



# Z20-0036

# 694 Mayfair Court

Rezoning Application



# Proposal

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

# Development Process

May 1, 2020

Development Application Submitted



Staff Review & Circulation



June 18, 2020

Public Notification Received



Sept. 14, 2020

Initial Consideration



Public Hearing  
Second & Third Readings



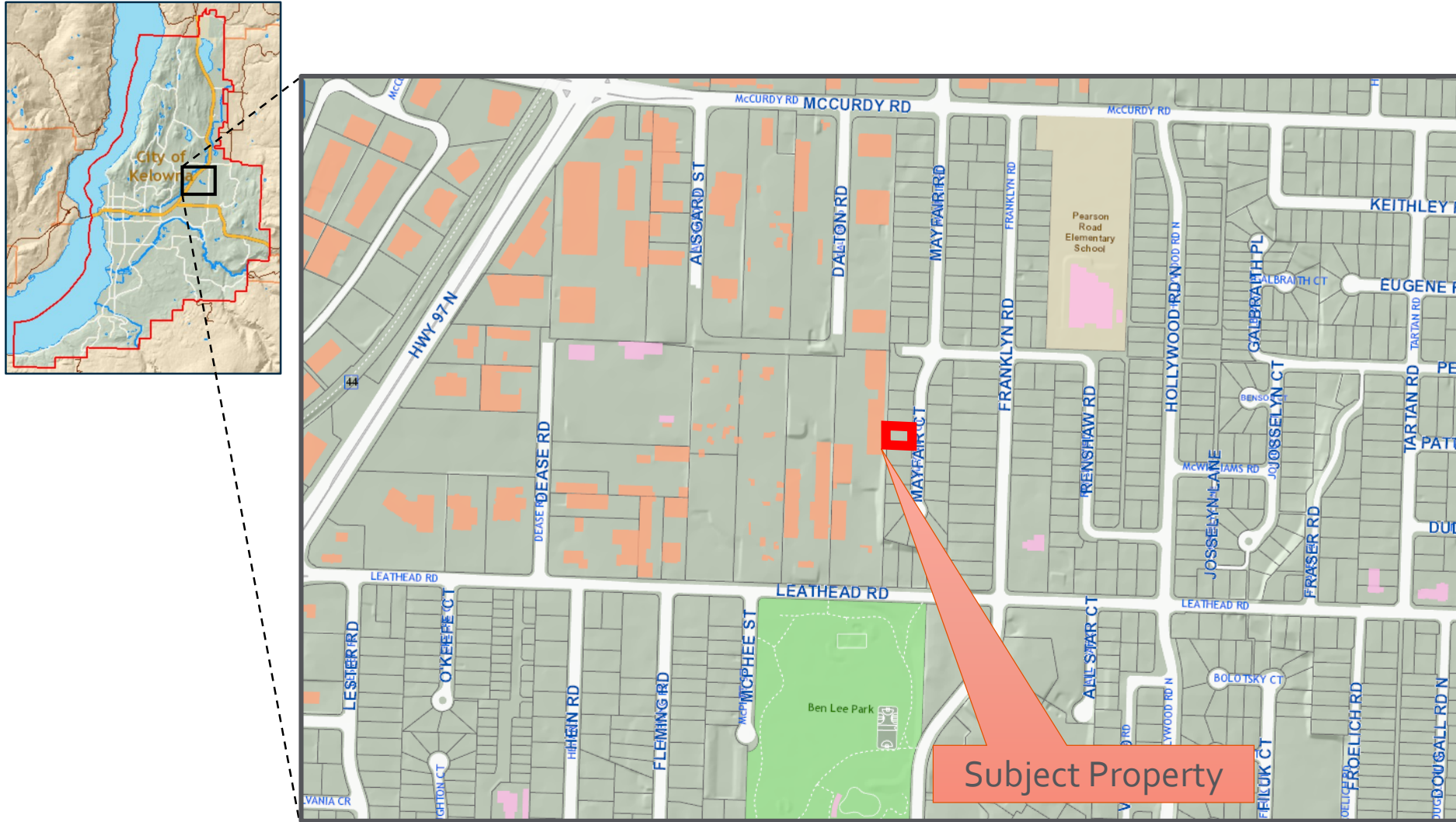
Final Reading  
DP & Variances



