



Z20-0034 4642 Barton St.

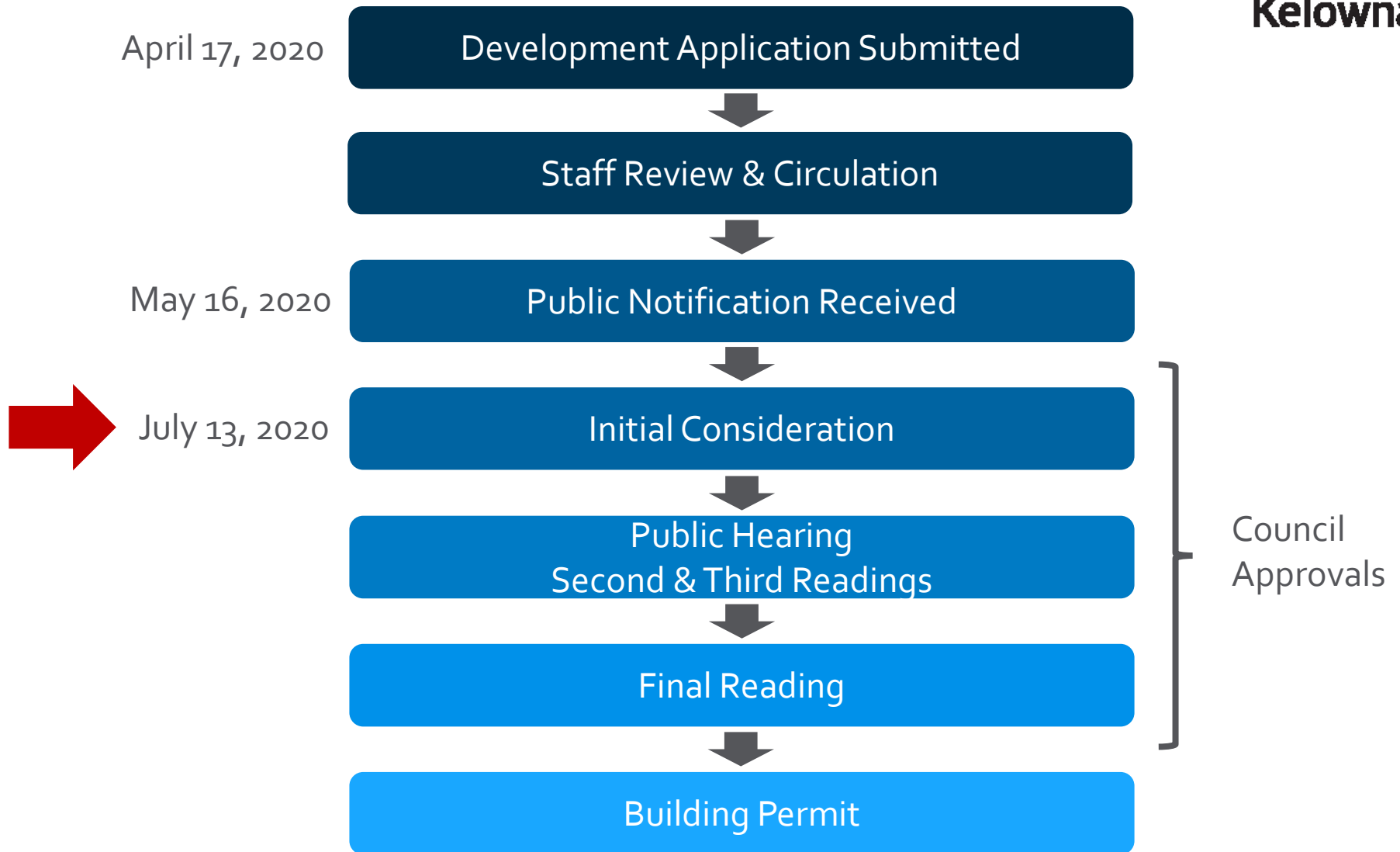
Rezoning Application



