



# Z21-0104

# 549 Knowles Rd

## Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

# Development Process

Nov 16, 2021

Development Application Submitted



Staff Review & Circulation



Dec 7, 2021

Public Notification Received



Feb 7, 2022

Initial Consideration



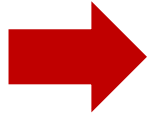
First, Second & Third Readings



Final Reading  
Development Permit



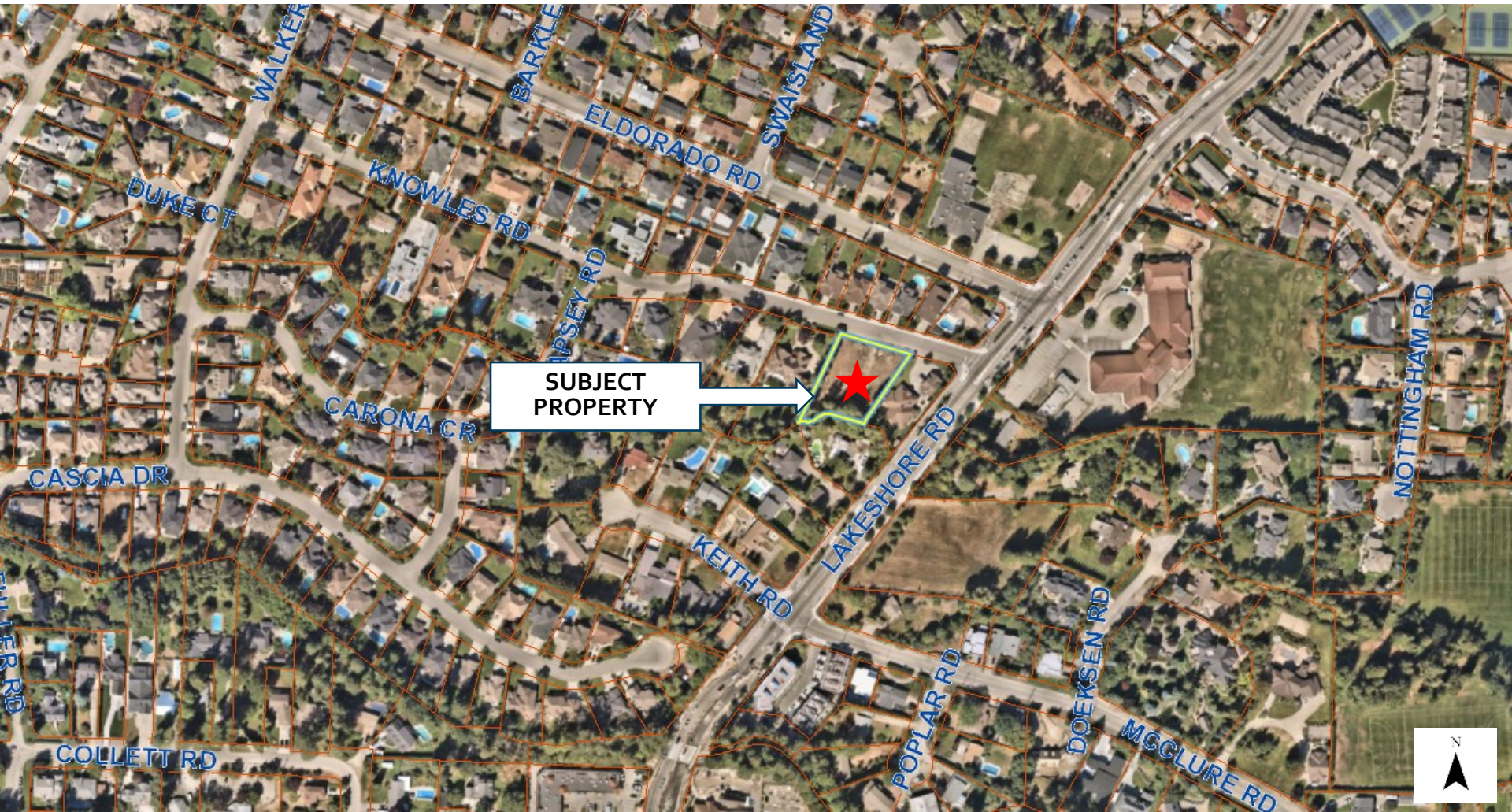
Building Permit



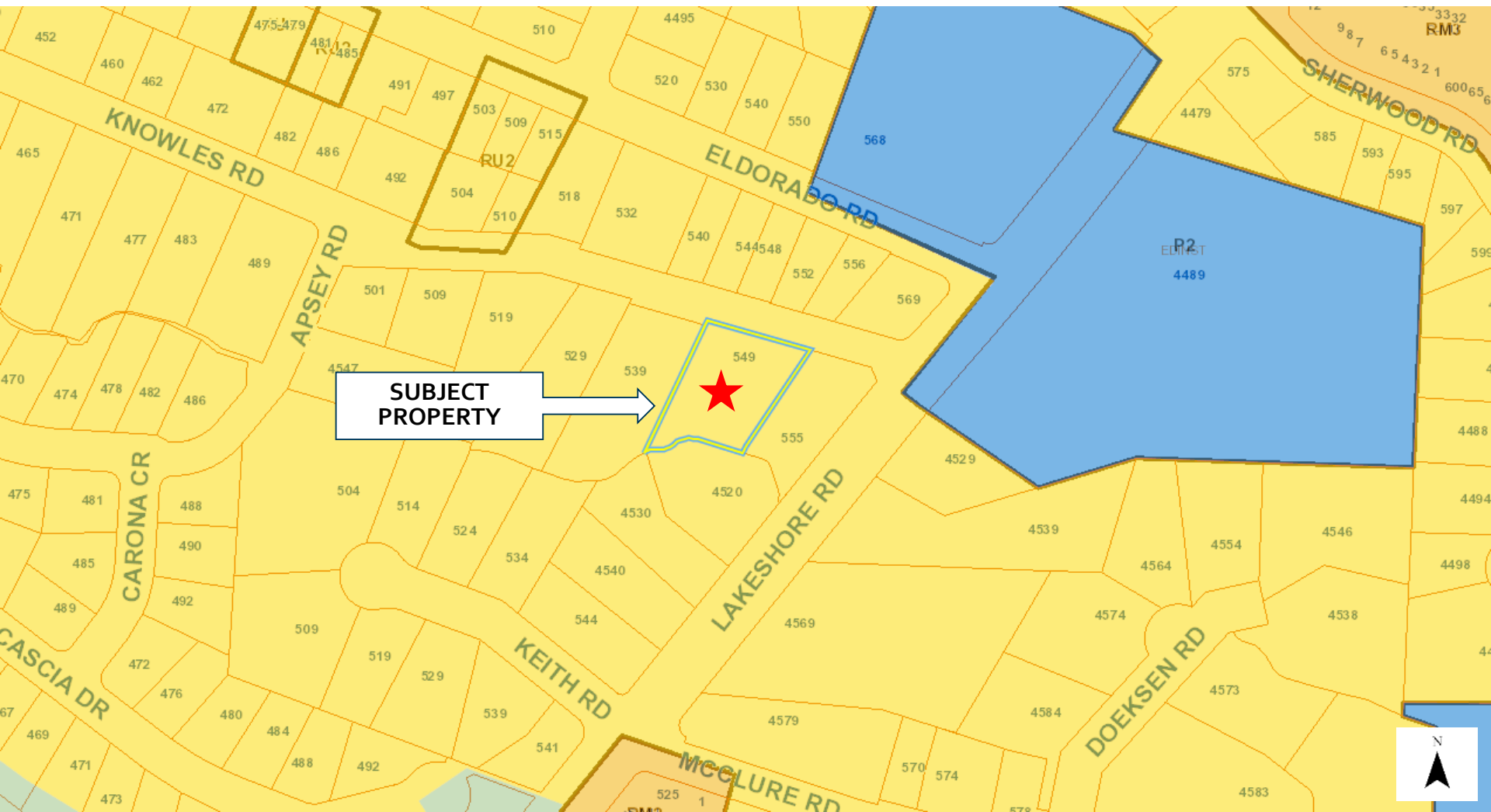
Council  
Approvals



# Context Map



# OCP Future Land Use / Zoning





# Subject Property Map



City of Kelowna

# Project details

- ▶ The proposed rezoning from RU<sub>1</sub> – Large Lot Housing to RU<sub>2</sub> – Medium Lot Housing will facilitate a 3-lot subdivision.
- ▶ Each proposed lot would meet the depth and width requirements of the RU<sub>2</sub> zone.

	Depth	Width	Area
Proposal	52.14 m to 63.26 m	16.066 m	753.6 m <sup>2</sup> to 902.6 m <sup>2</sup>
RU <sub>2</sub> zone	30.0 m	13.0 m	400 m <sup>2</sup>
RU <sub>1</sub> zone	30.0 m	16.5 m	550 m <sup>2</sup>

# Site Plan





# Development Policy

- ▶ Meets the intent of Official Community Plan Policies:
  - ▶ Ground-Oriented Housing
  - ▶ Within the Permanent Growth Boundary
  
- ▶ Consistent with Future Land Use **S-RES**

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning
  - ▶ Consistent with Future Land Use **S-RES**
  - ▶ Meets the intent of the Official Community Plan



## *Conclusion of Staff Remarks*