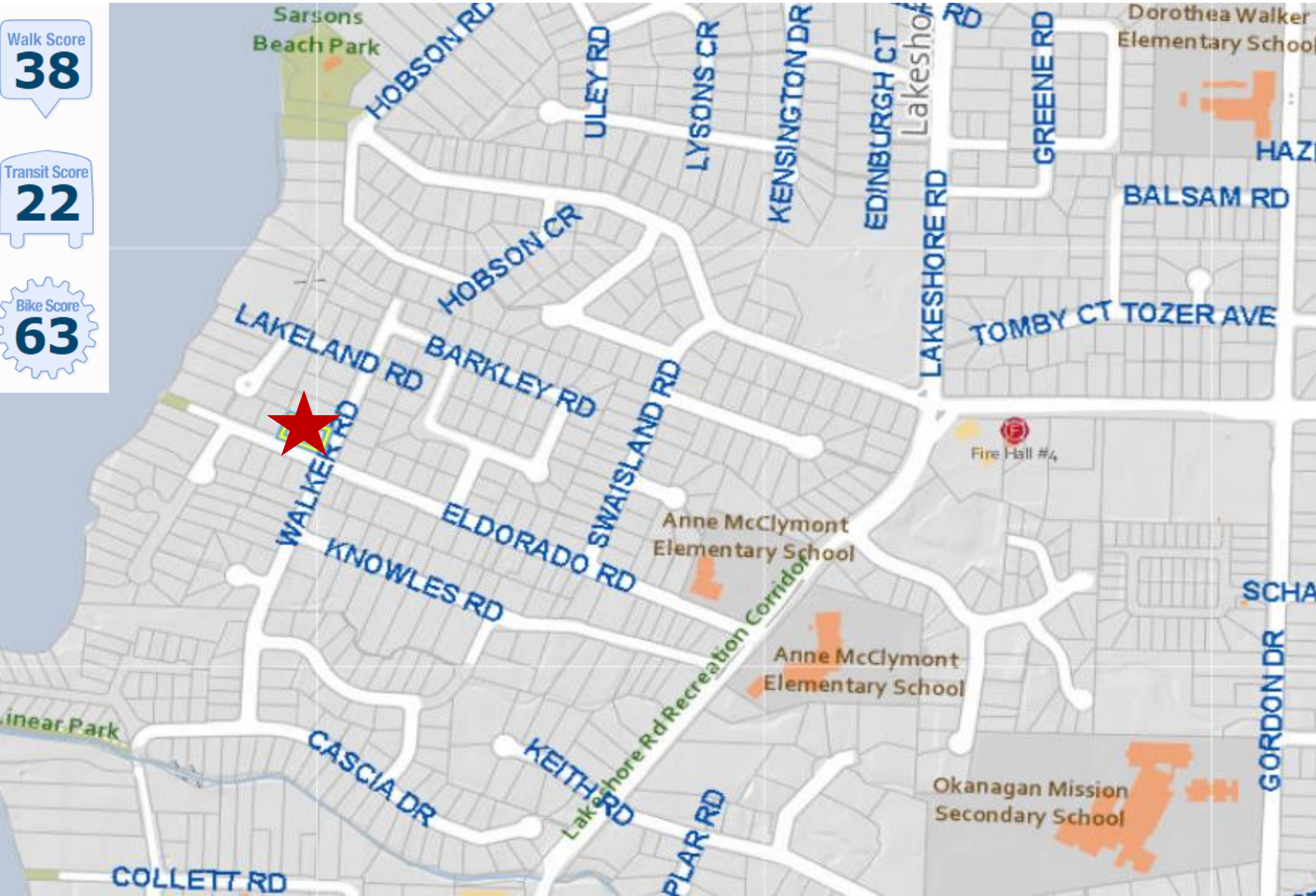
Context Map



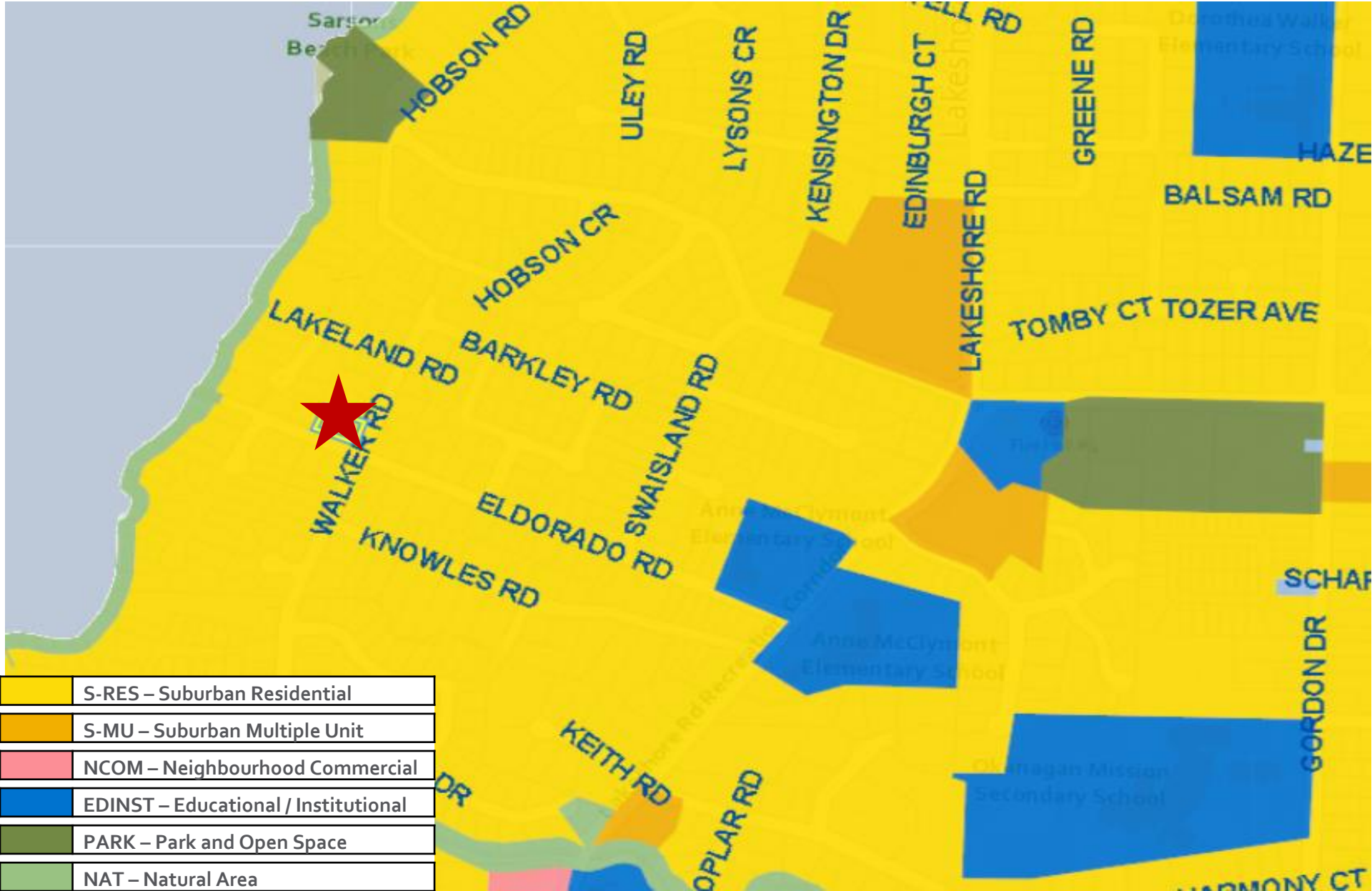
Walk Score
38







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
 - ▶ RU1 – Large Lot 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