



Z21-0084 442 Eldorado Rd

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

Aug 25th, 2021

Development Application Submitted



Staff Review & Circulation



Sept 14th, 2021

Public Notification Received



Nov 15th, 2021

Initial Consideration



Public Hearing (Waived)
Second & Third Readings



Final Reading
DP & Variances



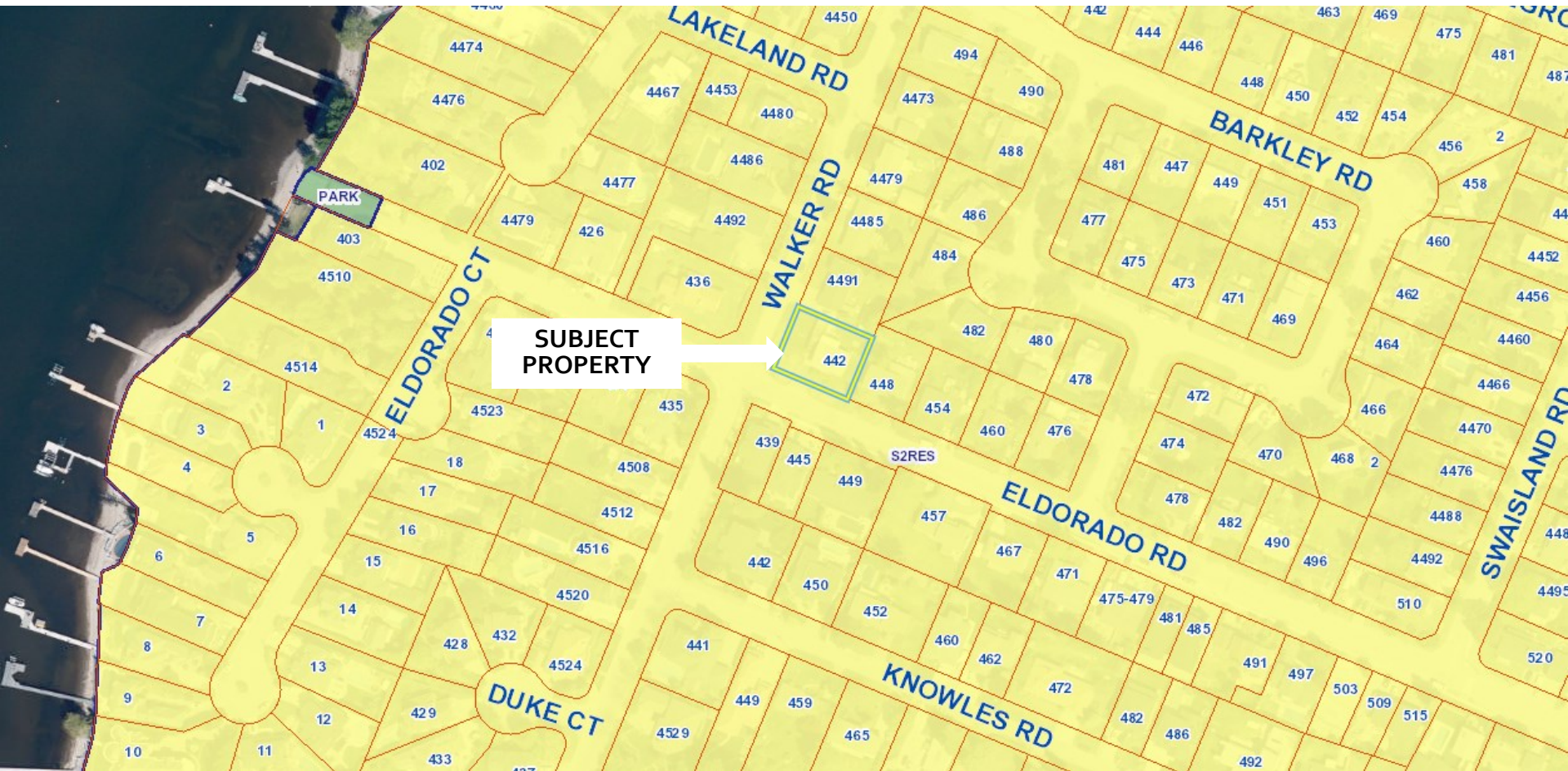
Building Permit

Council
Approvals

Context Map



OCP Future Land Use



Subject Property Map

