



Z20-0089 4255 Bedford Road

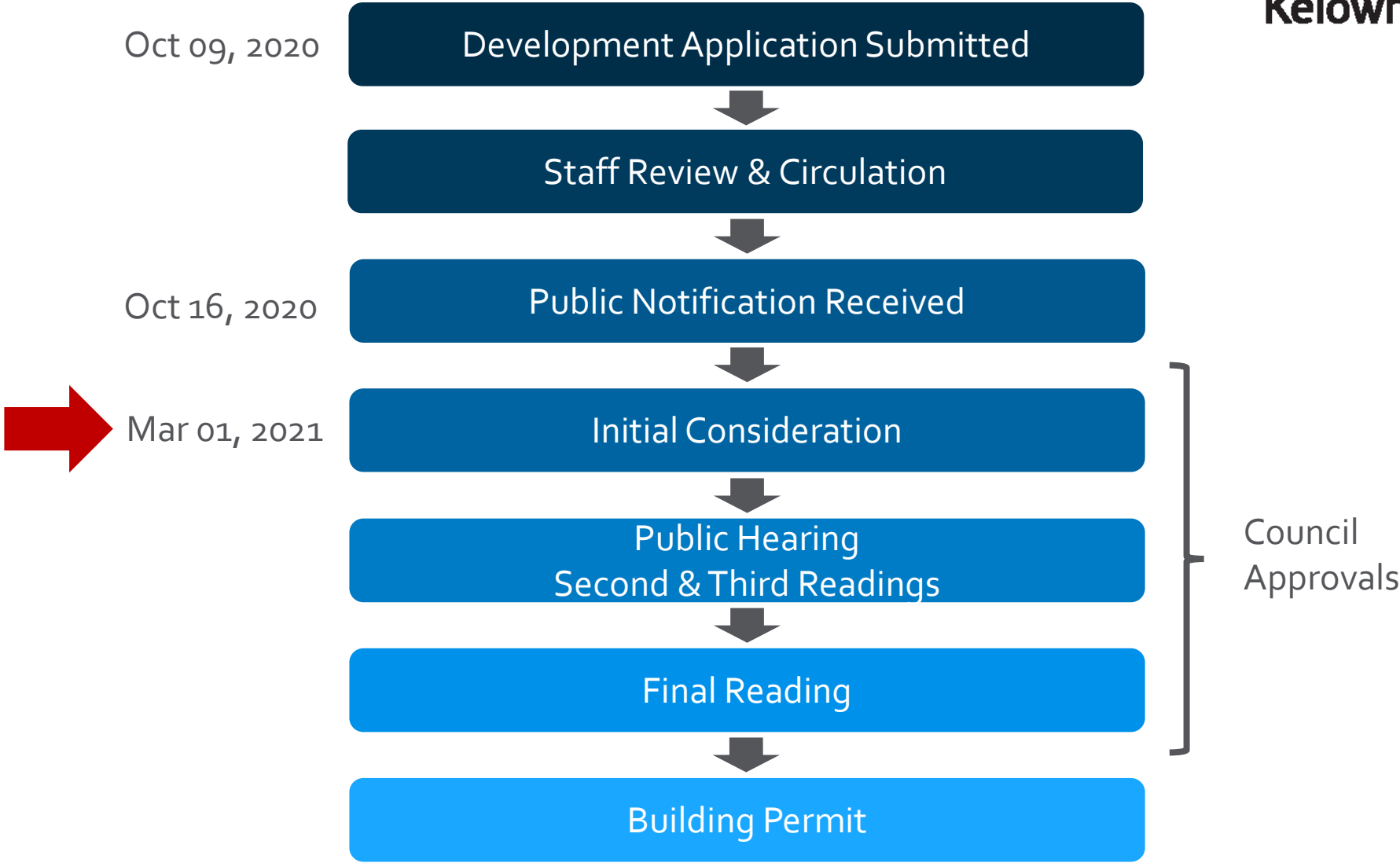
Rezoning Application



Proposal

- ▶ To rezone the subject property from RR1 – Rural Residential 1 to RR1 – Rural Residential 1 with Carriage House to facilitate the development of a carriage house.

