



City of
Kelowna

Z22-0055 1760 Kloppenburg Rd

Rezoning Application

Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate a carriage home.

Rezoning

- ▶ “Is this proposed land use and density appropriate for this property?”

- ▶ Regulate the following within a zone:
 - ▶ Uses of land, building, & structures
 - ▶ Density of use of land (FAR)
 - ▶ Based on OCP Policies including Future Land Use

Development Process

Sept 7, 2022

Rezone Application Submitted



Staff Review & Circulation



Oct 24, 2022

Public Notification Received



Nov 21, 2022

Initial Consideration



First, Second, Third, Fourth Readings



Building Permit

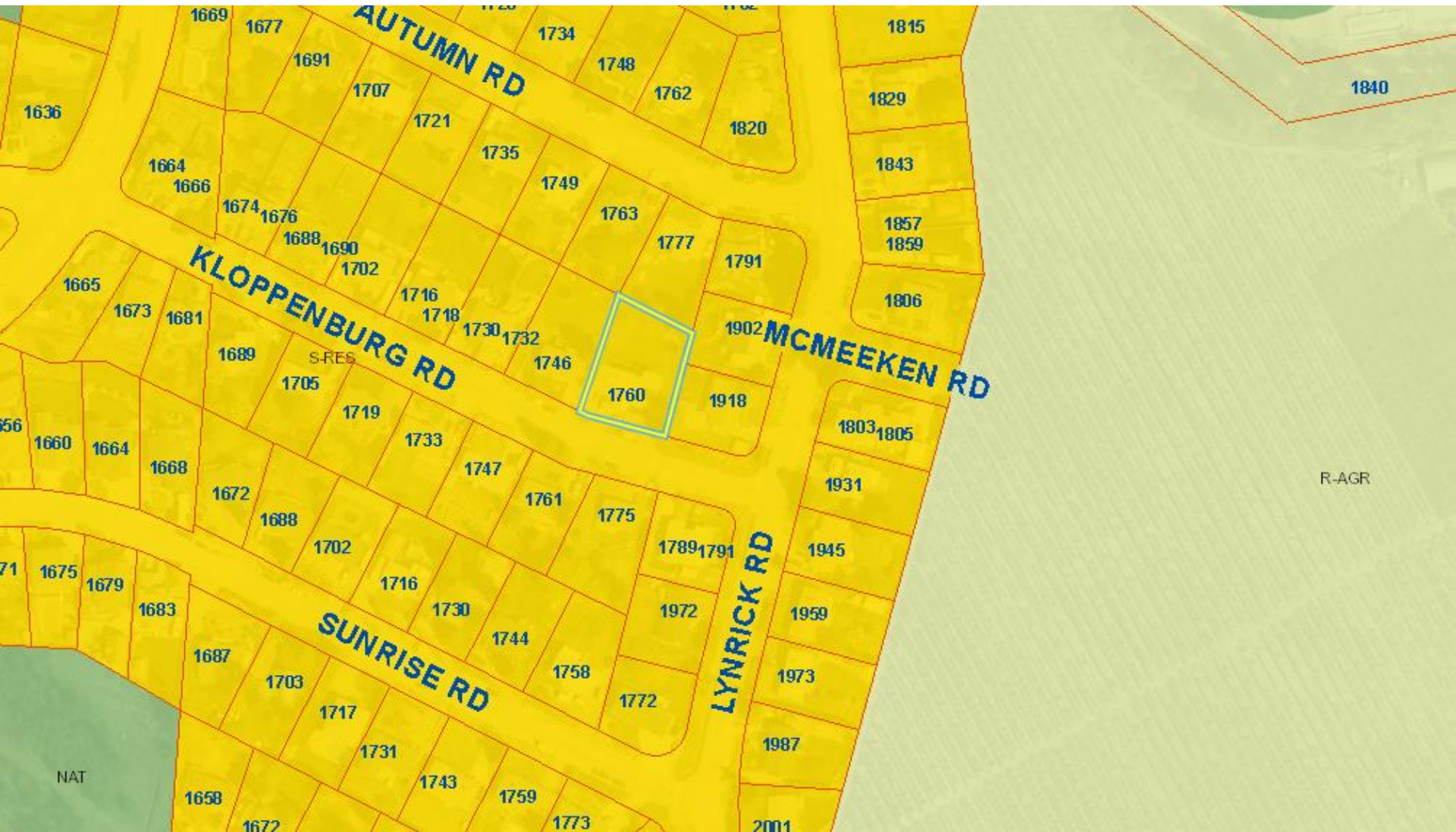
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map



City of Kelowna

Project/technical details

- ▶ The proposed rezoning from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
- ▶ Proposing to construct carriage home in NE corner of the lot.
- ▶ Parking located off principal access parallel to driveway.

[illegible]

Development Policy

- ▶ Meets the intent of Official Community Plan Suburban Residential Policies by providing modest residential growth within existing neighbourhoods
 - ▶ Proposed Carriage House would provide an additional ground-oriented dwelling within suburban neighbourhoods.
 - ▶ Provides an additional dwelling unit on a site near schools and public spaces.

Staff Recommendation

- ▶ Staff recommend support of the proposed rezoning to the RU1c – Large Lot Housing with Carriage House zone:
 - ▶ Consistent with the surrounding neighbourhood uses.
 - ▶ Future Land Use designation of S-RES supports the RU1c zone.



Conclusion of Staff Remarks