



City of  
**Kelowna**

Z24-0012  
1785 Swainson Rd

Rezoning Application

# Purpose

- ▶ To rezone a portion of the subject property from the A1 – Agriculture zone to the RU1 – Large Lot Housing zone to facilitate a subdivision along the Agriculture Land Reserve boundary

# Development Process



Apr 2, 2024

Development Application Submitted

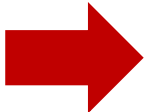


Staff Review & Circulation



July 3, 2024

Public Notification Received



Aug 12, 2024

Initial Consideration



Reading Consideration



Final Reading

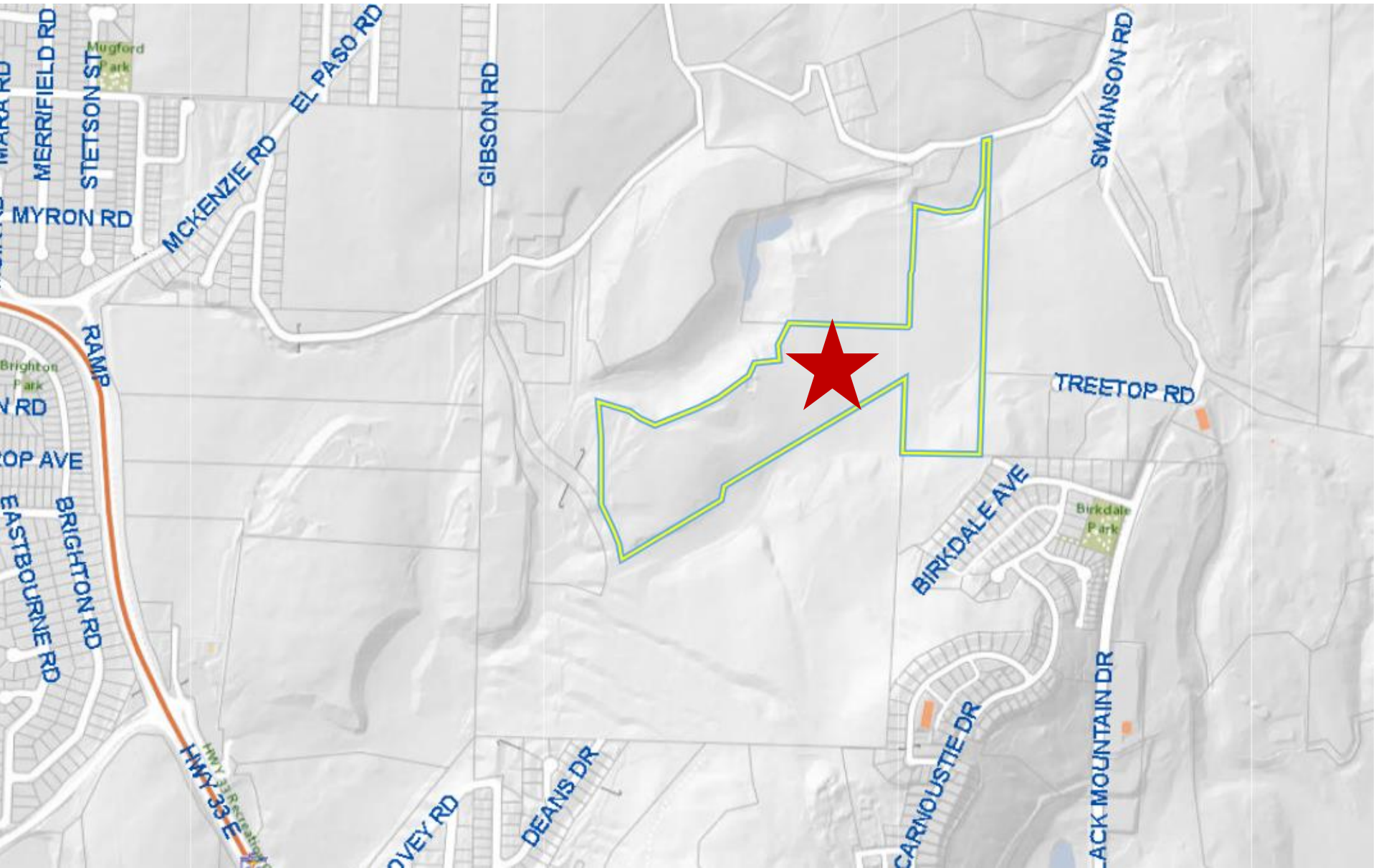


Subdivision

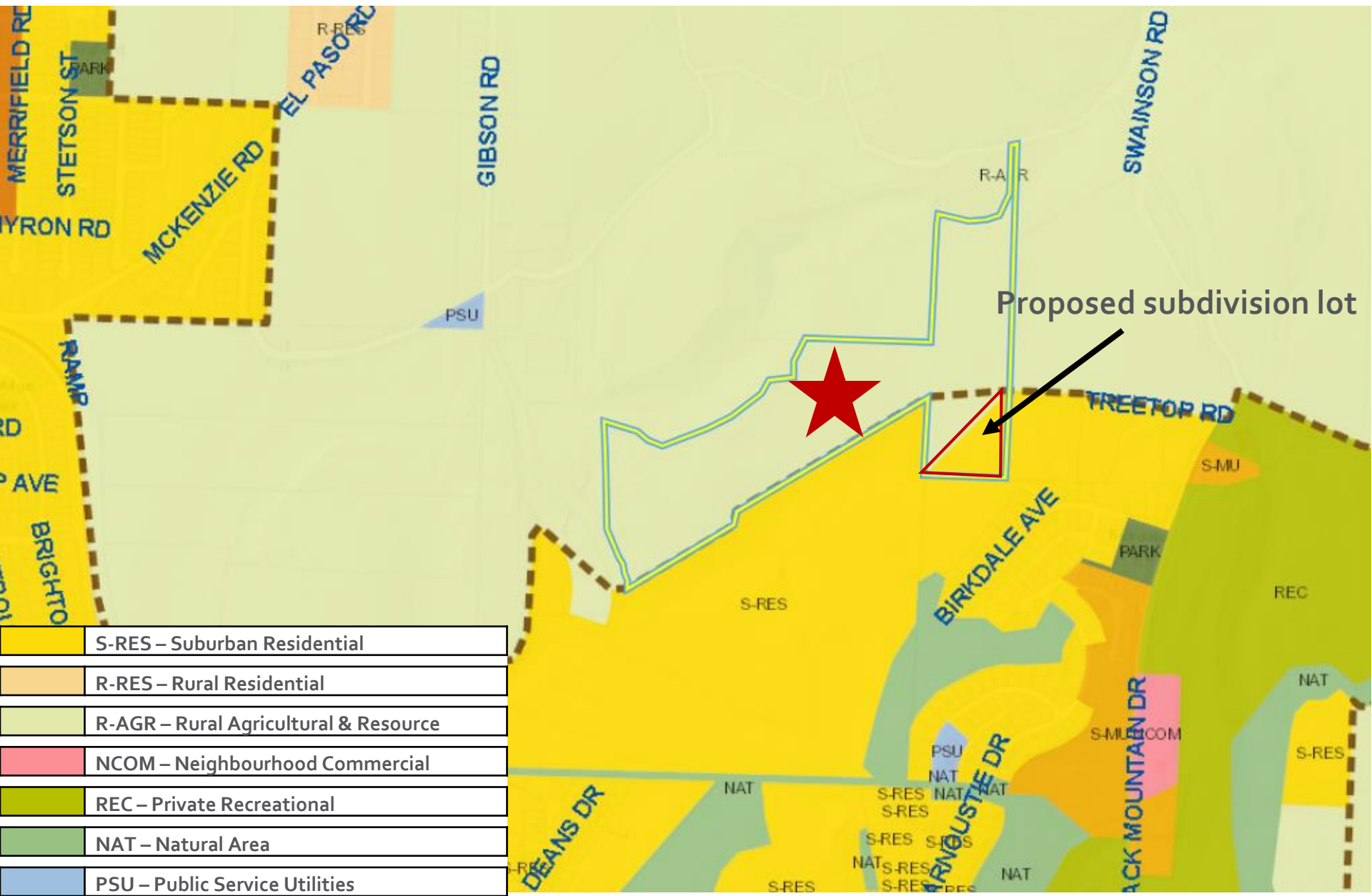









Council Approvals

# Context Map



# OCP Future Land Use



	S-RES – Suburban Residential
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	REC – Private Recreational
	NAT – Natural Area
	PSU – Public Service Utilities

# Subject Property Map



Proposed subdivision lot

Turnberry St

BIRKDALE AVE

WESTWICK LANE

KENZIE RD

# RU<sub>1</sub> – Large Lot Housing Zone

## Purpose

- To provide a zone that permits up to four dwelling units with compatible secondary uses, on larger serviced urban lots.

## Summary of Uses

- Single Detached Housing
- Semi-Detached Housing
- Duplex Housing
- Townhouses
- Suites & Carriage Houses
- Home Based Business
- Child Care Centre
- Urban Agriculture

# RU1 – Large Lot Housing Zone

Regulation	Maximum Permitted
Height	11.0 m & 3 storeys
Height with Walk-out Basements	Front Elevation: 9.0 m Rear Elevation: 12.5 m
Number of Units	4 dwelling units per lot
Site Coverage Buildings	40%
Site Coverage Total	70%



# OCP Objectives & Policies

- ▶ S-RES: Rural Residential
  - ▶ Single Dwelling Housing
  - ▶ Secondary Suites & Carriage Houses
  - ▶ Low Impact Complimentary Uses
- ▶ Policy 7.4.2: Property adjacent to agricultural lands, encourage land uses that are compatible with adjacent agricultural uses
- ▶ Policy 7.4.3: Property adjacent to land in the ALR, ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks and site planning

# 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
    - ▶ Compatible interface that protects agricultural uses
  - ▶ Subdivision to follow