



City of  
**Kelowna**

# Z21-0083 1150 Band Road

Rezoning Application

# Proposal

- ▶ To Rezone 1150 Band Road and portions of road from the RR1 – Large Lot Rural Residential Zone and RU1 – Large Lot Housing Zone to the RU2 – Medium Lot Housing Zone

# Development Process



August 20<sup>th</sup> 2021

Development Application Submitted



Staff Review & Circulation



October 22<sup>nd</sup> 2021

Public Notification Received



Nov 21<sup>st</sup> 2022

Initial Consideration



First, Second & Third Readings



Final Reading



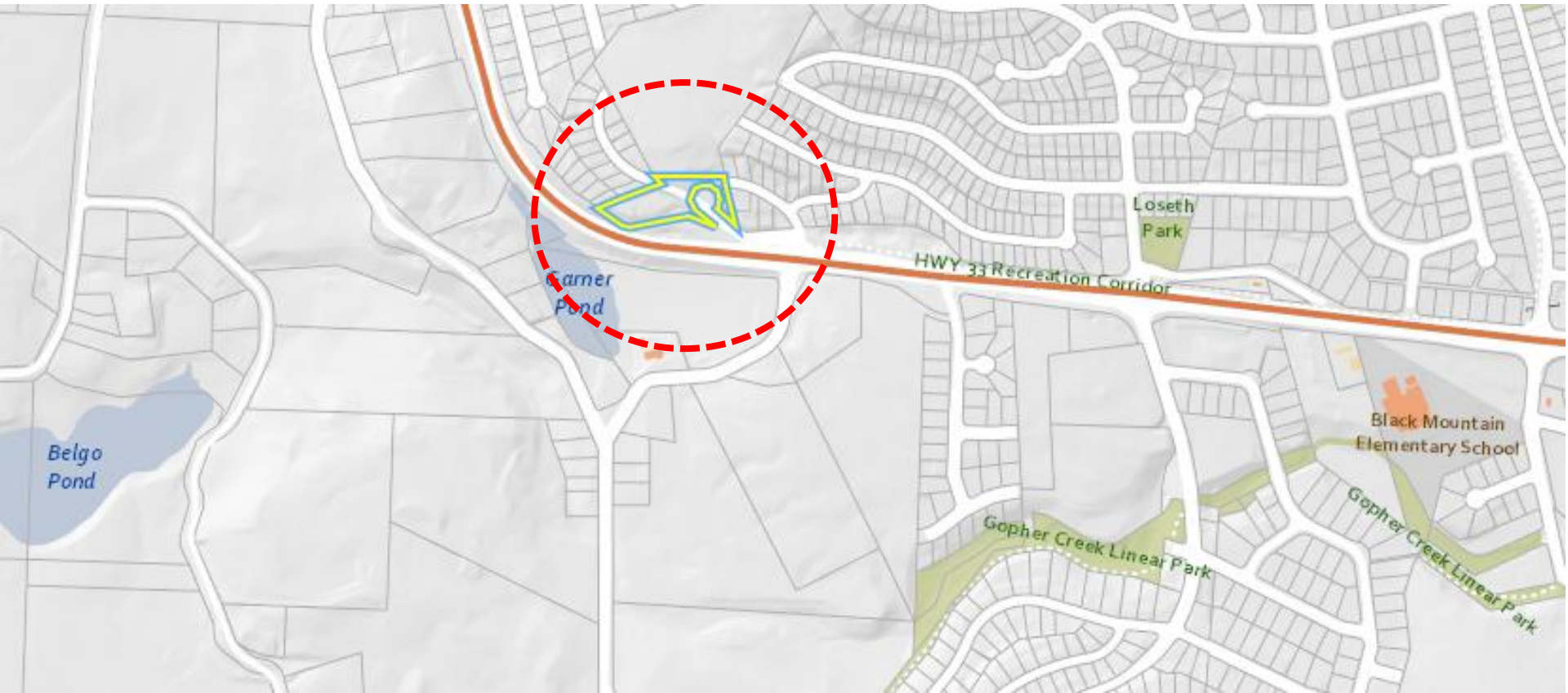
Subdivision/Development Permit/Building Permit



