



Z21-0017

1653 Highland Dr N

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision.

Development Process

Feb 18, 2021

Development Application Submitted

Staff Review & Circulation

Mar 16, 2021

Public Notification Received

Jun 21, 2021

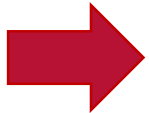
Initial Consideration

Public Hearing
Second & Third Readings

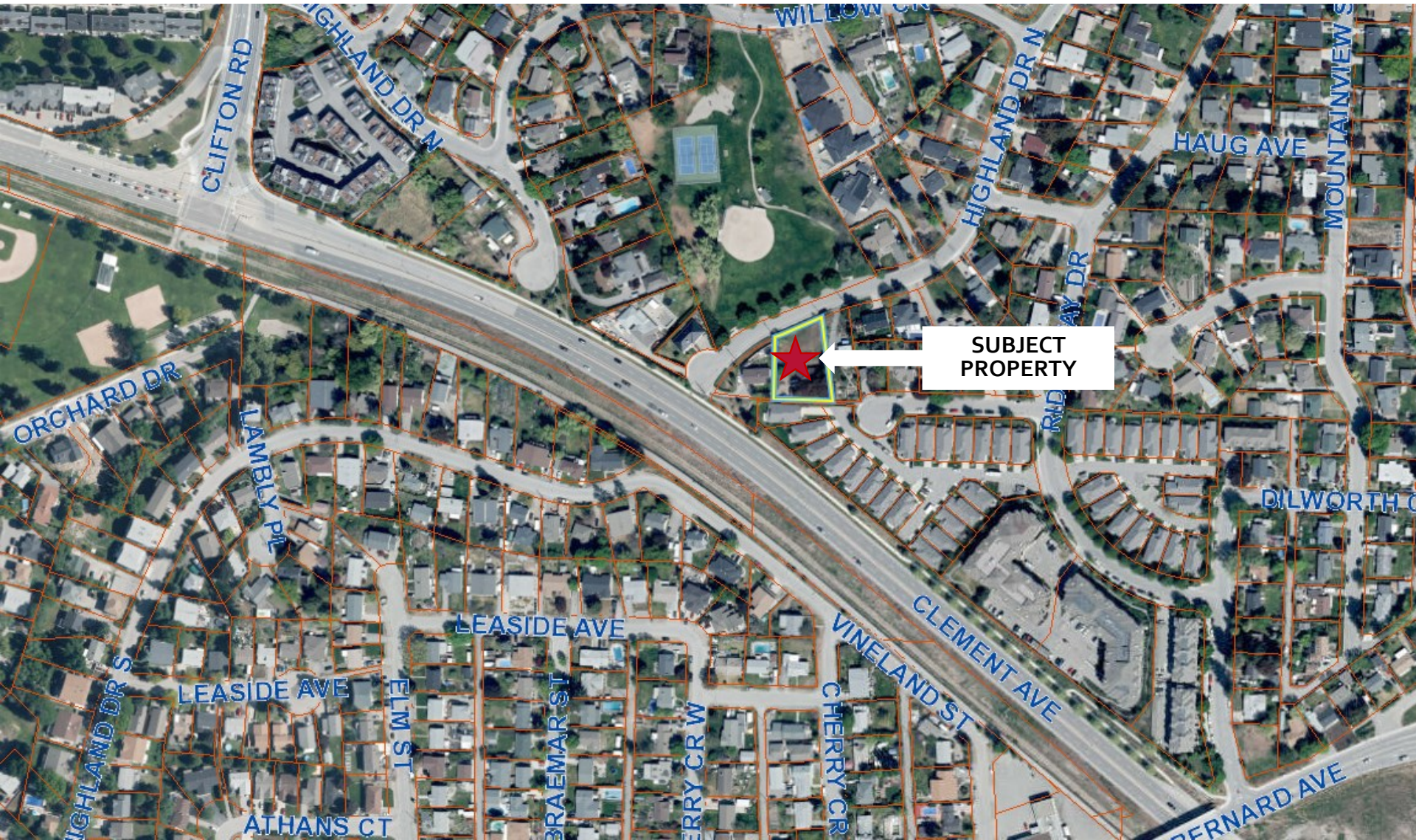