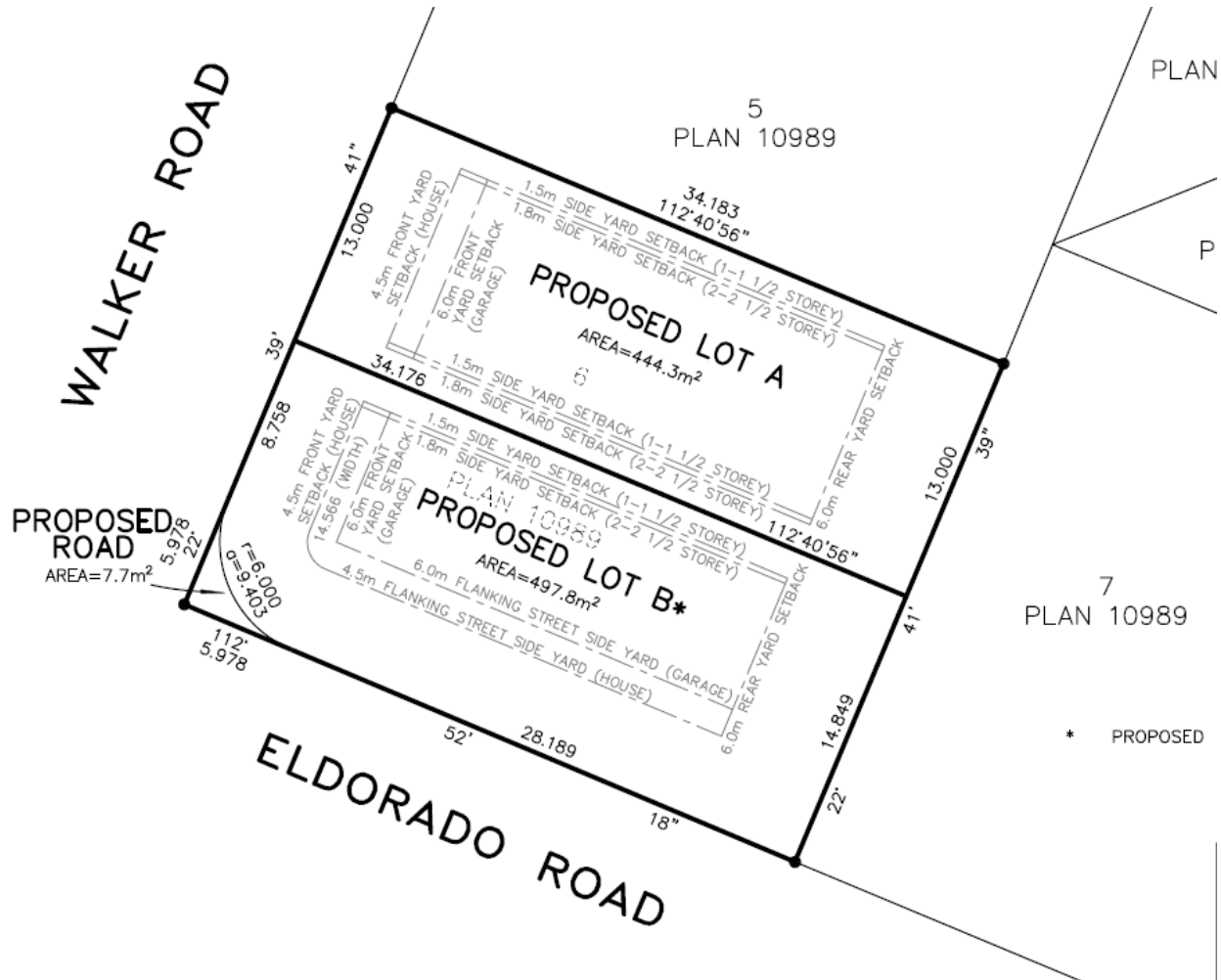


City of Kelowna

Project details

- ▶ The proposal to rezone to RU2, is to facilitate a 2-lot subdivision.
- ▶ A Development Variance Permit Application is required to vary Lot B from 15.0m required to 14.566m proposed.
- ▶ If successful, the existing home will be removed.
- ▶ The proposed homes are expected to meet the development regulations of the RU2 zone.

Site Plan



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