

Z21-0102 689 Welke Rd

Rezoning Application

Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision.

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

Oct 25, 2021

Development Application Submitted

Staff Review & Circulation

Oct 11, 2022

Public Notification Received

Nov 21, 2022

Initial Consideration

First, Second & Third Readings

Final Reading

Subdivision, Building Permit

Council Approvals

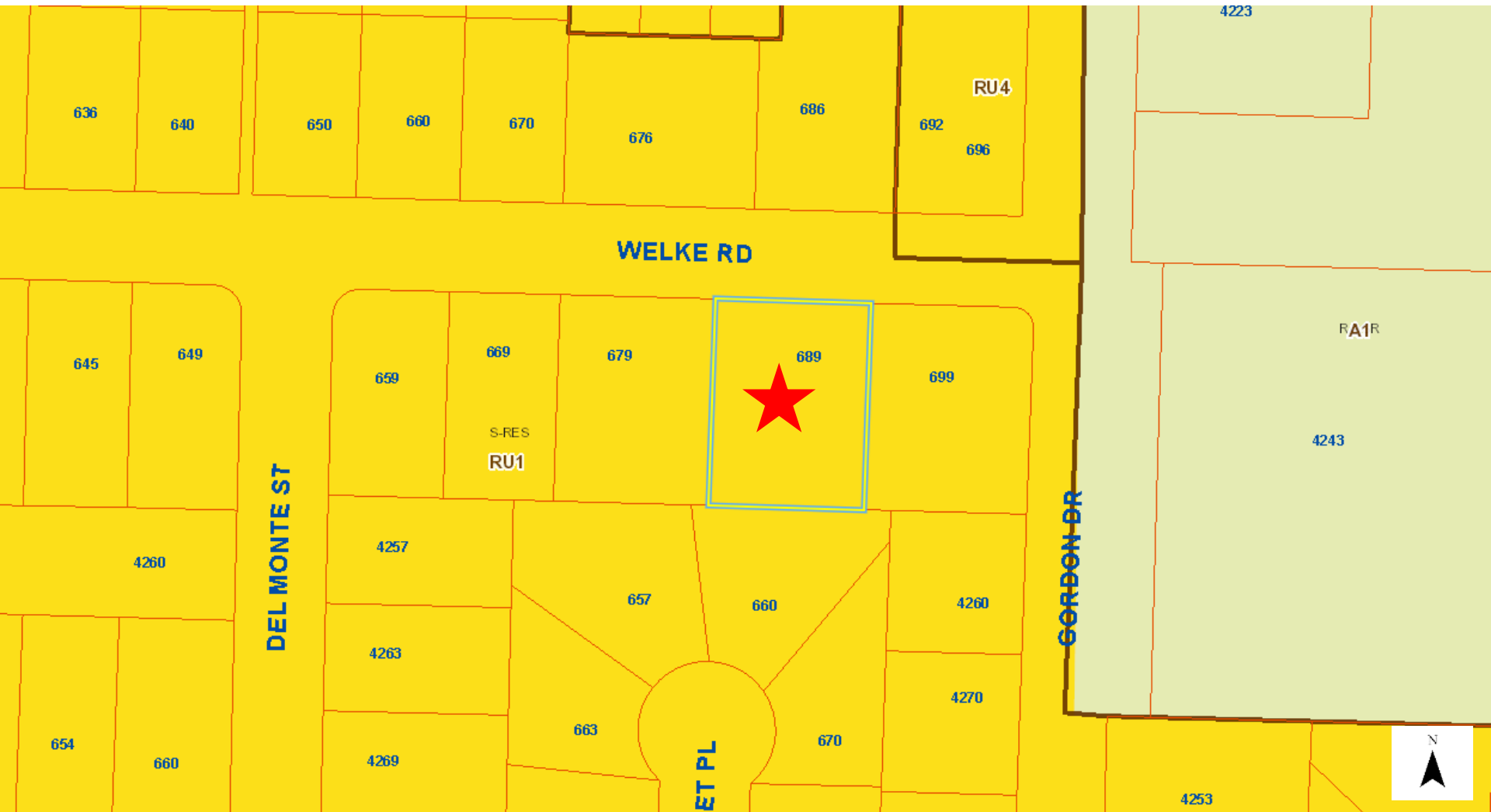


Context Map



City of Kelowna

OCP Future Land Use / Zoning



Subject Property Map

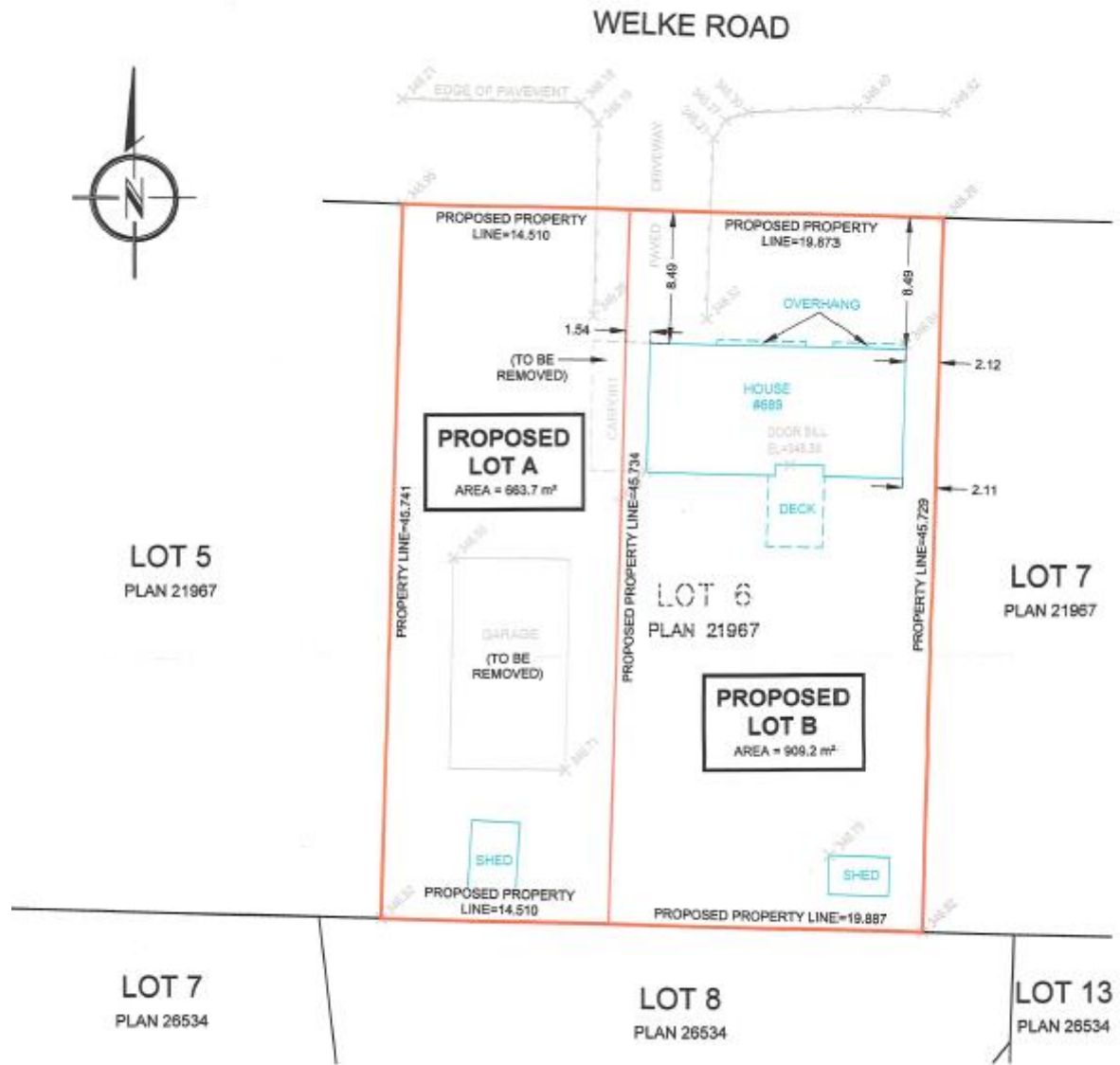


City of Kelowna

Project/technical details

- ▶ Proposed rezoning to RU2 – Medium Lot Housing will facilitate the subdivision of the property into 2 lots.
- ▶ The proposed lots meet the depth, width and size requirements of the RU2 zone.

Subdivision Plan



Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate the proposed subdivision.
- ▶ Meets the intent of the Official Community Plan
 - ▶ S-RES – Suburban Residential Designation and Policies
- ▶ Meets Zoning Bylaw requirements for RU2 – Medium Dwelling Housing



Conclusion of Staff Remarks