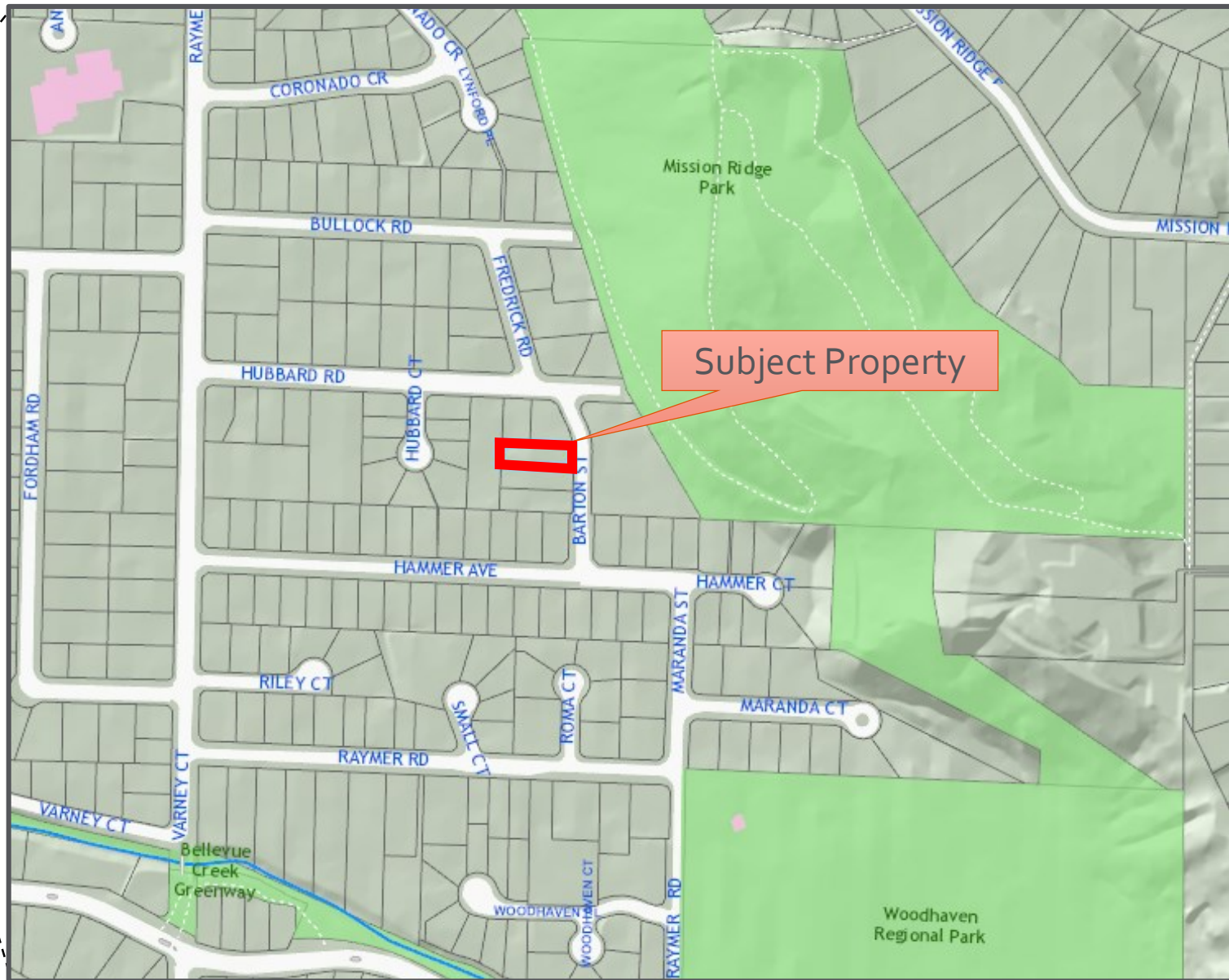
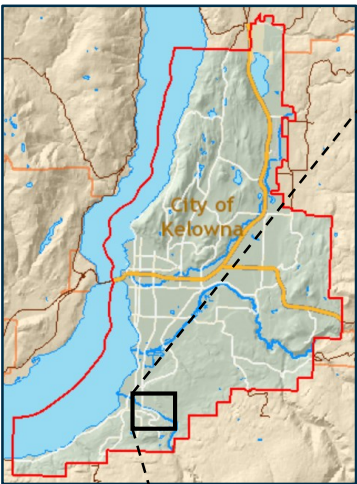
Proposal

