



Z20-0050 664 DeHart Road

Rezoning Application



Proposal

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

Development Process

Jun 16th, 2020

Development Application Submitted

Staff Review & Circulation

Jun 17th, 2020

Public Notification Received

Aug 24th, 2020

Initial Consideration

Public Hearing
Second & Third Readings

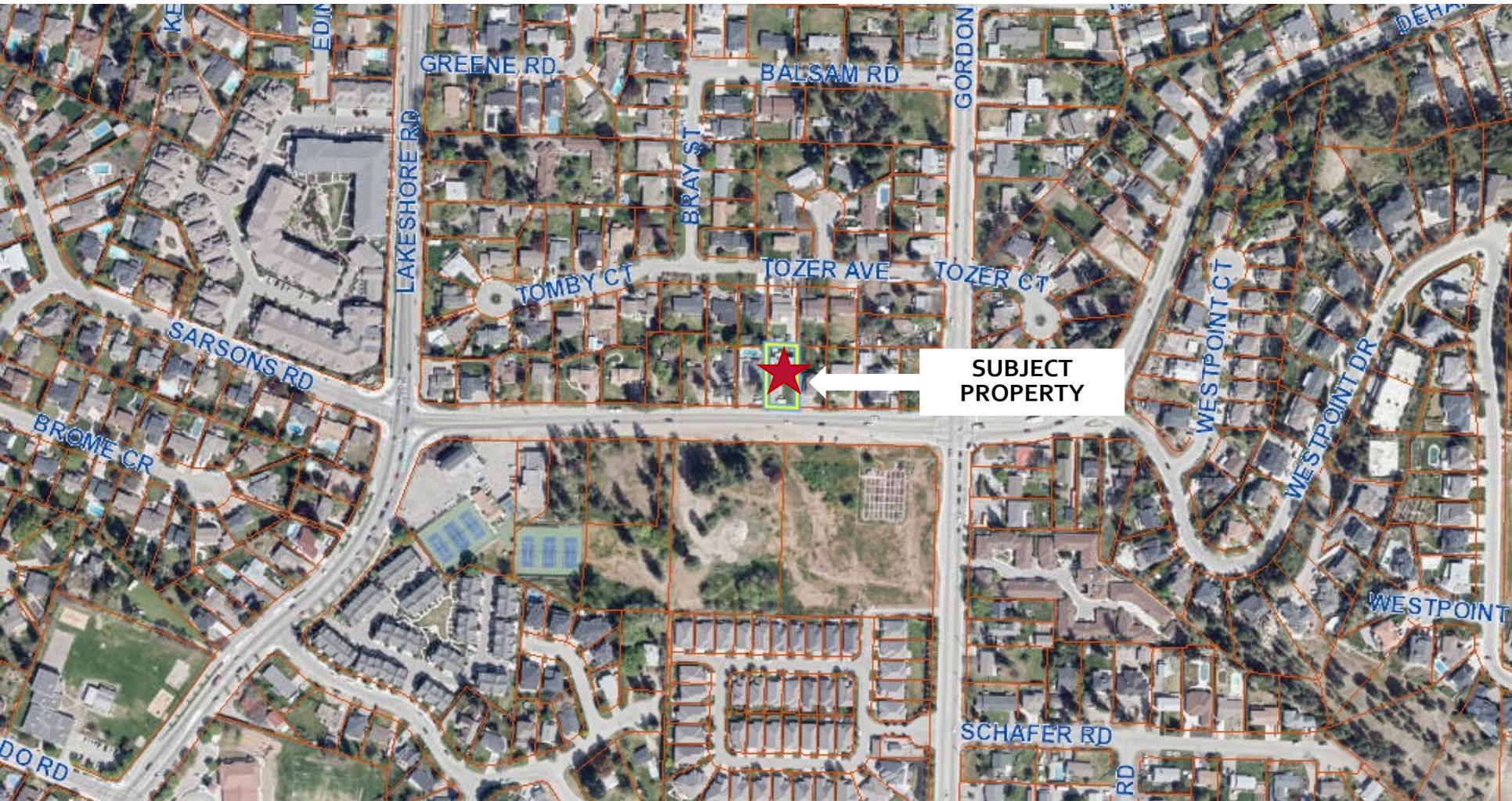
Final Reading

Building Permit

Council Approvals

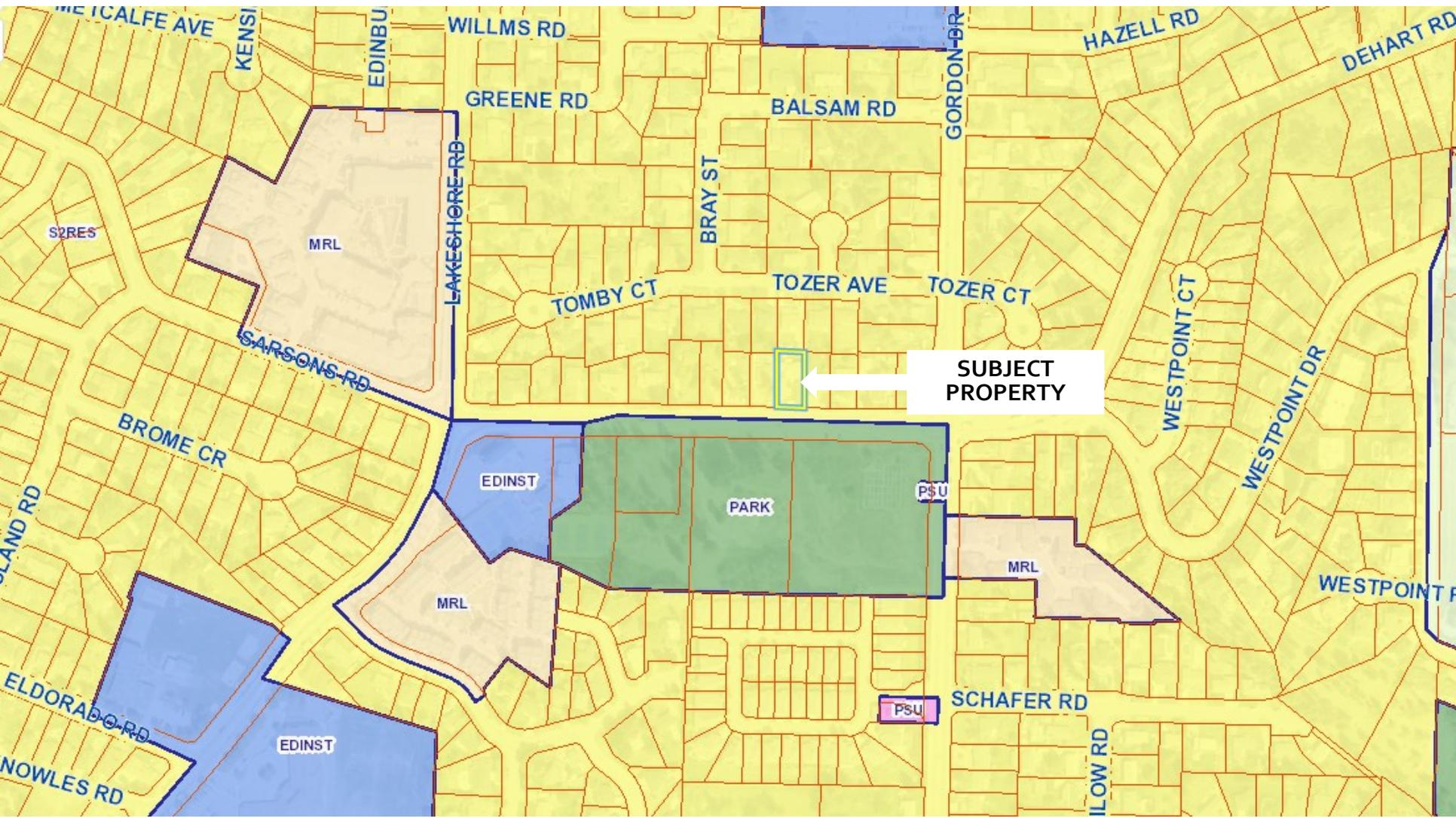


Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

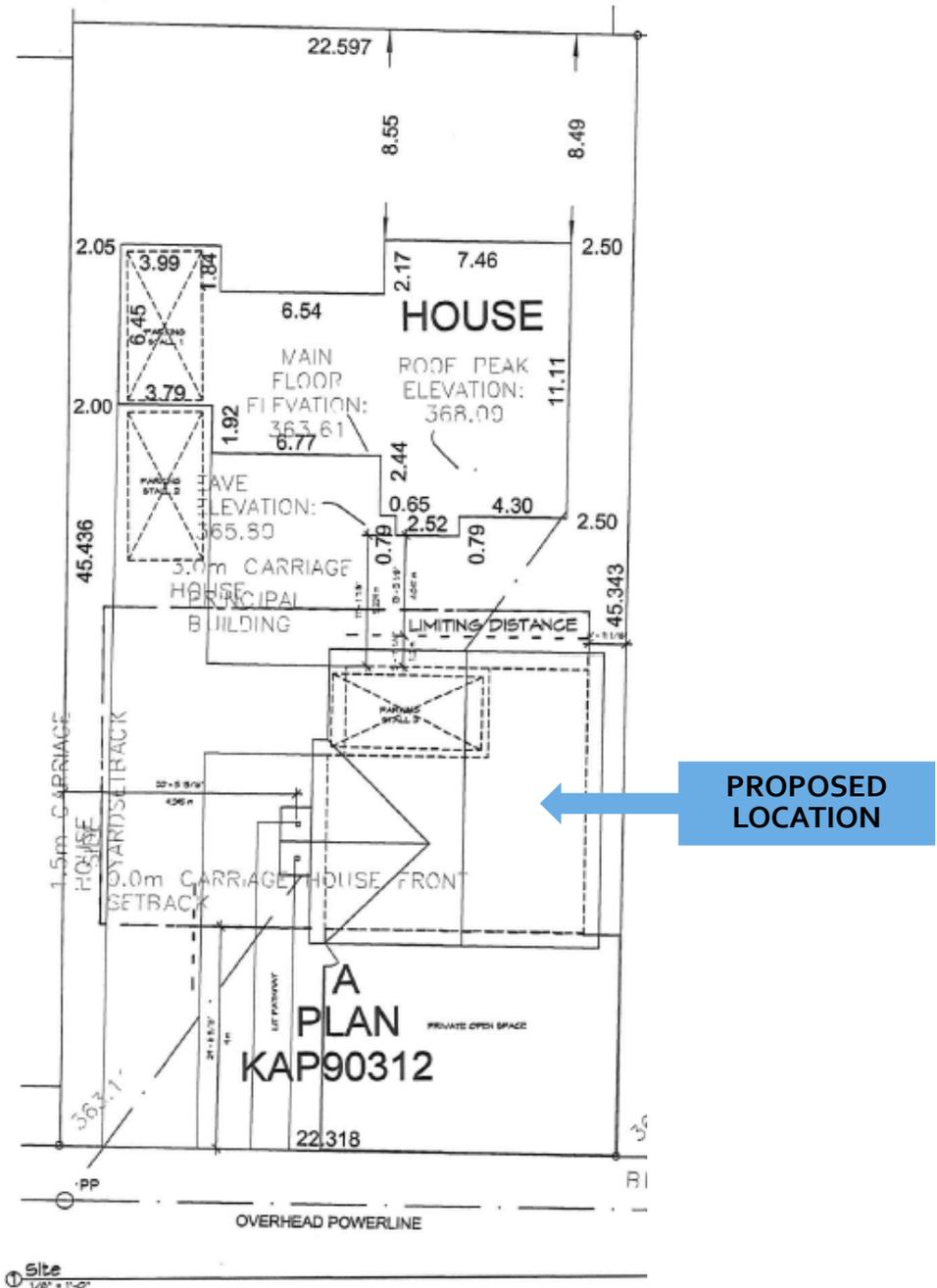
Subject Property Map



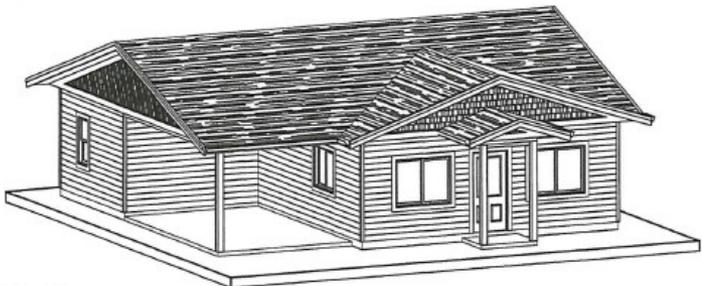
Project/technical details

- ▶ Proposed rezoning will facilitate a carriage house.
- ▶ The proposed carriage house will be in the front yard of the existing home.