Final Reading

Building Permit

Council
Approvals

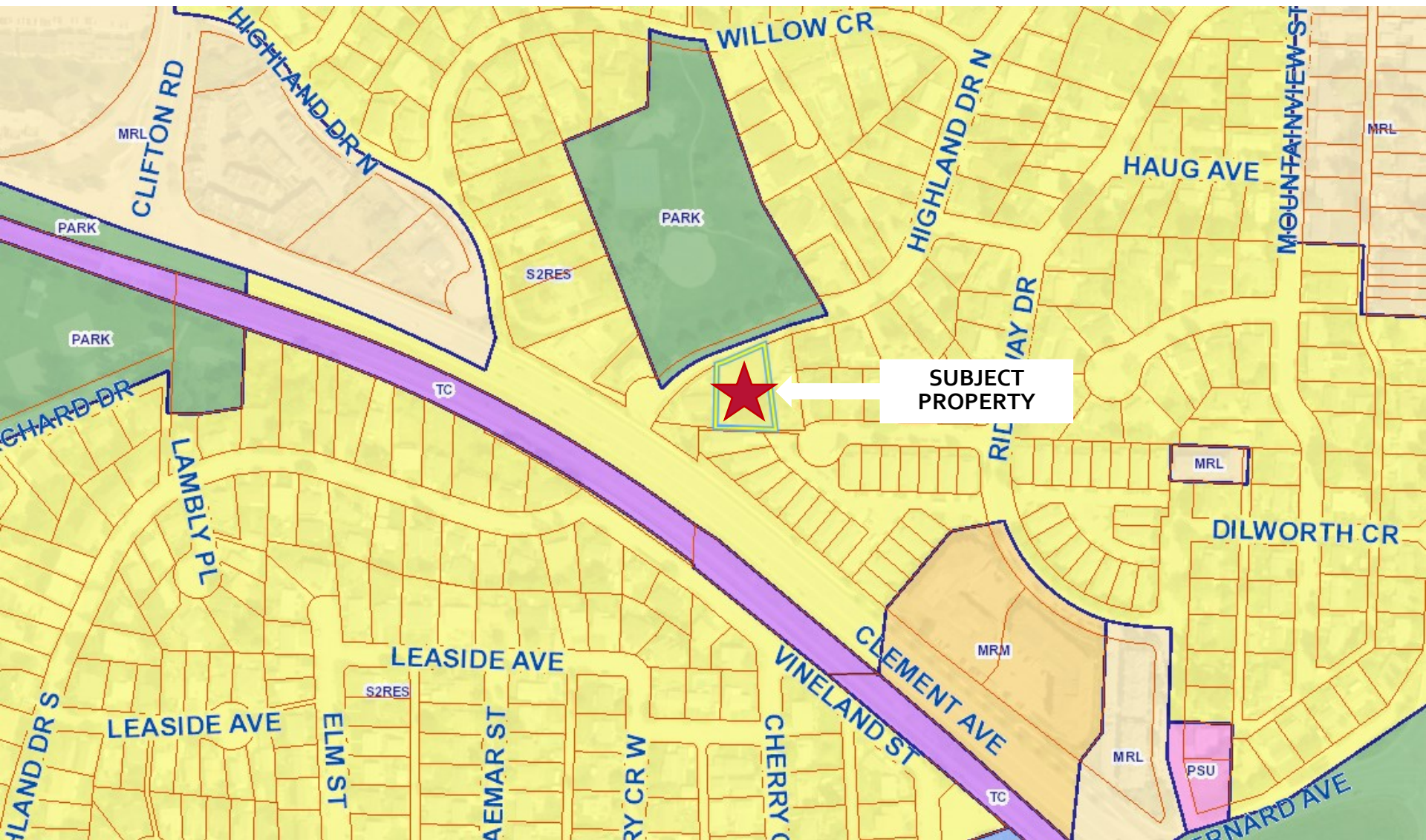


Context Map



City of Kelowna

OCP Future Land Use / Zoning



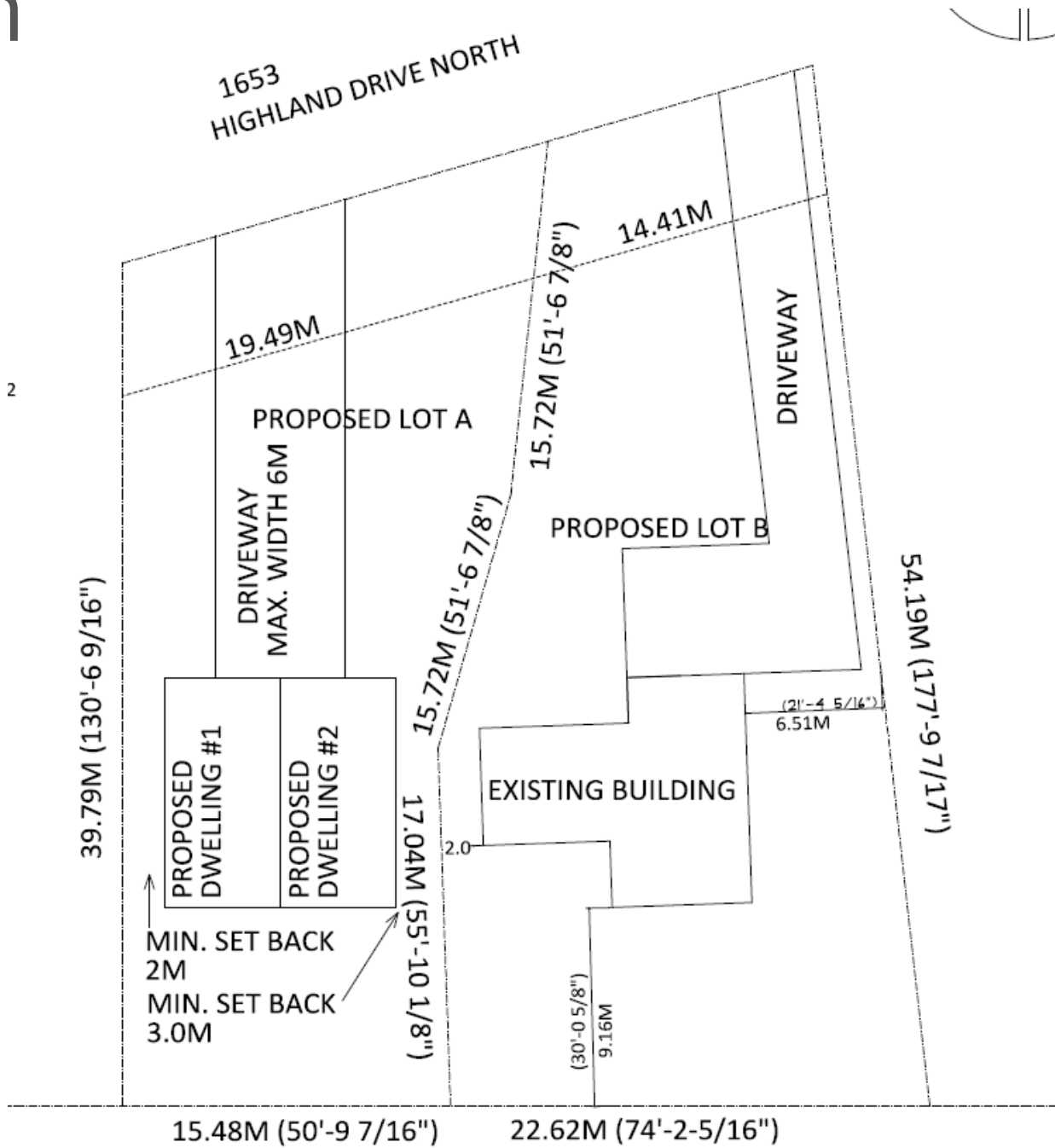
Subject Property Map



Project/technical details

- ▶ Proposed rezoning to RU6 –Two Dwelling Housing will facilitate a 2-lot subdivision.
- ▶ Both lots meet the depth, width and size of the RU6 zone.
- ▶ Both properties would have a new access off Highland Dr N and the neighbouring access would be removed.

Site Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate a 2-lot subdivision
- ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Consistent with Zoning Bylaw and the proposed lots meet the size minimums.
- ▶ Recommend the Public Hearing be waived.



Conclusion of Staff Remarks