- ▶ To consider rezoning the property from RU₁ – Large Lot Housing to RU_{1c} – Large Lot Housing with Carriage House to allow for the construction of a carriage house.

Development Process

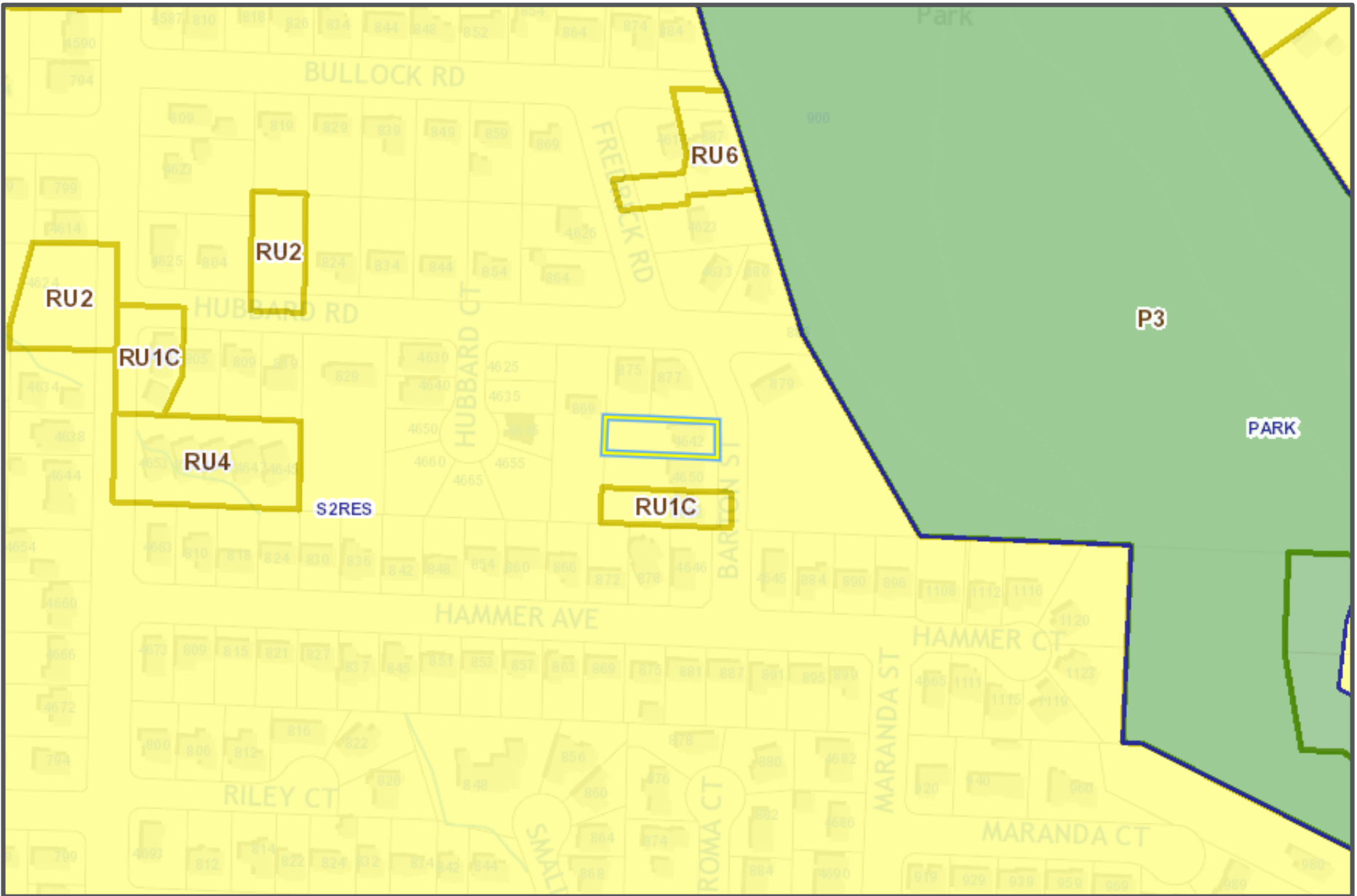


Context Map