- ▶ No variances have been identified relating to the proposed rezoning.

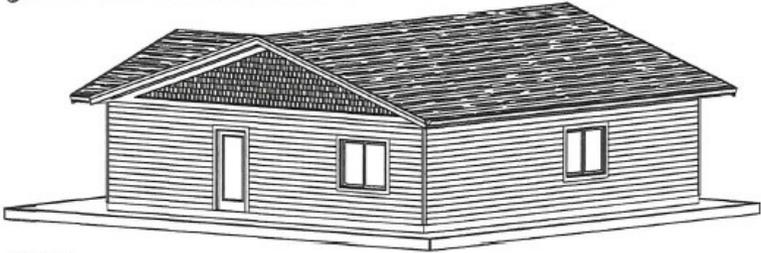
Site Plan



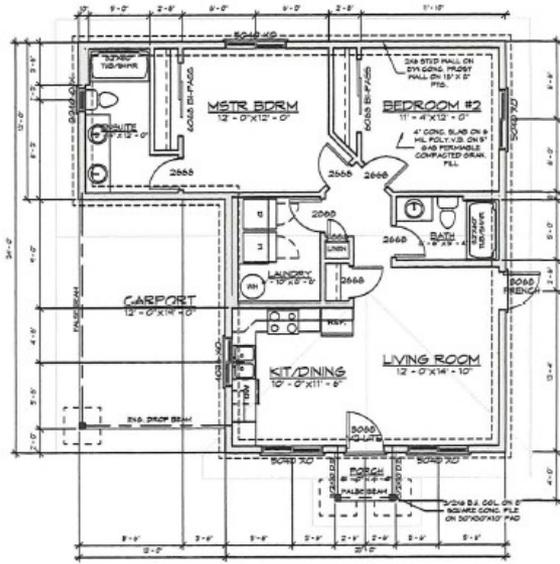
Conceptual Drawings



Front 3D



Rear 3D



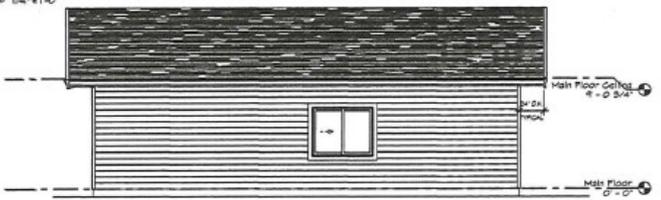
Main Floor
1/4" = 1'-0"



Front
1/4" = 1'-0"



Left
1/4" = 1'-0"



Rear
1/4" = 1'-0"



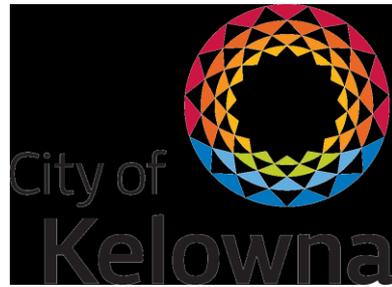
Right
1/4" = 1'-0"

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Complete Communities
 - ▶ Sensitive Infill
 - ▶ Carriage Houses and Accessory Apartments
- ▶ Consistent with Zoning Bylaw – no variances

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate development of a carriage house
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks