



City of
Kelowna

Z23-0020 4973 Buckhaven Ct & 1450 Steele Rd

Rezoning Application

Purpose

- ▶ To rezone portions of the subject properties from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone to facilitate the development of a 27-lot residential subdivision.

Development Process



April 17, 2023

Development Application Submitted



Staff Review & Circulation



May 3, 2023

Public Notification Received



July 10, 2023

Initial Consideration



Reading Consideration or Public Hearing



Final Reading



Subdivision



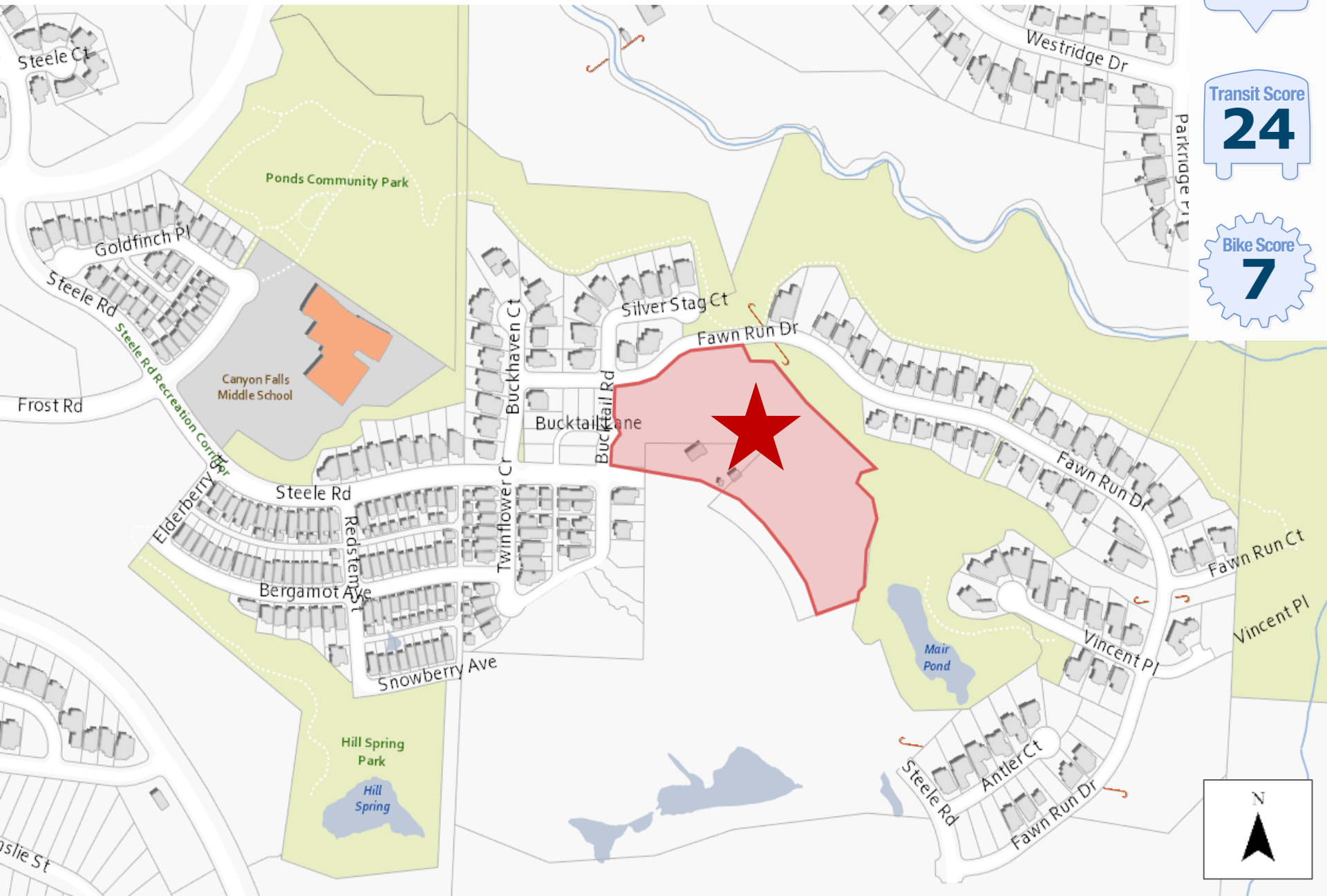
Council Approvals

Context Map

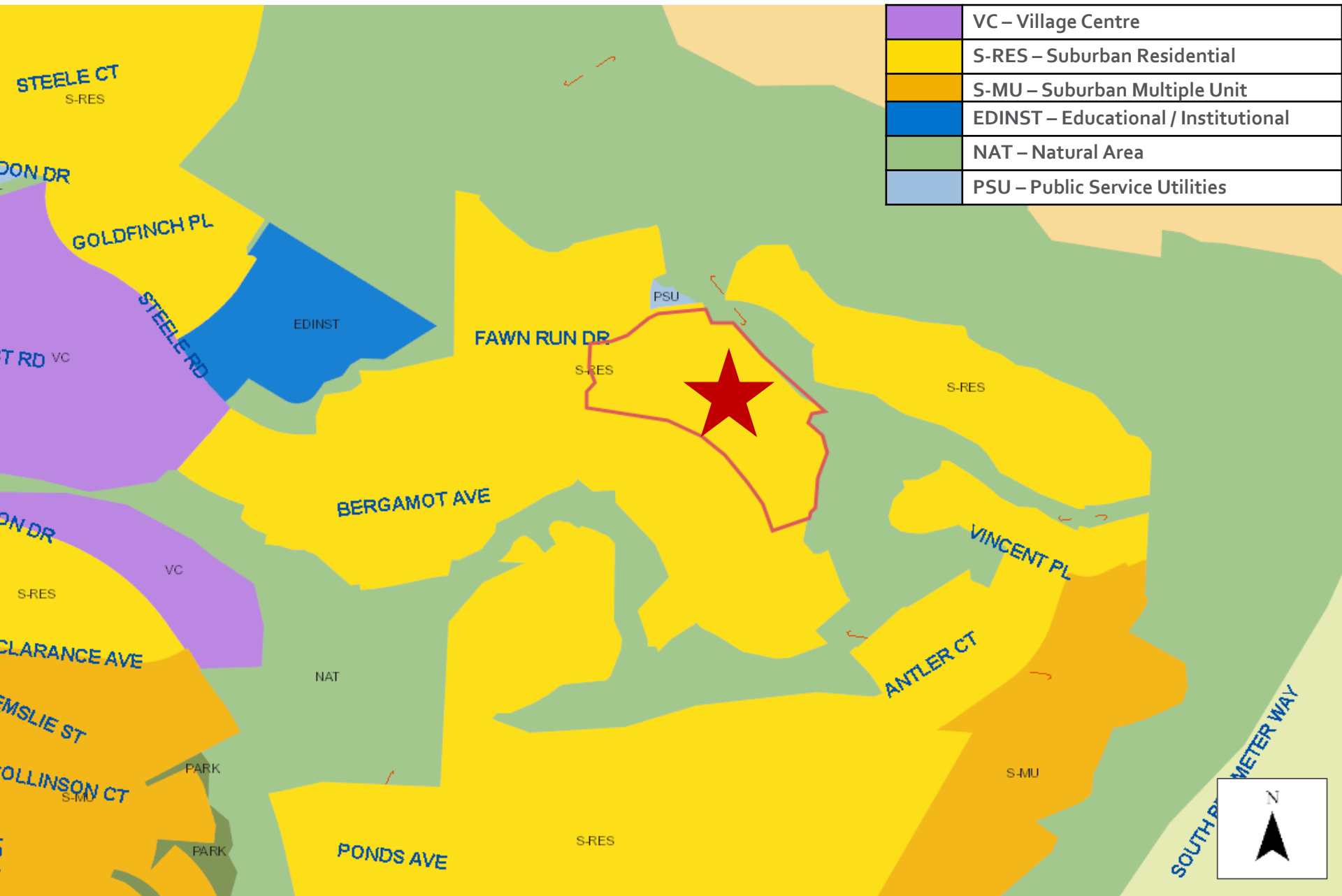
Walk Score
4







Transit Score
24

Bike Score
7



OCP Future Land Use



	VC – Village Centre
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	EDINST – Educational / Institutional
	NAT – Natural Area
	PSU – Public Service Utilities