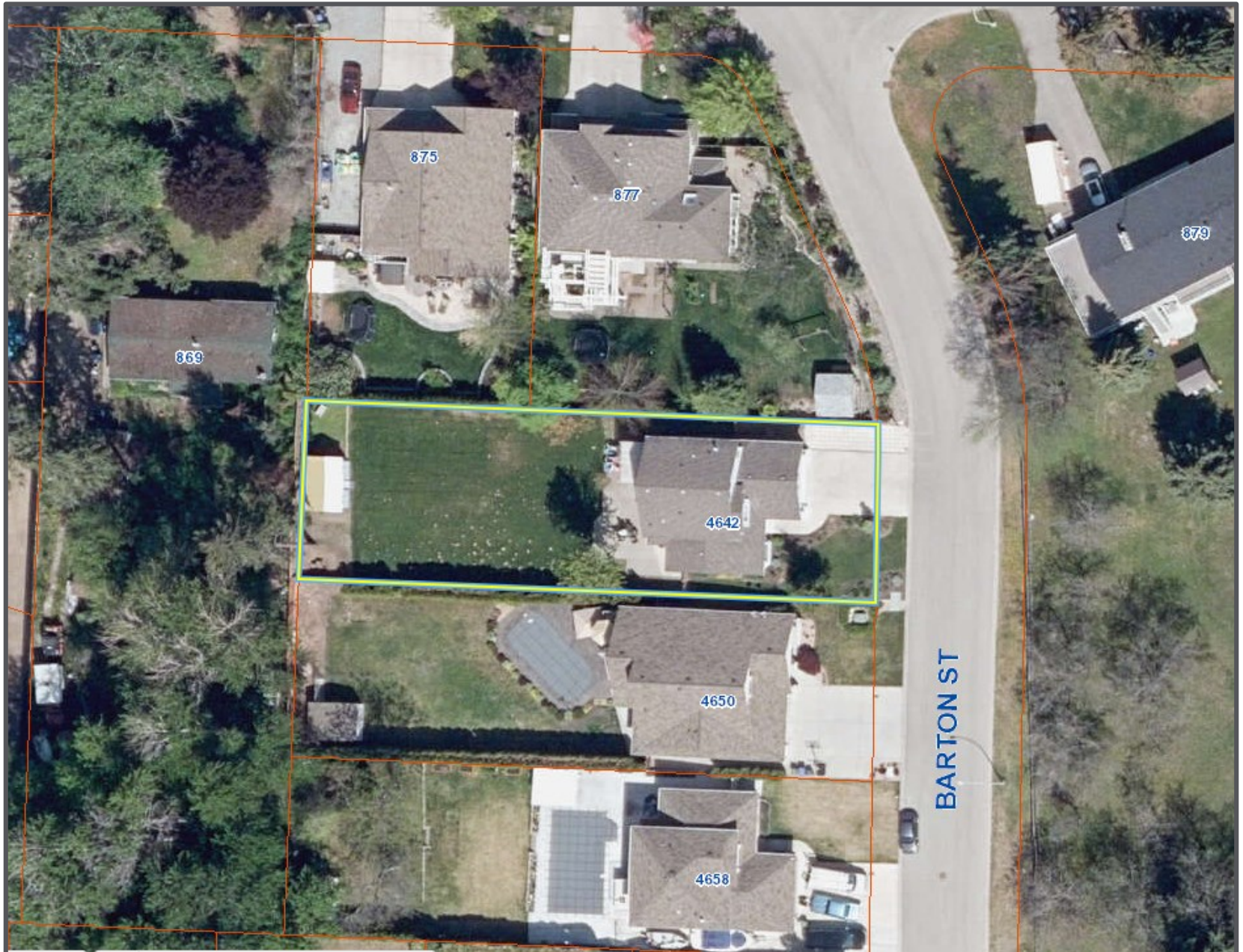


Subject Property

OCP Future Land Use / Zoning



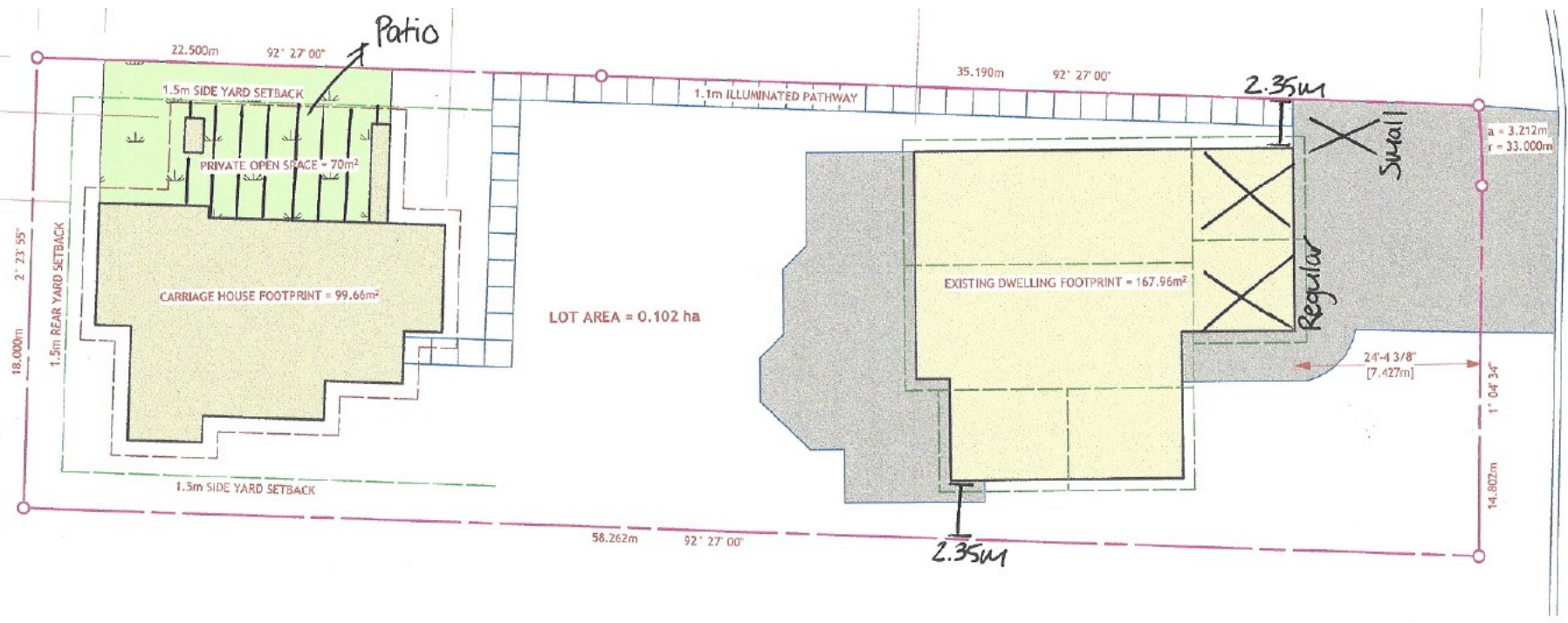
Subject Property Map



Project/technical details

- ▶ The proposed rezoning would allow for a carriage house on the subject property.
- ▶ The proposed carriage house is 1 storey in height with 2 bedrooms.
- ▶ The carriage house would have access from the front of the property as the lot does not have access to a lane.
- ▶ No variances have been identified.