Building Permit

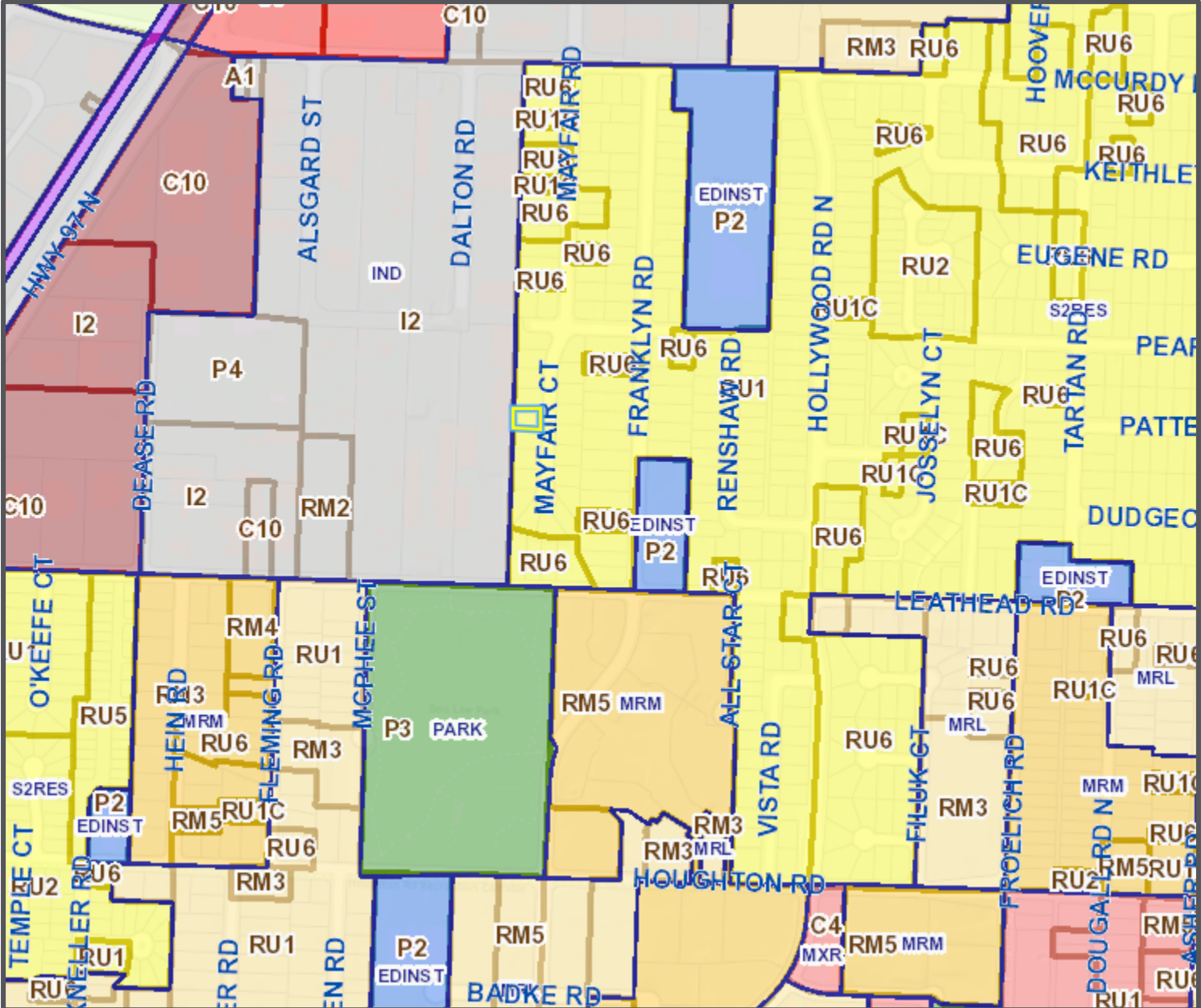
Council  
Approvals

# Context Map



City of Kelowna

# OCP Future Land Use / Zoning





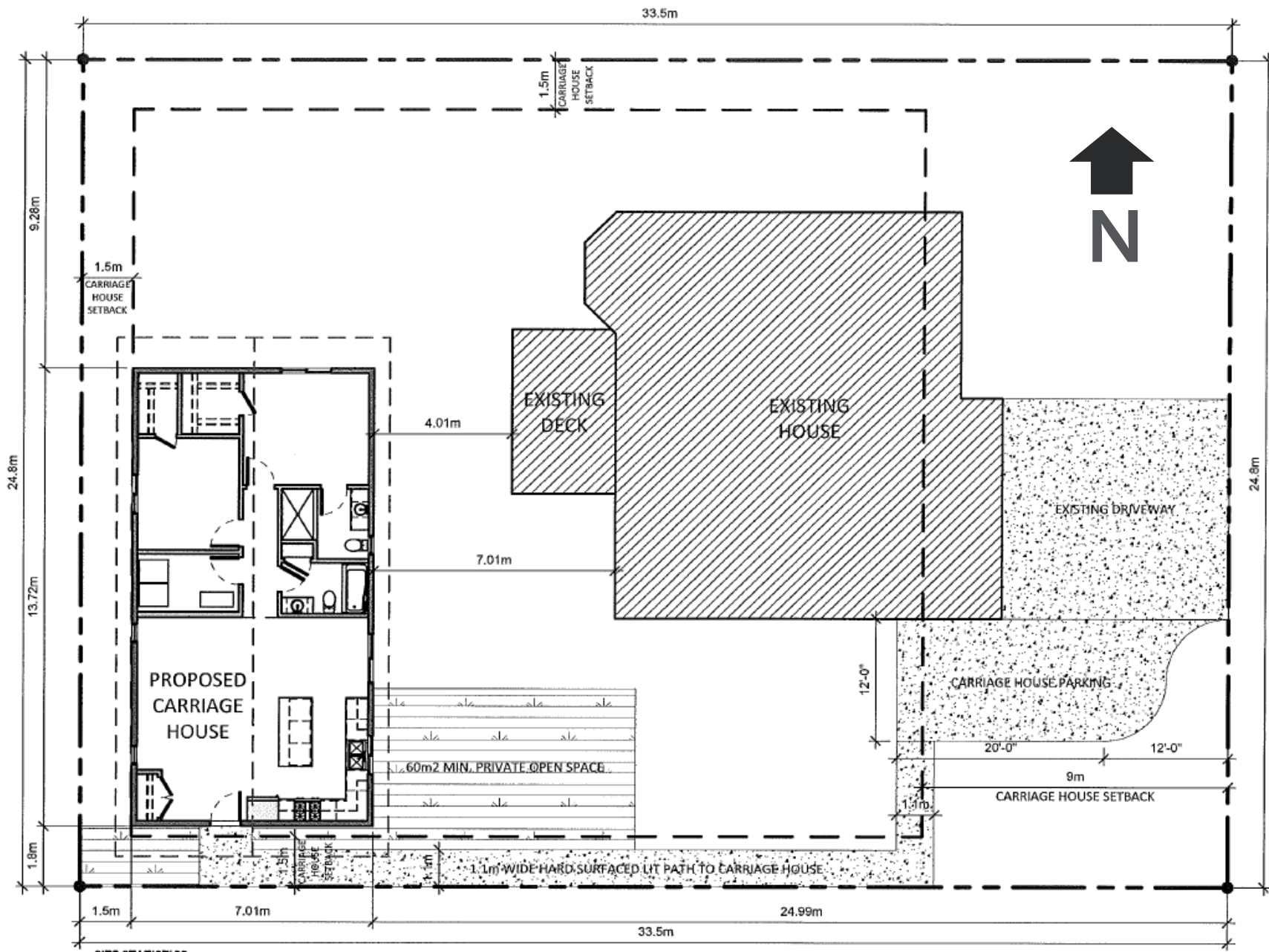
# Subject Property Map



# Project/technical details

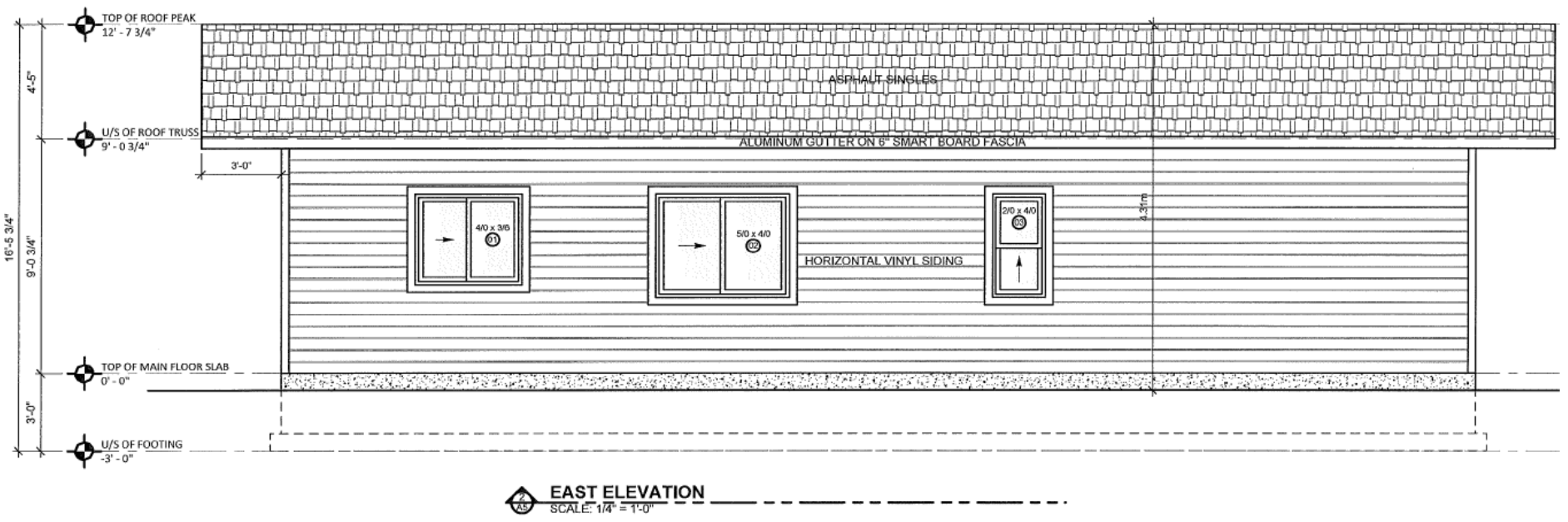
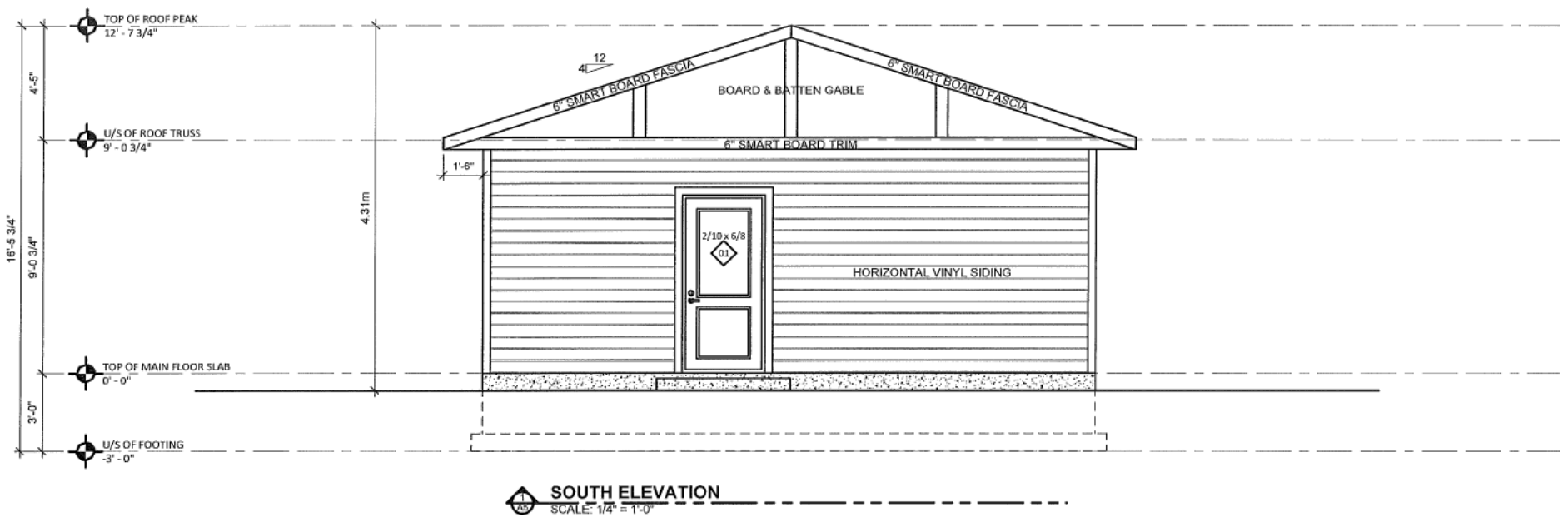
- ▶ Applicant proposes to rezone the lot to RU<sub>1c</sub> – Large Lot Housing with Carriage House to allow for the development of a carriage house.
- ▶ The proposed carriage house is 1 storey in height, with 2 bedrooms.
- ▶ Car access for the new carriage house is to be achieved from the front of the lot, as there is no lane.

