



# Z21-0109 2165 Benvoulin Ct

Rezoning Application



# Proposal

- ▶ To rezone the subject property to facilitate a multiple dwelling housing development

# Development Process

Dec 22, 2021

Development Application Accepted

Staff Review & Circulation

Apr 26, 2022

Public Notification Received

May 16, 2022

Initial Consideration

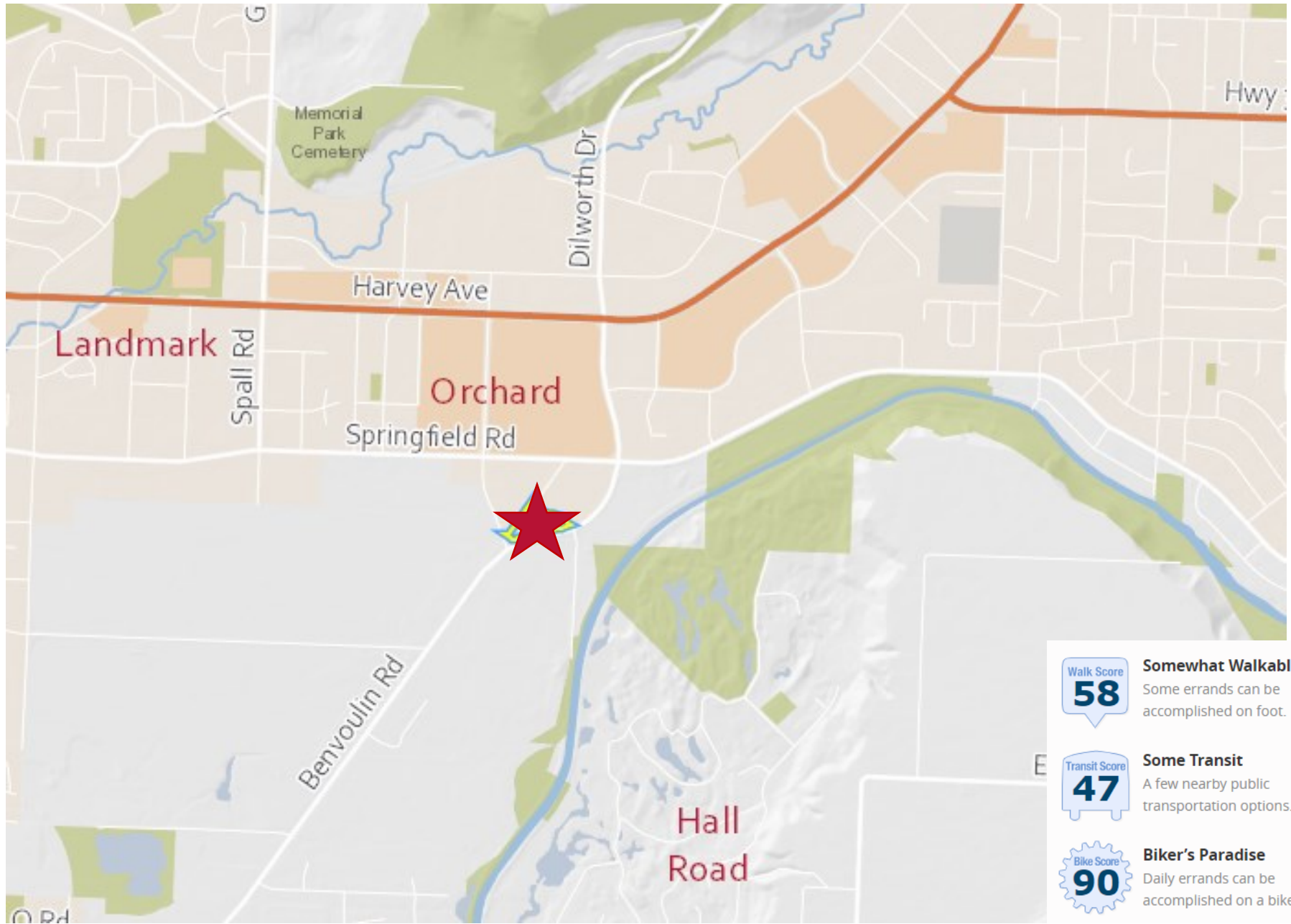
Notice of First Reading

Final Reading and DP/DVP Consideration

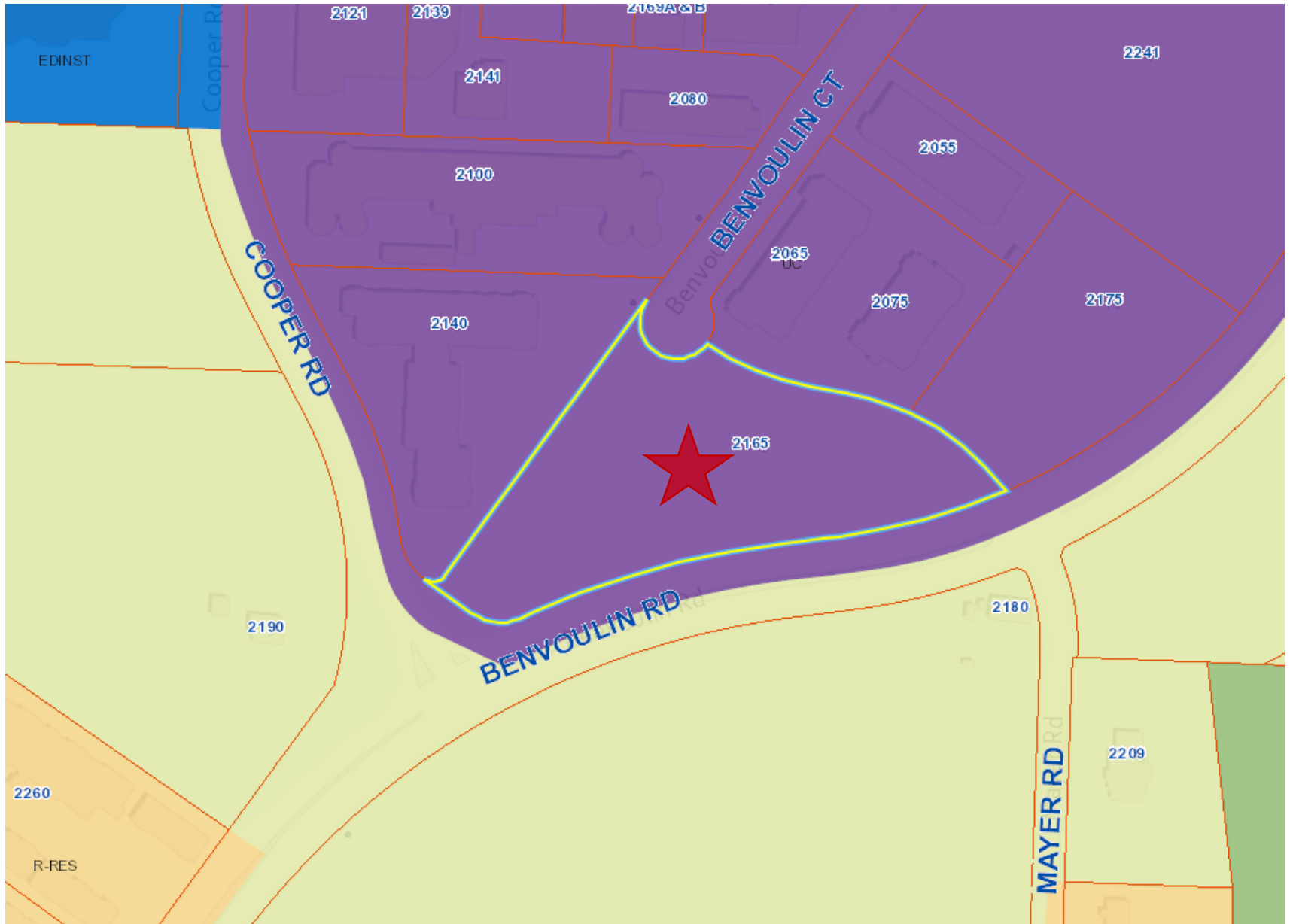
Issuance of Building Permits

