



Z21-0075

639 Bonjou Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing, to facilitate a 2-lot subdivision, and to waive the Public Hearing.

Development Process

July 30th, 2021

Development Application Submitted



Staff Review & Circulation



Sept 7th, 2021

Public Notification Received



Nov 1st, 2021

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading
DP & Variances



Building Permit

Council
Approvals

Context Map



City of Kelowna

City of Kelowna

Subject Property Map



City of Kelowna

Project details

- ▶ The proposal is to facilitate a 2-lot subdivision, which will meet the minimum size, width and depth of the RU2 zone.
- ▶ Existing dwelling will remain, and it will be able to meet the side yard setbacks.
- ▶ The proposed new dwelling is anticipated to meet the Zoning Bylaw.



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the OCP including Sensitive Infill and the Future Land Use Designation of S2RES – Single/Two Unit Residential



Conclusion of Staff Remarks