



Z20-0105 377 Cadder Ave

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU1C – Large Lot Housing with Carriage House.

Development Process

Dec 11, 2020

Development Application Submitted



Staff Review & Circulation



Dec 13, 2020

Public Notification Received



Feb 22, 2021

Initial Consideration



Public Hearing
Second & Third Readings

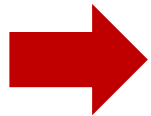


Final Reading
DP & Variances



Building Permit

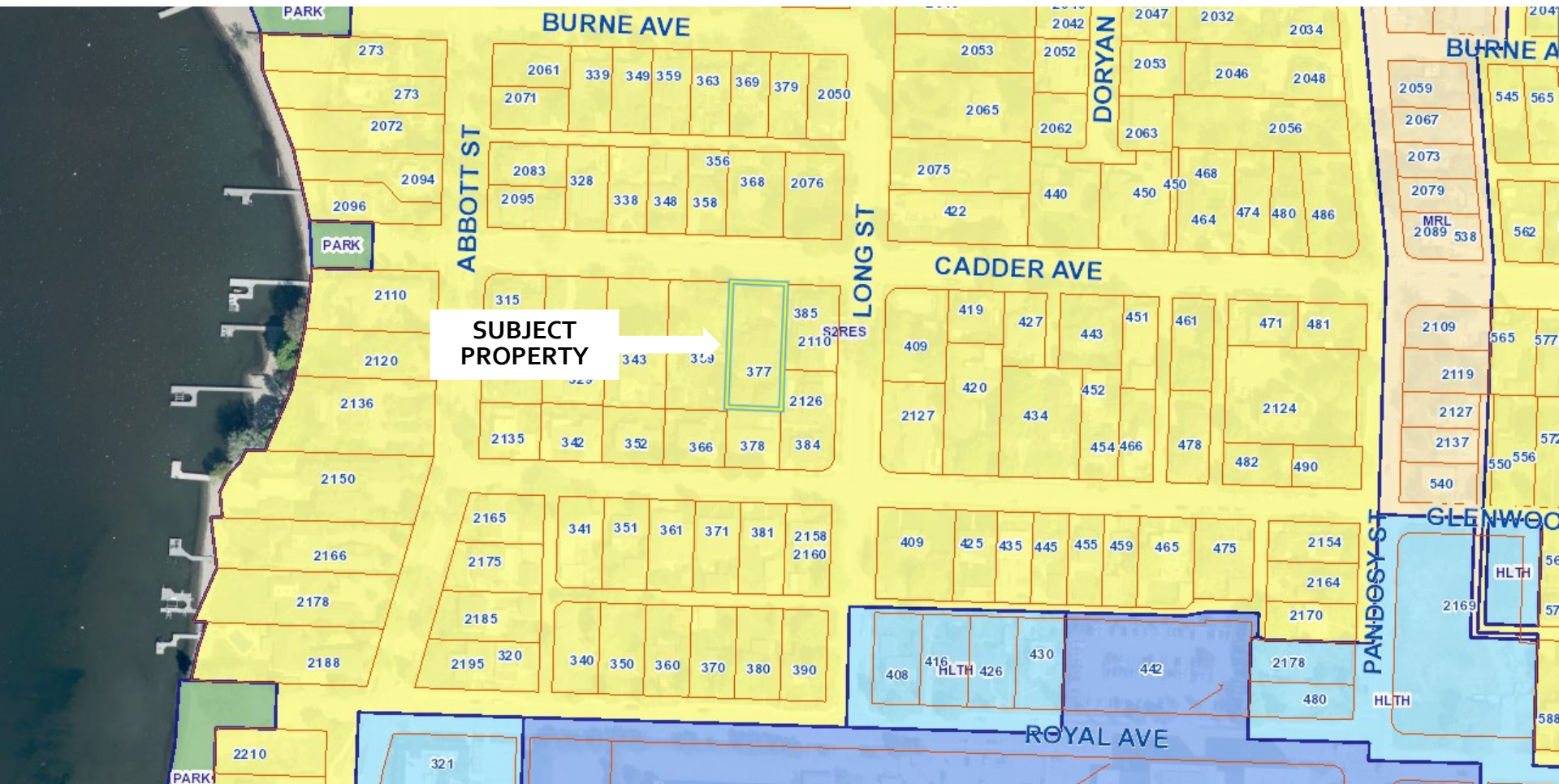
Council
Approvals



Context Map



OCP Future Land Use / Zoning



Subject Property Map



City of Kelowna

Project details

- ▶ The accessory building was constructed in 2017.
- ▶ The principal building and accessory building both received Heritage Alteration Permits in 2017.
- ▶ The style of the building is Late Arts and Crafts style.
- ▶ The accessory building remains unfinished and the new owner who is seeking the proper approvals to allow for a carriage house.

Project details

- ▶ The proposed carriage house is on the south portion of the property.
- ▶ Minimally visible from the road.
- ▶ The carriage house will be roughly 63.64m² in size.
- ▶ The carriage house parking space will be on the existing driveway.

Site photos



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Accessory building has approved Heritage Alteration Permit.
 - ▶ Aligns with the Official Community Plan and Future Land Use of S2RES.



Conclusion of Staff Remarks