Council Approvals

# Context Map



# Future Land Use Map

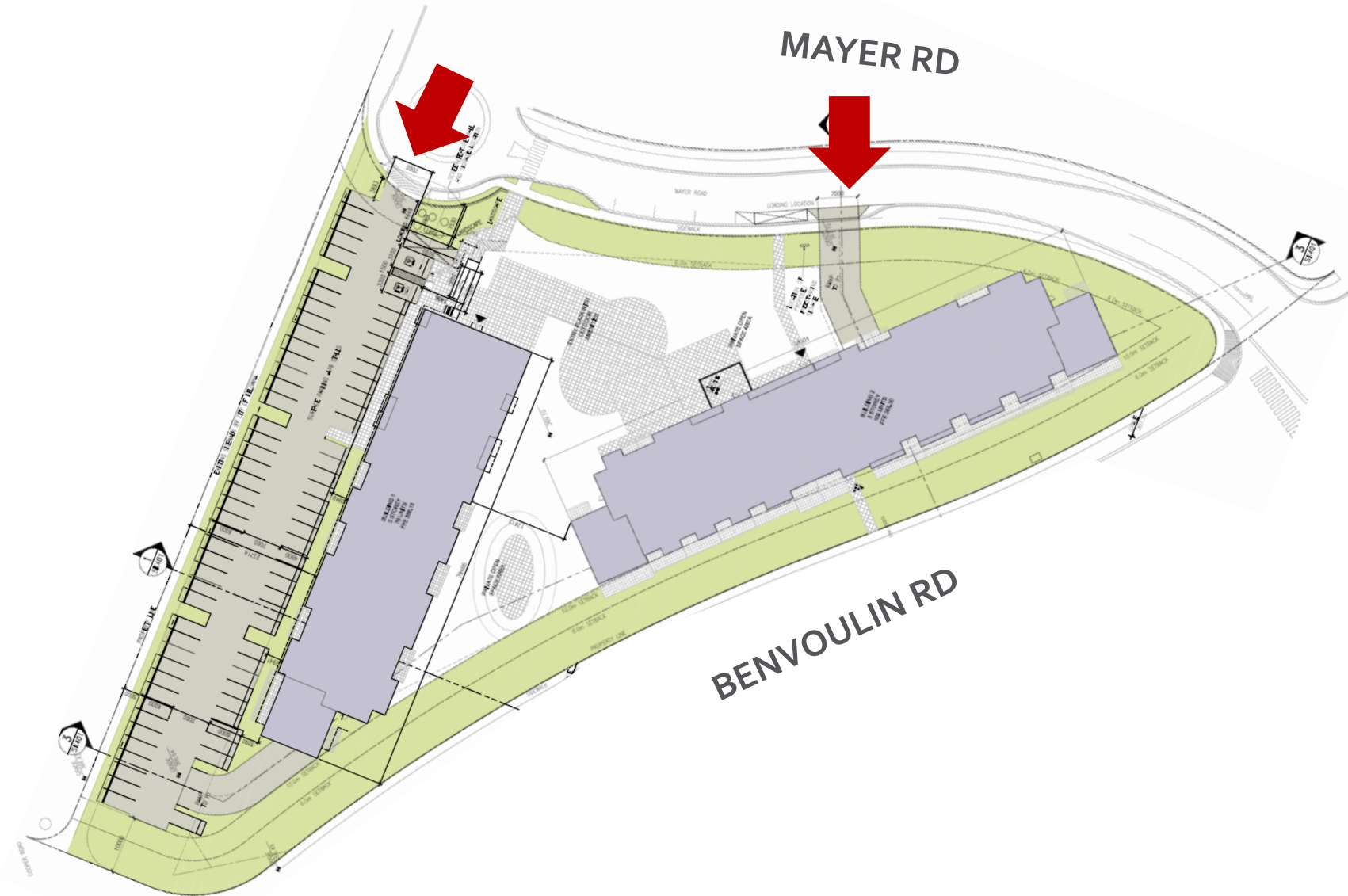




# Subject Property Map



# Draft Site Plan





# Draft Rendering





# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Centre Policies:
  - ▶ High Density Residential Development
    - ▶ Direct medium and high density residential development to Urban Centres
  - ▶ Midtown Residential Development
    - ▶ Prioritize the development of multi-unit residential uses over employment uses in midtown to support a greater live work balance
- ▶ Consistent with Future Land Use **UC – Urban Centre**

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Strengthen the Urban Centres as Kelowna's primary hubs of activity
    - ▶ Support modest residential development to transition Midtown into a transit-supported neighbourhood
      - ▶ Appropriate location for adding residential density
  - ▶ Would see the extension of Mayer Rd through to Benvoulin Ct



## *Conclusion of Staff Remarks*