Development Process

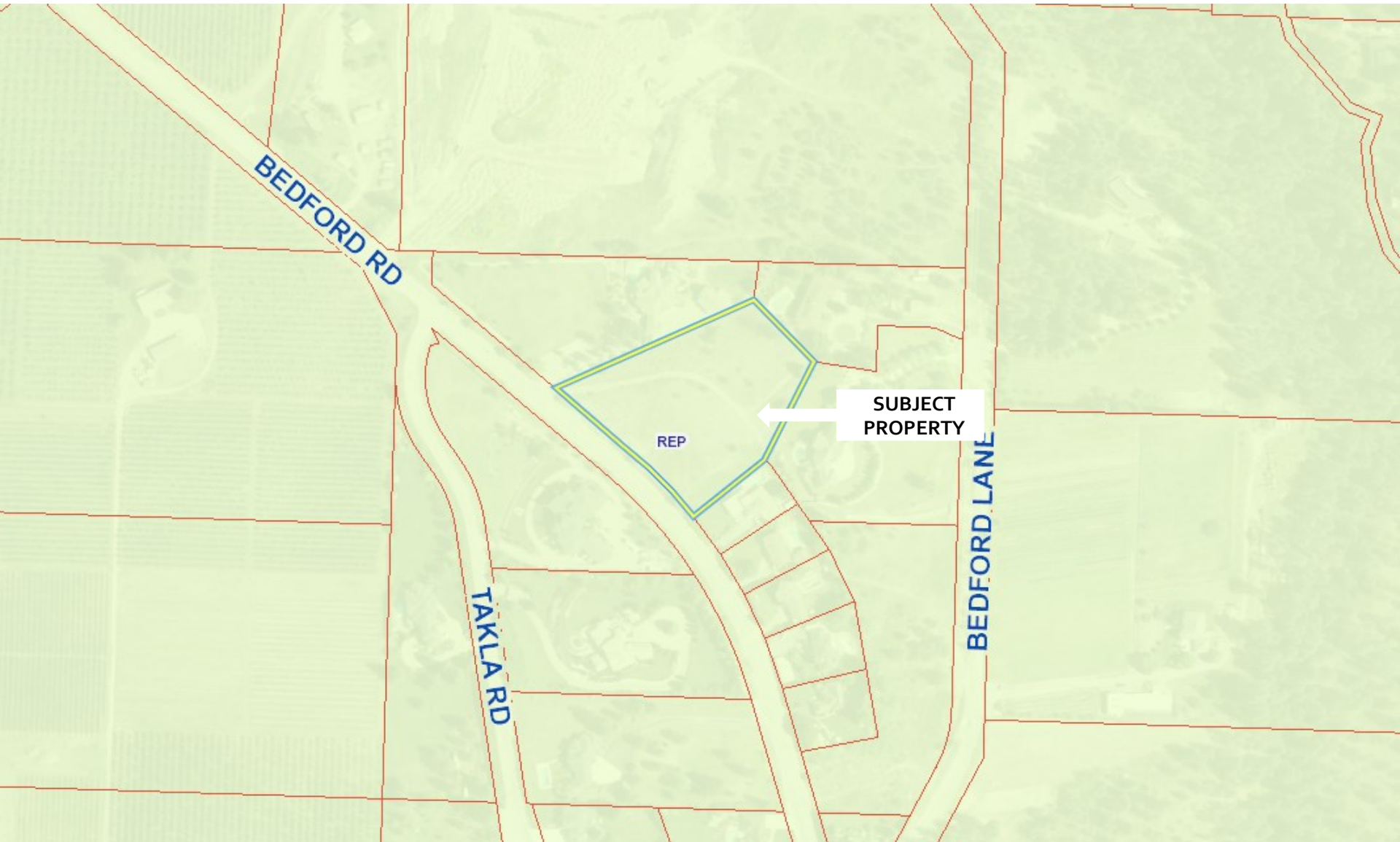


Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



City of Kelowna

Project/technical details

- ▶ Proposed rezoning will facilitate the construction of a carriage house
- ▶ The carriage house will be constructed concurrently with main dwelling.
- ▶ Lot meets all requirements to accommodate a carriage house.

Site Plan



| SITE DETAILS | ZONING REQUIREMENTS | | PROPOSED PROJECT | |
|---|-------------------------------|------------------------------------|-----------------------------|------------------------------------|
| | RS1 | RS1A | | |
| LOT AREA 3000.0 LOT DEPTH 50.0 LOT WIDTH 40.0 | 167400.1 50' 0" 131' 3" | 16500.1 131.1 134.3 | 16500.1 131.1 134.3 | 16500.1 131.1 134.3 |
| USE COVERAGE PRIMARY RESIDENCE CARRIAGE HOUSE SW. BARRIERS | 100% 100% 100% | 100% 100% 100% | 100% 100% 100% | 100% 100% 100% |
| BUILDING HEIGHT MAXIMUM BUILDING | METRES 11 | FEET 36' 0" | METRES 11 | FEET 36' 0" |
| BUILDING SETBACKS FRONT (SOUTH) SIDE REAR | METRES 6.0 3.0 3.0 | FEET 20' 0" 10' 0" 10' 0" | METRES 6.0 3.0 3.0 | FEET 20' 0" 10' 0" 10' 0" |

GENERAL NOTES

- BASED ON TOPOGRAPHIC SITE PLAN OF LOT 2, PLAN 79256A PREPARED BY PURSICH AND SURVEYORS LTD., OAKTON, MAY, 11, 2009.
- BUILDING FOOTPRINTS ARE ONLY SUGGESTIVE FOR PURPOSES OF AIRCOURT/APPLICATOR.
- LANDSCAPING TO BE DETERMINED AND INSTALLED BY OTHERS.

SERVICES SPECIFICATIONS

ELECTRICAL SERVICE = AMPERAGE TO BE CONFIRMED
 OUR BEST TO CONFIRM
 SECURITY ROUGH-IN = YES

ELECTRICITY = MUNICIPAL
 WATER = MUNICIPAL
 SEWER = COMPLETE
 GAS = MUNICIPAL
 COMMUNICATION = MUNICIPAL

PROPOSED DETACHED CARRIAGE HOUSE
 20 SQ. M (216 SQ. FT.) FOOTPRINT
 GARAGE & SERVICE SPACE ON MAIN LEVEL & SUITE ABOVE

1.2M (4'-11") CARRIAGE HOUSE SIDE YARD SETBACK

PROPOSED PRIMARY RESIDENCE & FAMILY OVERLAYS
 186.5 SQ. M (1949 SQ. FT.) FOOTPRINT

DETACHED 3-CAR GARAGE
 100.3 SQ. M (1080 SQ. FT.) FOOTPRINT

Development Policy

- ▶ Meets the intent of Official Community Plan (OCP)
 - ▶ Consistent with Future Land Use designation
 - ▶ Property not located within or adjacent to the ALR
 - ▶ Property is over 1 ha in total area
 - ▶ Large enough to meet septic disposal capacity
- ▶ 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
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks