



# Z20-0106 360 Burne Ave.

Rezoning Application



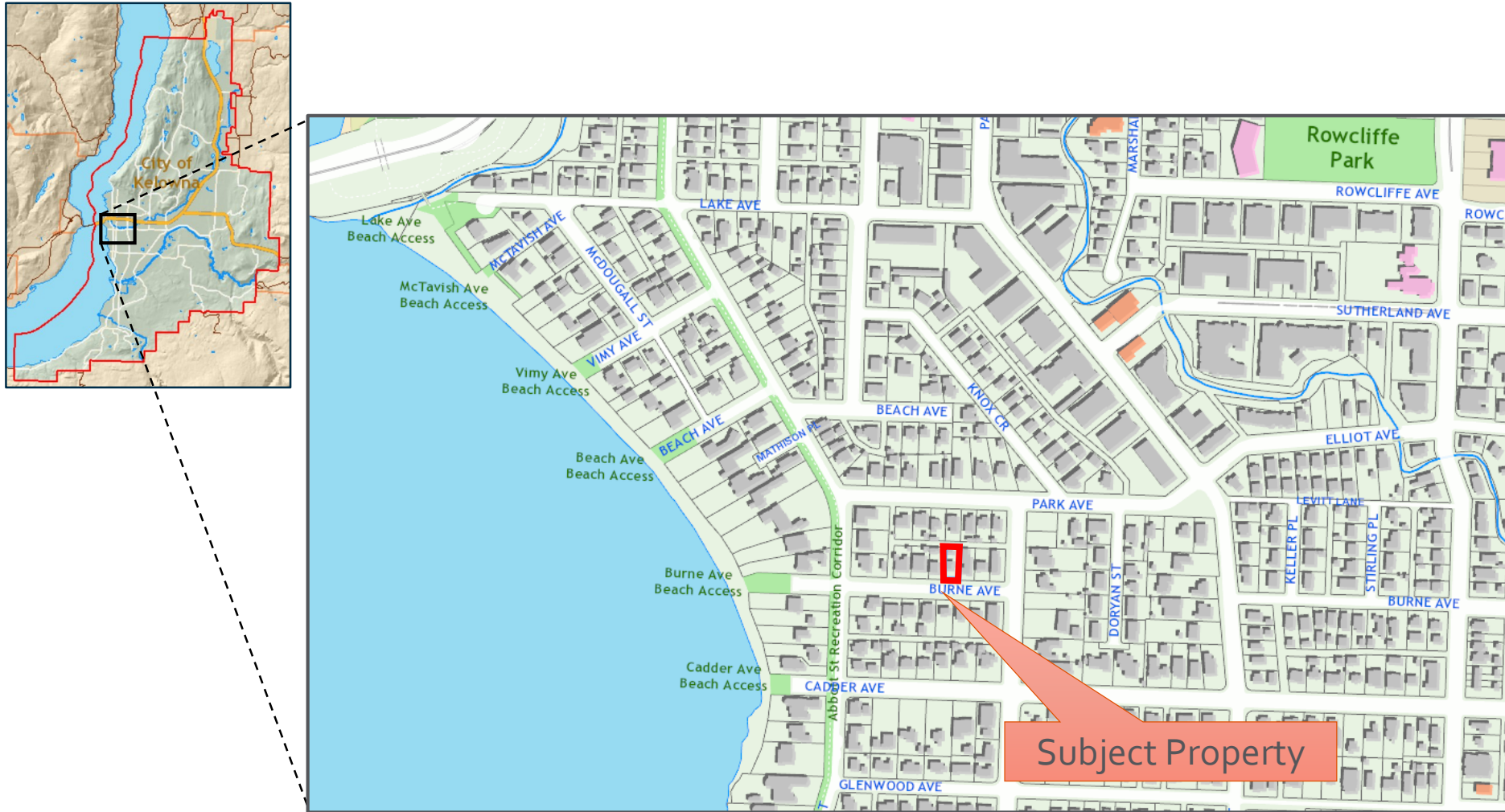
# Proposal

- ▶ 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 construction of a carriage house
- ▶ Waive the Public Hearing

# Development Process

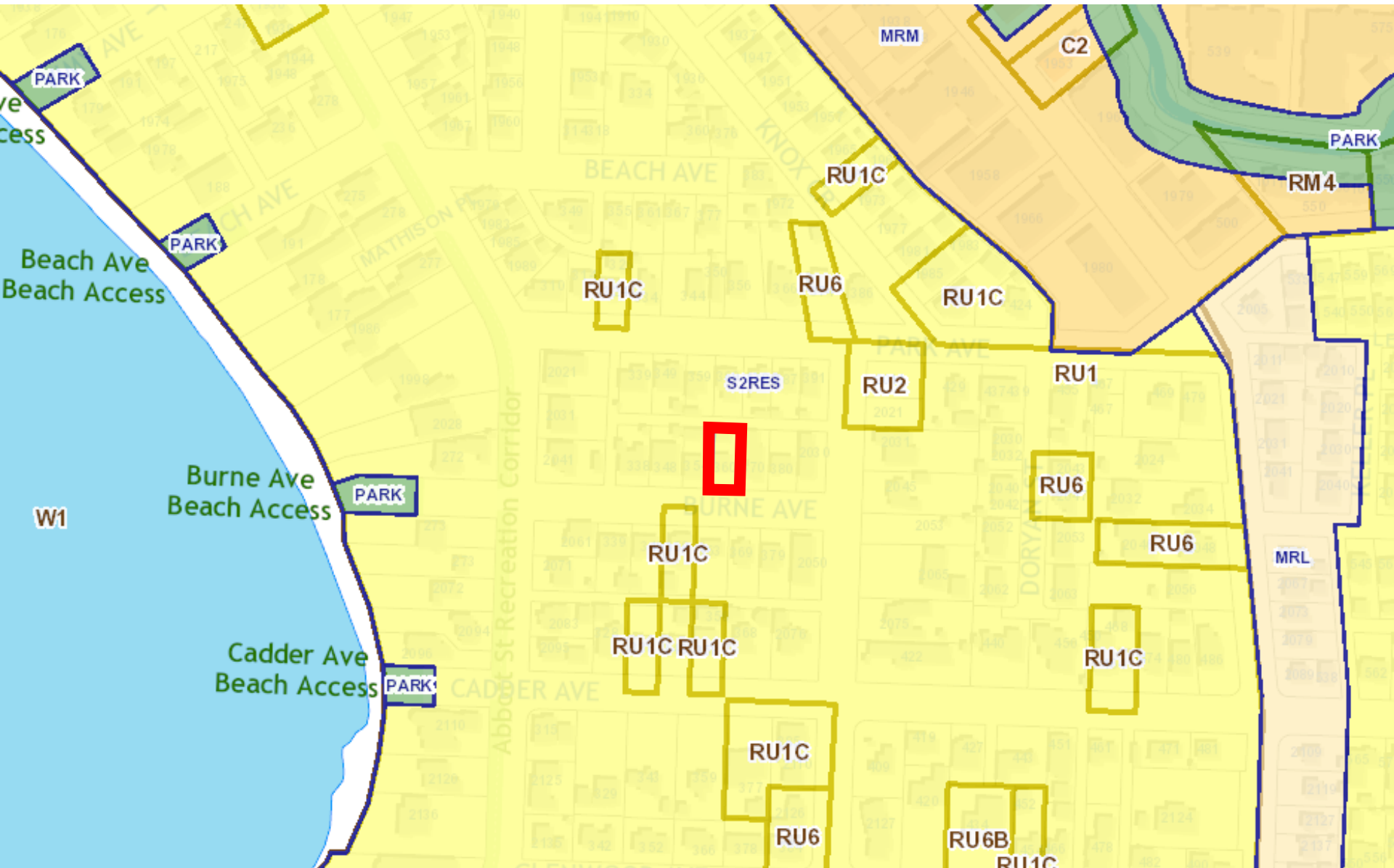


# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



City of Kelowna



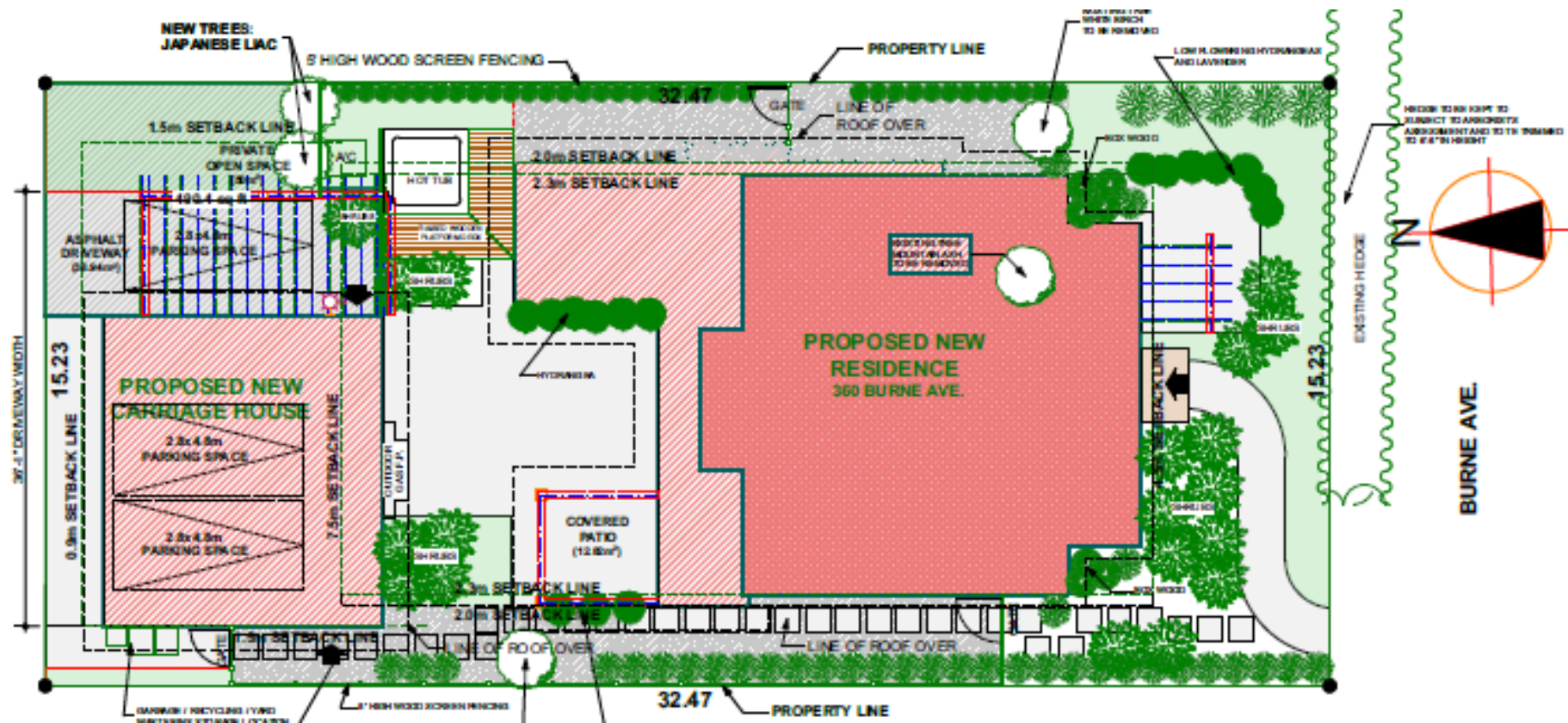
# Subject Property Map



# Project/technical details

- ▶ RU1 ➡ RU1c to facilitate a carriage house.
- ▶ Property is in City's Heritage Conservation Area, and requires an HAP.
- ▶ HAP has been applied for and includes the demolition of the existing home, and the addition of a new single family home and carriage house.

# Site Plan





# Rendering



# Development Policy

- ▶ Supports Compact Urban Form
  - ▶ Existing infrastructure able to accommodate modest infill development in line with RU1c zone
  - ▶ In relatively close proximity to downtown
  - ▶ FLU of S2RES supports RU1c zone
- ▶ Need for Rental Housing
  - ▶ Carriage homes a form of rental housing recognized in the Healthy Housing Strategy and OCP as being a significant need
- ▶ Sensitive Infill
  - ▶ No variances proposed
