



# Z20-0056

# 916 Tataryn Rd

## Rezoning Application



# Proposal

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

# Development Process

July 8, 2020

Development Application Submitted

Staff Review & Circulation

July 25, 2020

Public Notification Received

Sept 28, 2020

Initial Consideration

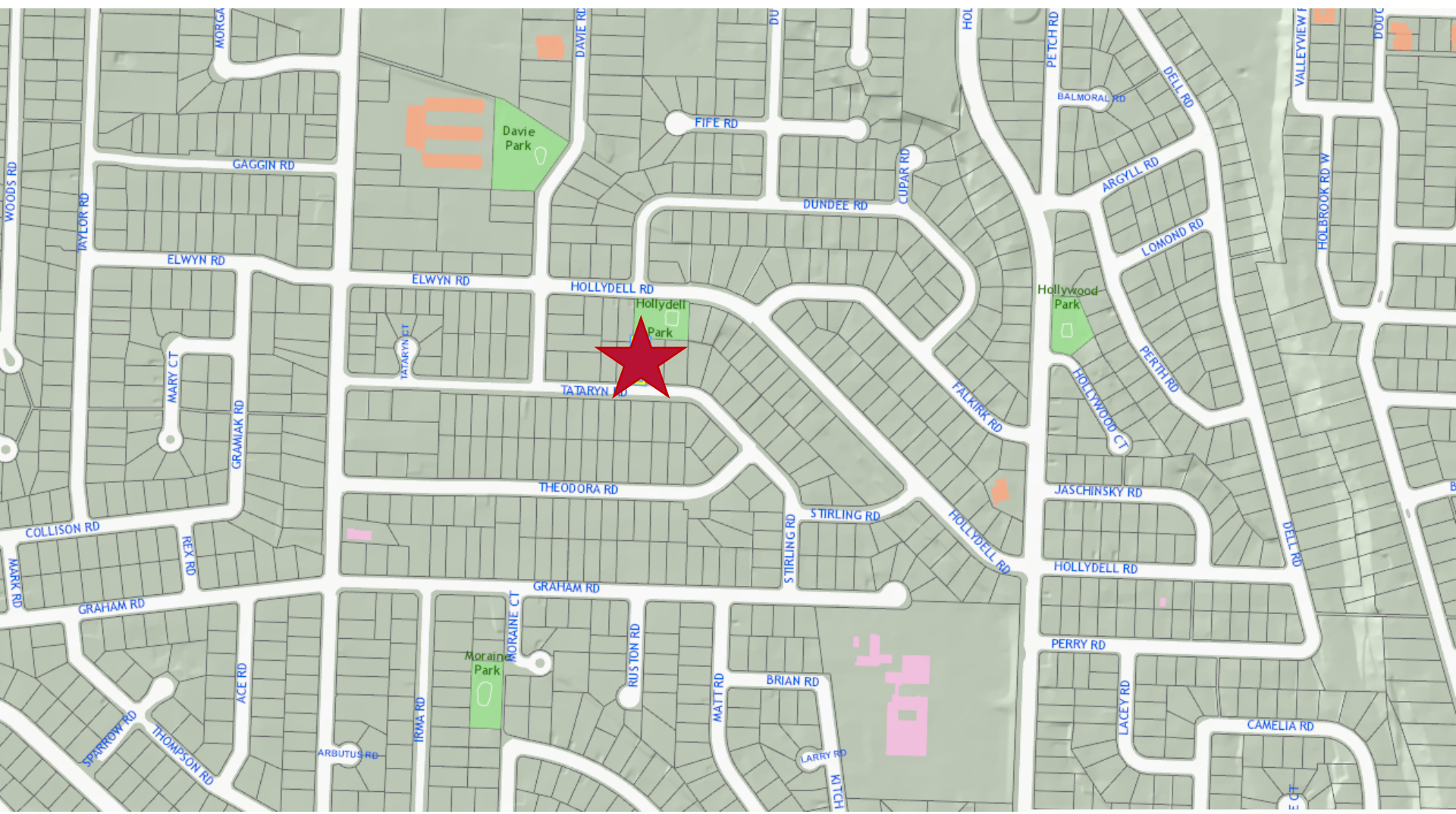
Public Hearing  
Second & Third Readings

Final Reading & Development Variance Permit

Building Permit

Council Approvals

# Context Map



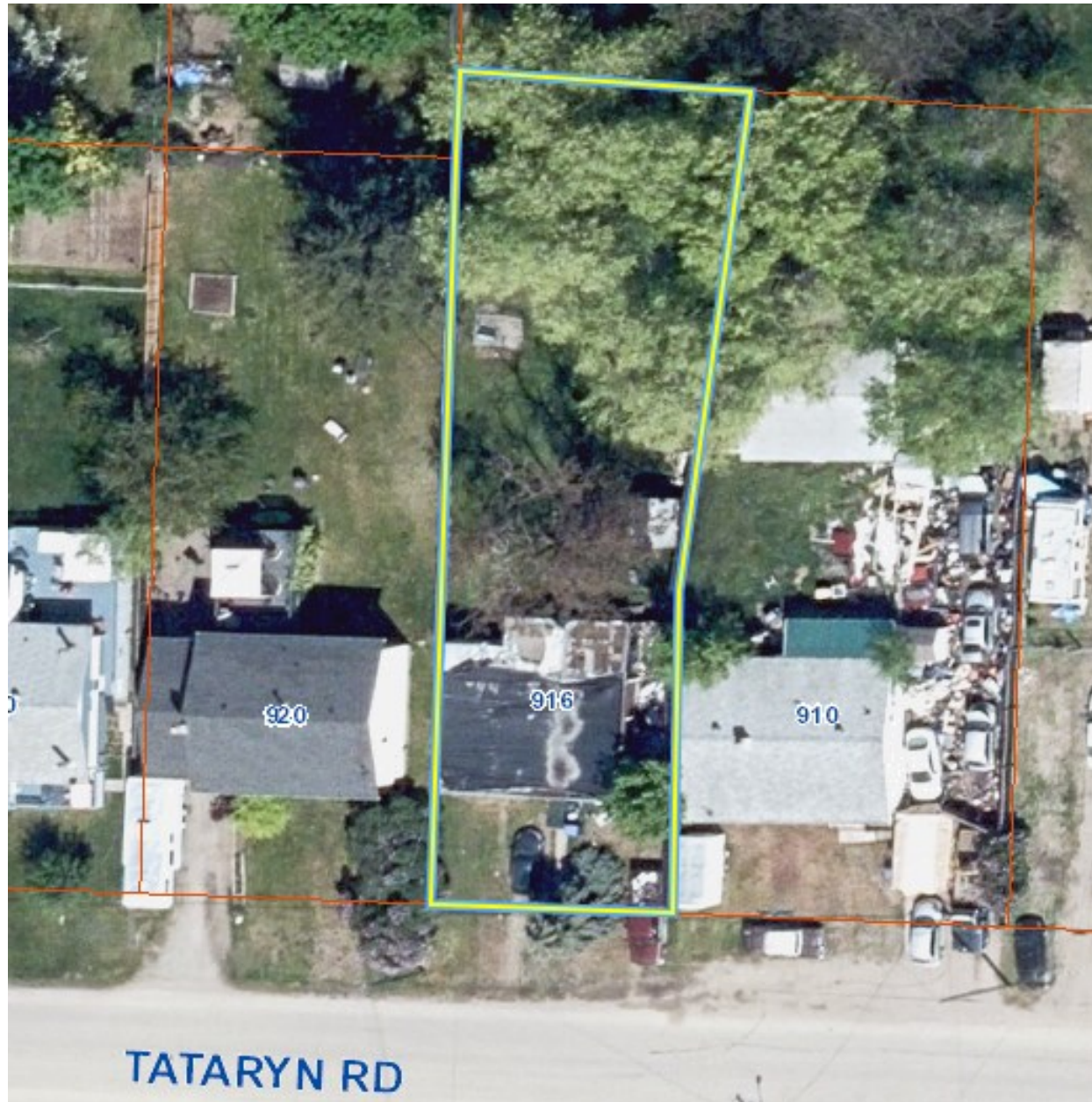
City of Kelowna

Walk Score  
**30**

**Car-Dependent**  
Most errands require a car.

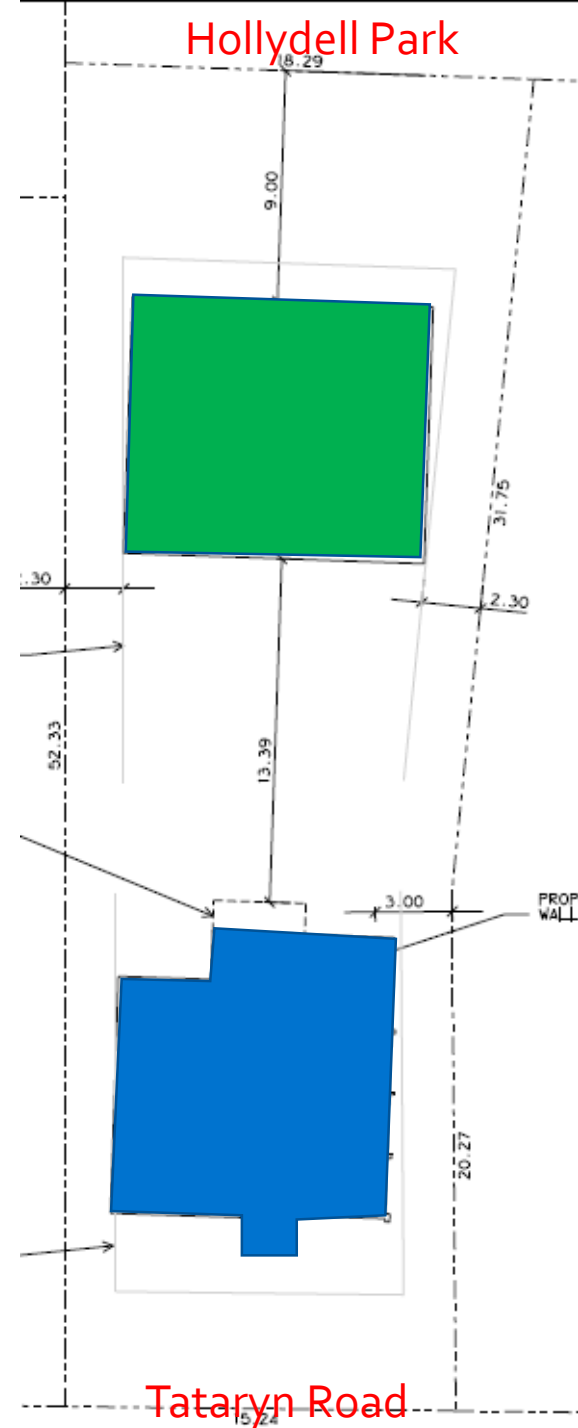


# Subject Property Map



# Proposal Details

- Existing single storey dwelling would become a carriage house
  - Variance for minimum front yard setback would be required
- New dwelling would be constructed in the rear
  - Demonstrated this can occur without any variances





# Existing Dwelling/Proposed Carriage House



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Compact Urban Form
  - ▶ Sensitive Infill
  - ▶ Carriage Houses and Accessory Apartments



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate the conversion of the existing dwelling into a carriage house
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Urban Infill Policies
    - ▶ Within Permanent Growth Boundary
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*