Site Plan



1 SITE PLAN
Scale: 1:175



BARTON STREET

Rendering



City of Kelowna

Development Policy

- ▶ Carriage homes are a form of rental housing which is recognized in the Healthy Housing Strategy as being a significant need in the City.
- ▶ Carriage homes also help land-owners achieve housing affordability.
- ▶ In an area of the city with urban services (incl. roads, sewer and water) that are able to accommodate a modest amount of infill, including carriage homes (hence S2RES designation).

Public Notification Policy #367

- ▶ Public Consultation completed in full compliance with Public Notification Policy #367.
 - ▶ Neighbour Consultation completed by May 16, 2020

Staff Recommendation

- ▶ Staff recommend that Council support the proposal to rezone the lot to RU_{1c} – Large Lot Housing with Carriage House
 - ▶ Property is an area of the city that is able to accommodate a modest amount of infill while making use of existing infrastructure (promotes compact urban form and sensitive infill)
 - ▶ No variances have been identified



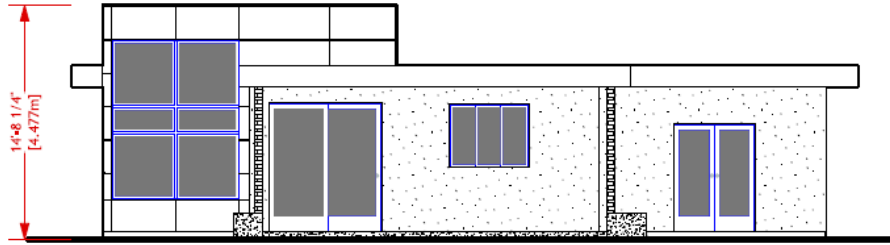
Conclusion of Staff Remarks

Rendering

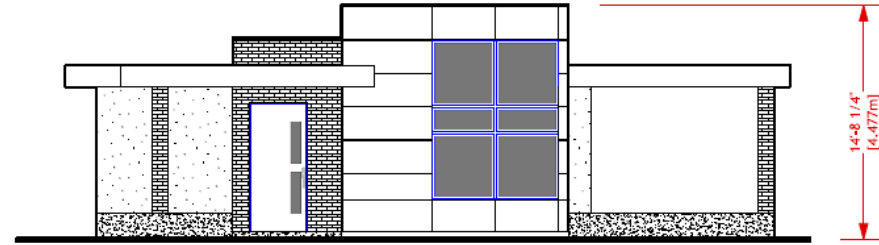


City of Kelowna

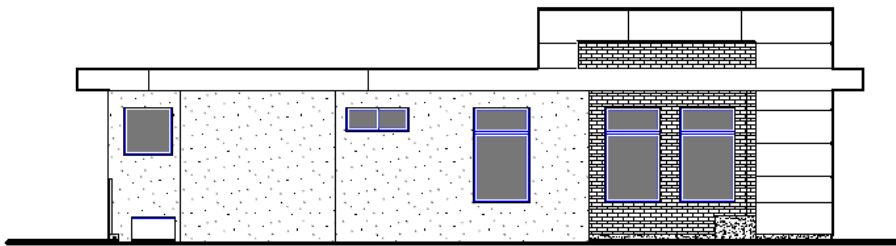
Elevations



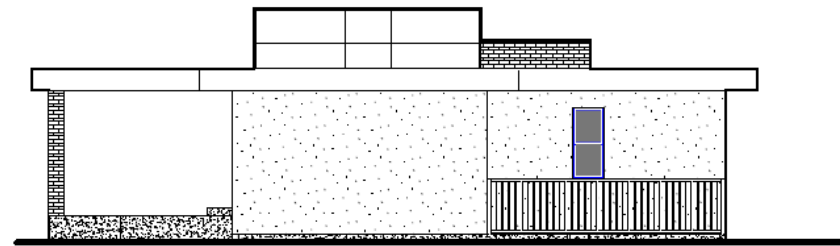
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION