

# REPORT TO COUNCIL



**Date:** October 25, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning Department

**Application:** Z21-0076

**Owner:** Kyle Remie Van De Sype &  
Kathryn Lynn Van De Sype

**Address:** 2117 Kaslo Crt

**Applicant:** Urban Options Planning Corp. –  
Birte Decloux

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 26, Section 19, Township 26, ODYD, Plan 25943, located at 2117 Kaslo Court, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated October 25, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate the development of a duplex, and to waive the Public Hearing.

### 3.0 Development Planning

Staff supports the proposal to rezone the property to RU6 – Two Dwelling Housing to facilitate the development of a duplex as the subject property is within the Permanent Growth Boundary (PGB) and the proposal aligns with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single / Two Unit Residential. The proposal is consistent with the OCP as it relates to sensitive infill. The OCP encourages sensitive infill development in existing neighbourhoods close to amenities that limit the impact on the overall neighbourhood character.

### 4.0 Proposal

#### 4.1 Project Description

The proposed rezoning from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone will facilitate the development of a duplex on the subject property. The subject property currently contains a single detached dwelling, which will be removed. The subject property is 846 m<sup>2</sup> in size which is above the minimum 700 m<sup>2</sup> required for a duplex. Driveway access is provided from Kaslo Court.

#### 4.2 Site Context

The subject property is in the Central City OCP Sector and is located on Kaslo Court, north of Denver Road. The surrounding area is primarily zoned RU1 – Large Lot Housing. The Future Land Use Designation of the area is S2RES – Single / Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing

#### Subject Property Map: 2117 Kaslo Court



## **5.0 Current Development Policies**

### **5.1 Kelowna Official Community Plan (OCP)**

#### **Chapter 5: Development Process**

##### ***Objective 5.22 Ensure context sensitive housing development***

Policy .6 *Sensitive Infill*. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

- See Schedule A

## **7.0 Application Chronology**

Date of Application Accepted: July 30, 2021  
Date Public Consultation Completed: August 16, 2021

**Report prepared by:** Mark Tanner, Planner II

**Reviewed by:** Jocelyn Black, Urban Planning Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

#### **Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package