# Site Plan

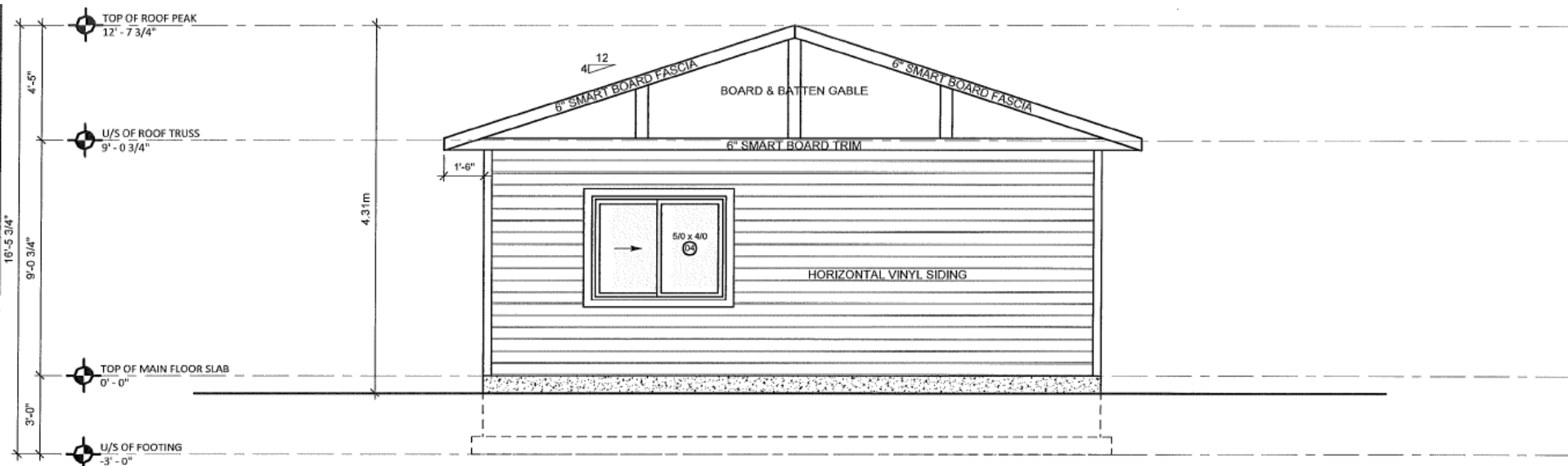




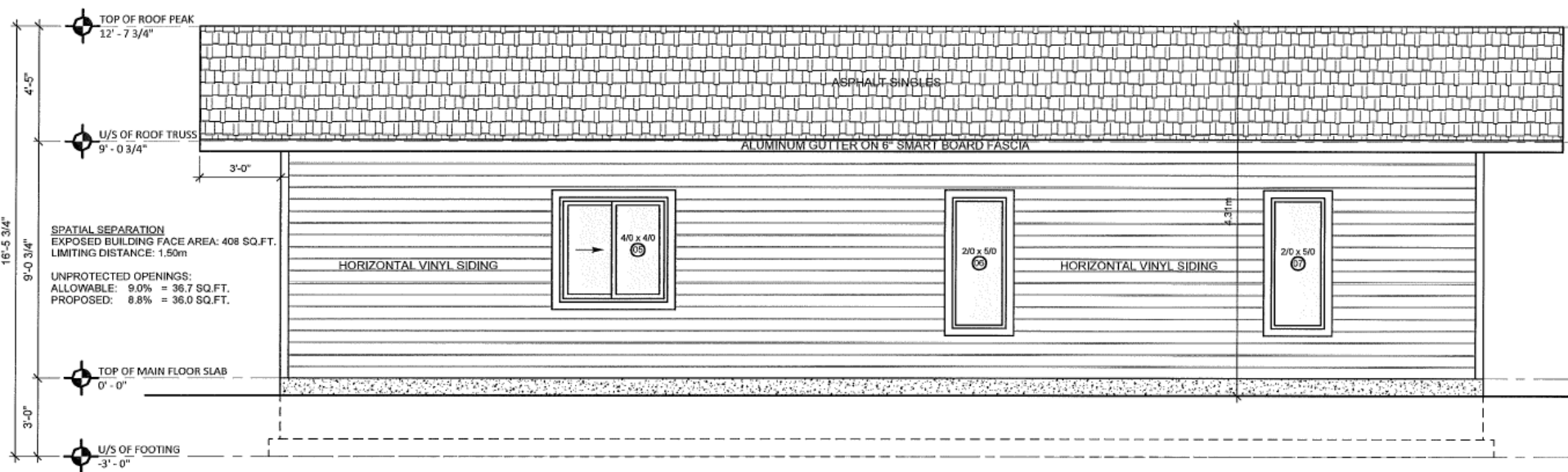
# Elevations



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**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

# Development Policy

- ▶ 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).
  - ▶ Compact urban form
- ▶ Carriage homes are a form of rental housing which is recognized in the Healthy Housing Strategy as being a significant need in the City.
- ▶ Proposed carriage home is an example of sensitive infill.

# Staff Recommendation

- ▶ Staff support the proposed RU1c rezoning to allow for the development of a carriage house on the lot.
  - ▶ Compact urban form
  - ▶ Rental housing recognized as a significant need
  - ▶ Sensitive infill





## *Conclusion of Staff Remarks*