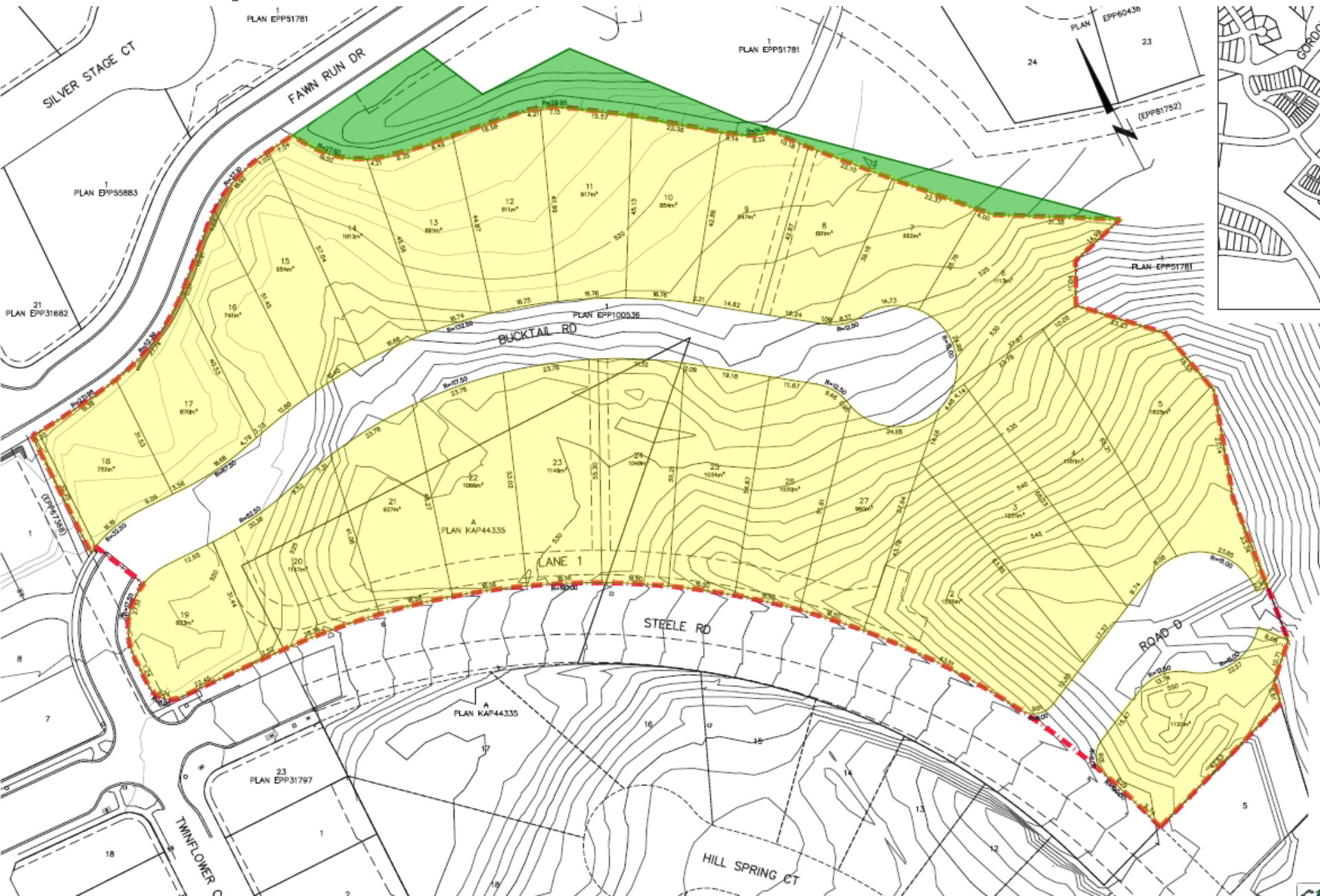
Subject Property Map



Project Details

- ▶ Rezoning from RR1 – Large Lot Rural Residential to RU2 – Medium Lot Housing
- ▶ 27-lot residential subdivision
 - ▶ 22 lots accessed off extension of Bucktail Road
 - ▶ 5 lots accessed from new cul-de-sac off Steele Road
- ▶ Small area dedicated to City as parkland

Lot Layout



OCP Objectives & Policies

- ▶ Future Land Use Designation: S-RES – Suburban Residential
 - ▶ Intended to accommodate most of the City's single and two dwelling residential growth
- ▶ Policy 7.1.1: Area Structure Plan Consistency
 - ▶ Support development that is consistent with adopted Area Structure Plans

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use: S-RES – Suburban Residential
 - ▶ OCP Policy 7.1.1 – Area Structure Plan Consistency