Council Approvals

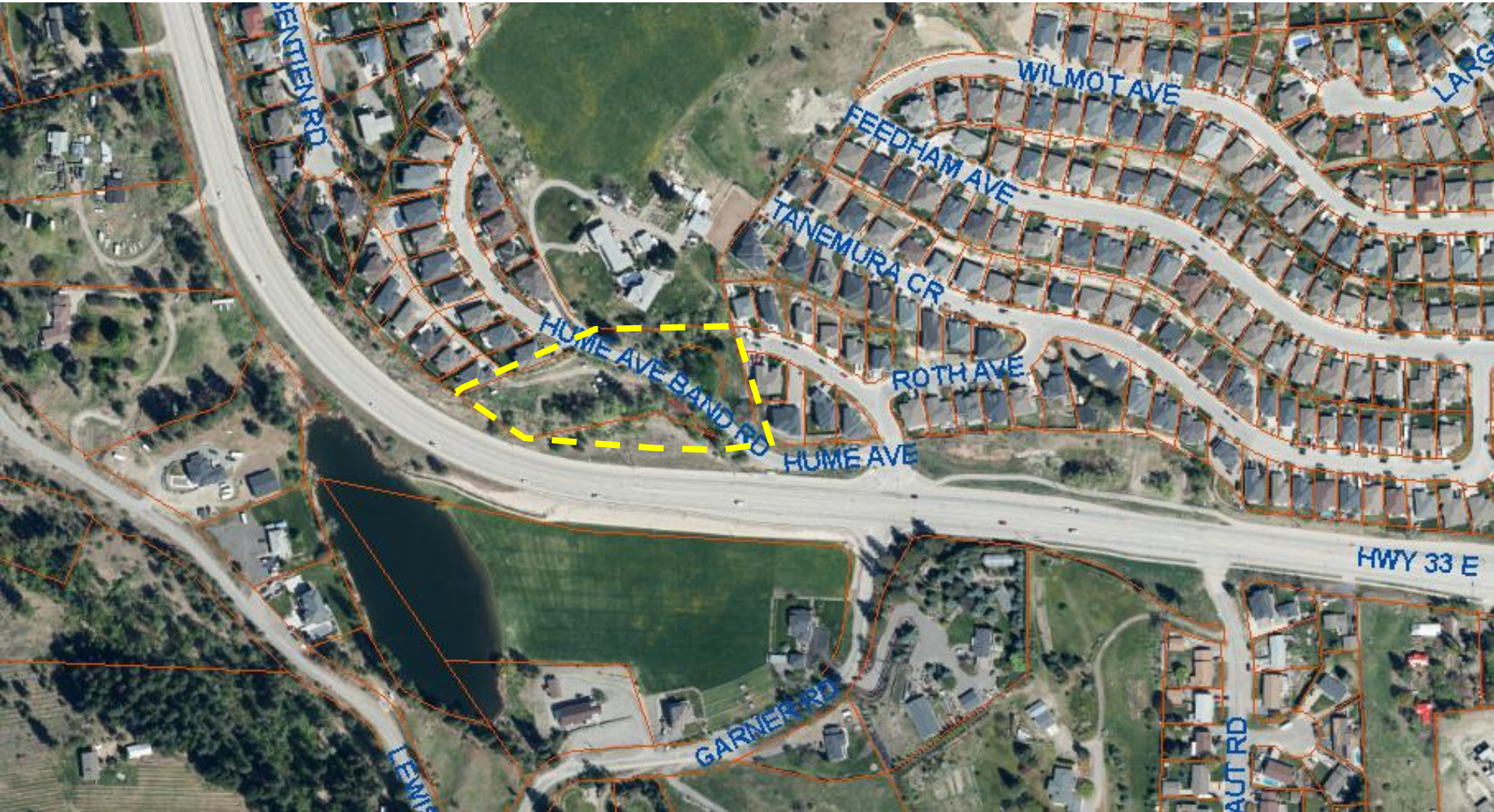


# Context Map





# Subject Property Map



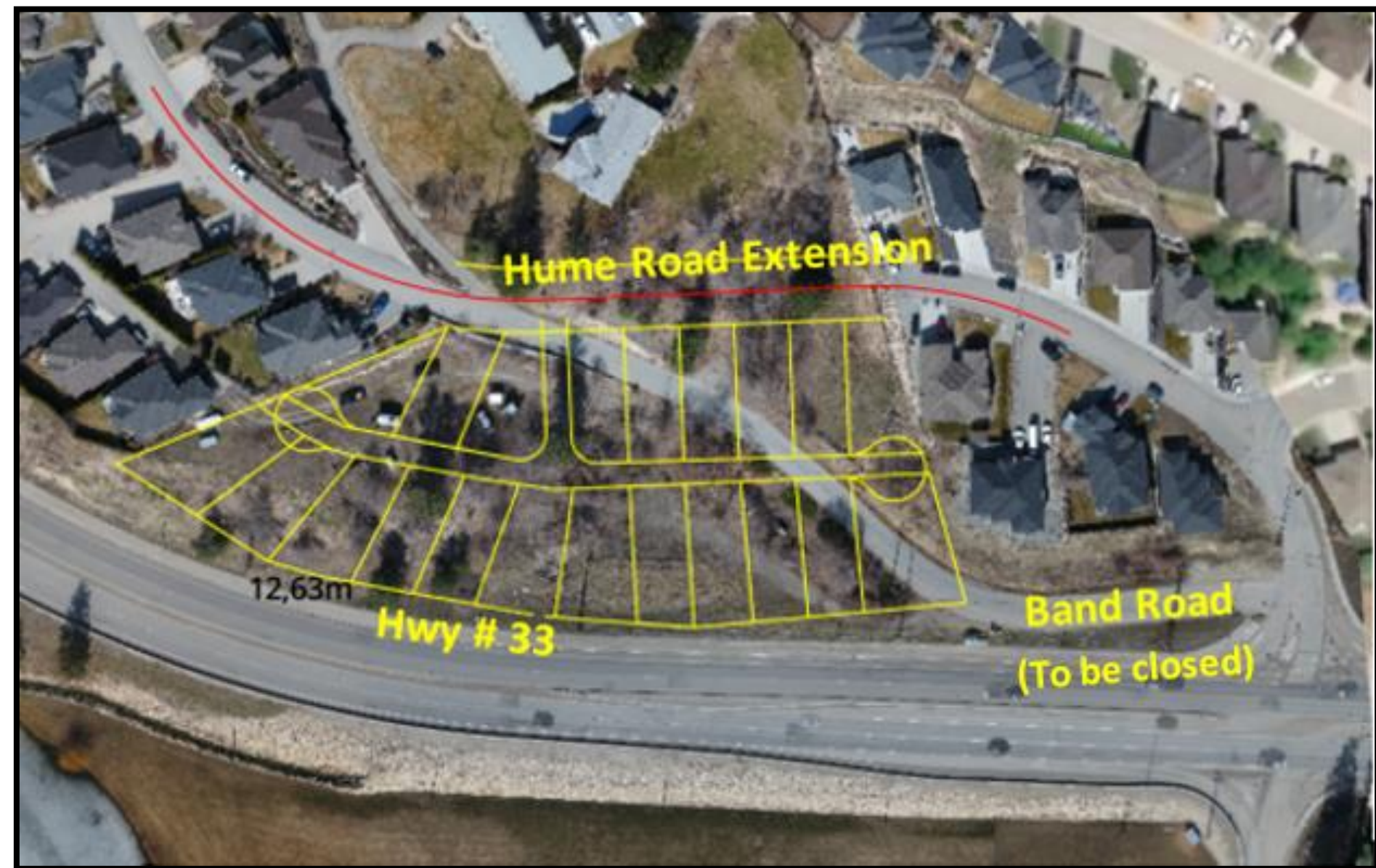
City of Kelowna

# Project/technical details

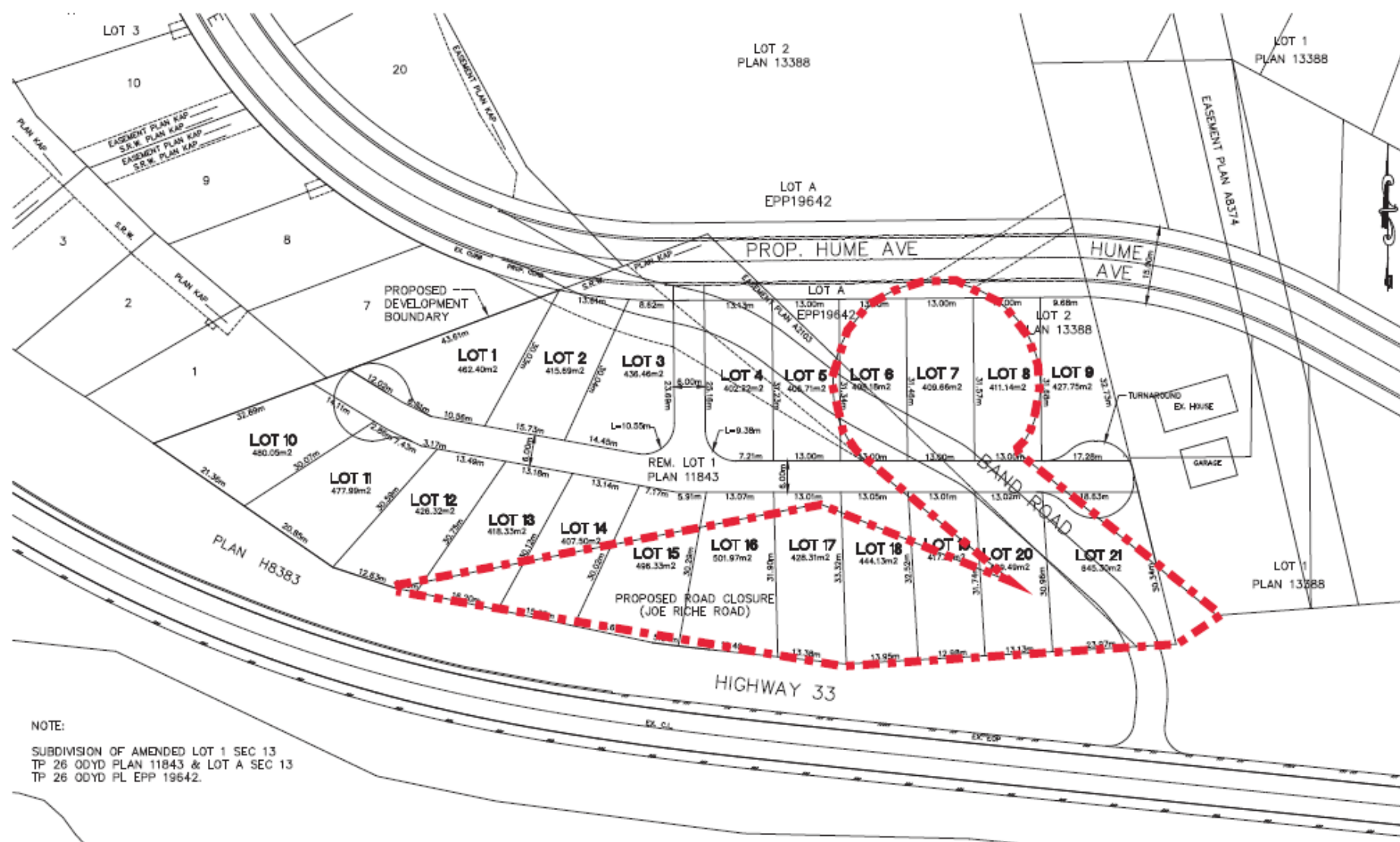
- Infill development of approximately 21 single detached homes as a part of a new strata development.
- Consistent with the 2040 OCP S-Res – Suburban Residential.
- Substantial road improvements which would result in safer access to Hwy #33 for residents



# Site Plan



# Road Closure



NOTE:  
 SUBDIVISION OF AMENDED LOT 1 SEC 13  
 TP 26 ODYD PLAN 11843 & LOT A SEC 13  
 TP 26 ODYD PL EPP 19642.



# Staff Recommendation

- ▶ Support the proposal is consistent with OCP:
  - ▶ The proposal provides for low-density single-family housing in an existing suburban area already serviced by roads water/sewer. The site is near existing schools/parks.
  - ▶ The proposal is for single family housing which can provide for 3 or more-bedroom units on medium sized strata lots that will provide for a modest increase in density in an existing suburban neighbourhood.



*Conclusion of Staff Remarks*