  - ▶ Proposal substantially consistent with both Heritage Conservation Area Guidelines and Standards and Guidelines for the Conservation of Historic Places in Canada

# Staff Recommendation


- ▶ Staff support rezoning the lot to RU<sub>1</sub>c to facilitate the construction of a carriage house.
  - ▶ Supports compact urban form
  - ▶ Provides needed rental housing
  - ▶ Promotes sensitive infill




## *Conclusion of Staff Remarks*




# Elevations (South – Burne Ave.)




Fibre-Cement Board & Batten Siding; Batts spaced @ 16" o.c.  
- "Aged Pewter"



Stone Facing  
- Limestone  
"Indiana Quarry"



Asphalt Shingles  
- Dual Black



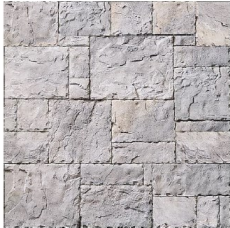
Standing Seam Metal  
Roofing - "Cascade  
Metal Grey"



# Elevations (North – Laneway)



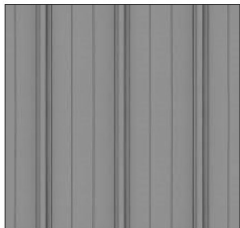
Fibre-Cement Board & Batten Siding; Battens spaced @ 16" o.c. - "Aged Pewter"



Stone Facing - Limestone "Indiana Quarry"



Asphalt Shingles - Dual Black



Standing Seam Metal Roofing - "Cascade Metal Grey"

EAST PROPERTY LINE

WEST PROPERTY LINE

