



# Z21-0076 2117 Kaslo Court

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate the development of a duplex.

# Development Process

July 30, 2021

Development Application Submitted

Staff Review & Circulation

Aug 16, 2021

Public Notification Received

Oct 25, 2021

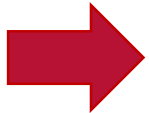
Initial Consideration

Public Hearing (Waived)  
Second & Third Readings

Final Reading

Building Permit

Council  
Approvals



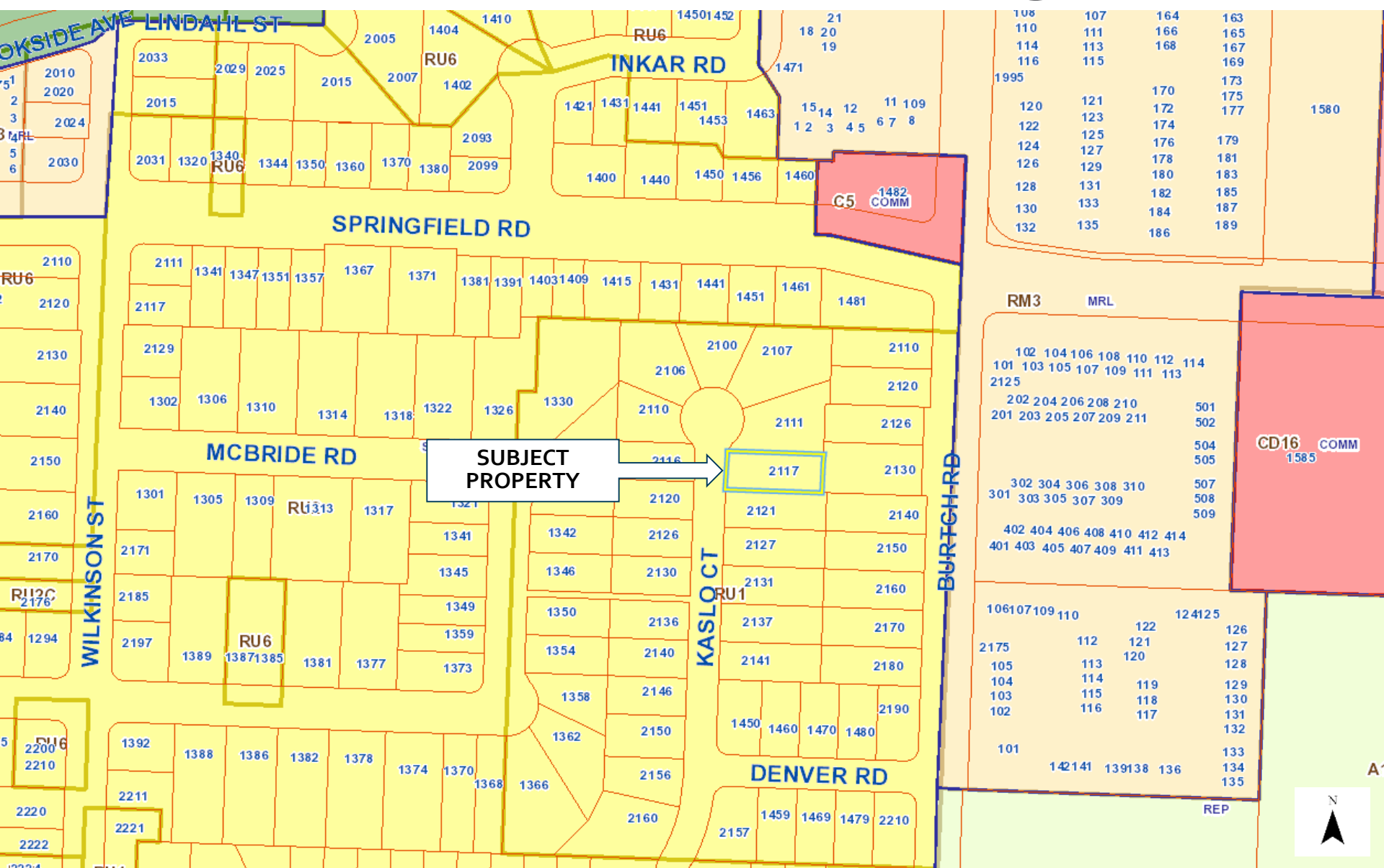


# Context Map





# OCP Future Land Use / Zoning



# Subject Property Map



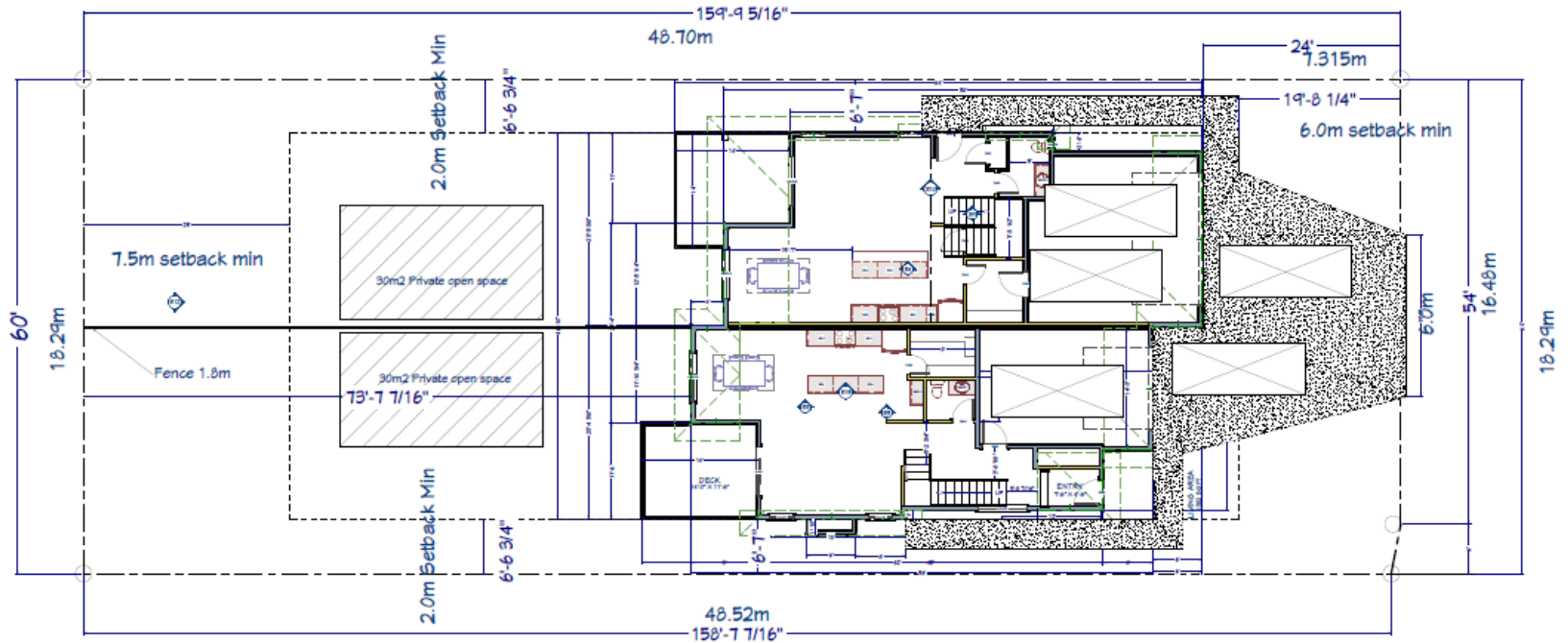
City of Kelowna

# Project details

- ▶ The proposed rezoning from RU1 to RU6 will facilitate the development a duplex on the subject property.
- ▶ The subject property is 846 m<sup>2</sup> in size.
- ▶ The proposed duplex would be required to meet all the Zoning Bylaw Development Regulations.



# Conceptual Site Plan





# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Sensitive Infill
  - ▶ Within Permanent Growth Boundary
- ▶ Consistent with Future Land Use **S2RES**

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning
  - ▶ Subject property is within the Permanent Growth Boundary.
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Sensitive Infill
    - ▶ Future Land Use Designation of S2RES – Single/Two Unit Residential
- ▶ Recommend the Public Hearing be waived.



## *Conclusion of Staff Remarks*