



Z20-0095

734 Mayfair Court

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RU₁ – Large Lot Housing zone to the RU_{1c} – Large Lot Housing with Carriage House zone to facilitate the conversion of an accessory building to an accessory dwelling.

Development Process



Nov 4, 2020

Development Application Accepted



Staff Review & Circulation



Feb 15, 2021

Public Notification Received



July 12, 2021

Initial Consideration



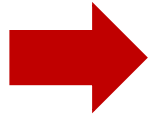
Waive Public Hearing



Final Reading
Variances

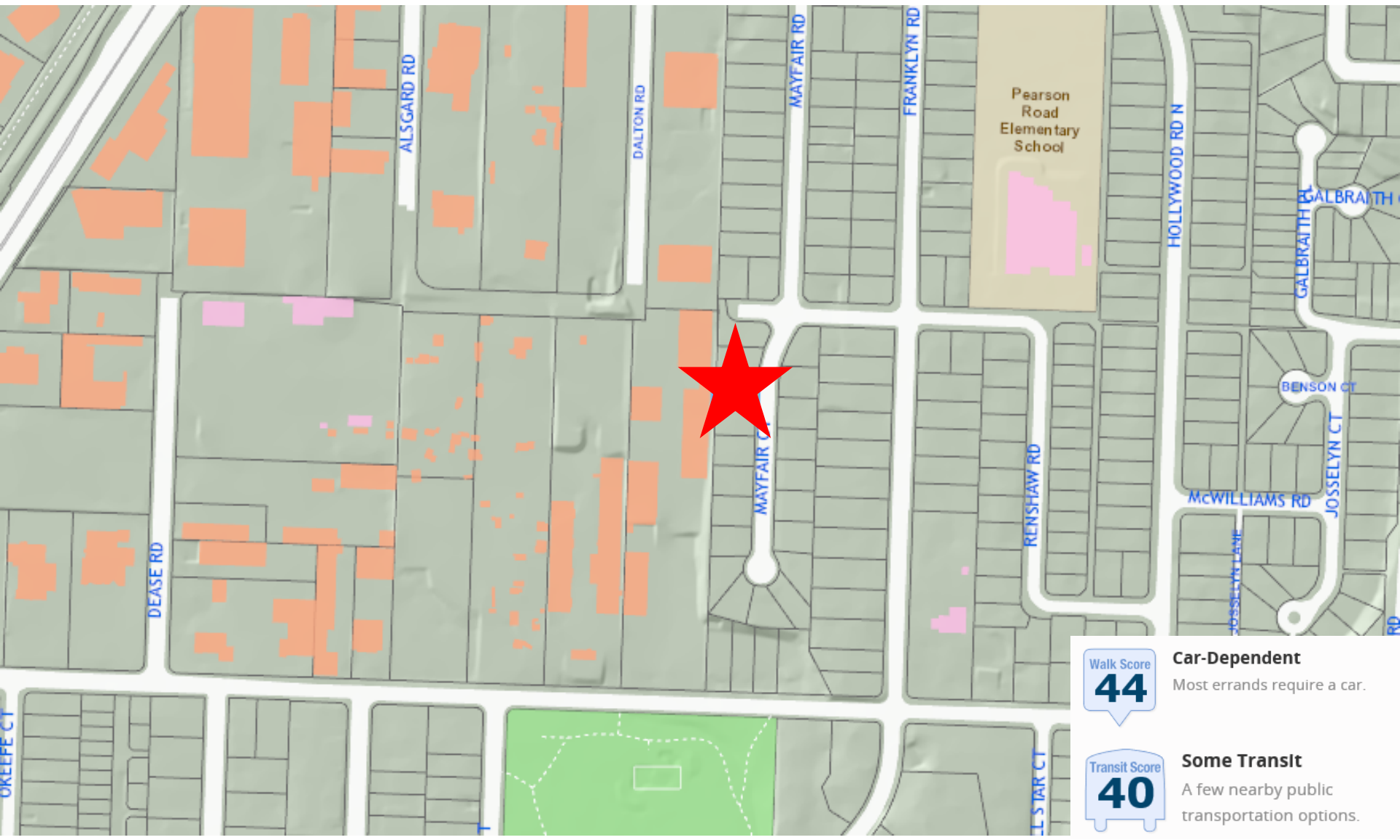


Building Permit



Council
Approvals

Context Map



Walk Score
44

Car-Dependent
Most errands require a car.

Transit Score
40

Some Transit
A few nearby public transportation options.

Subject Property Map



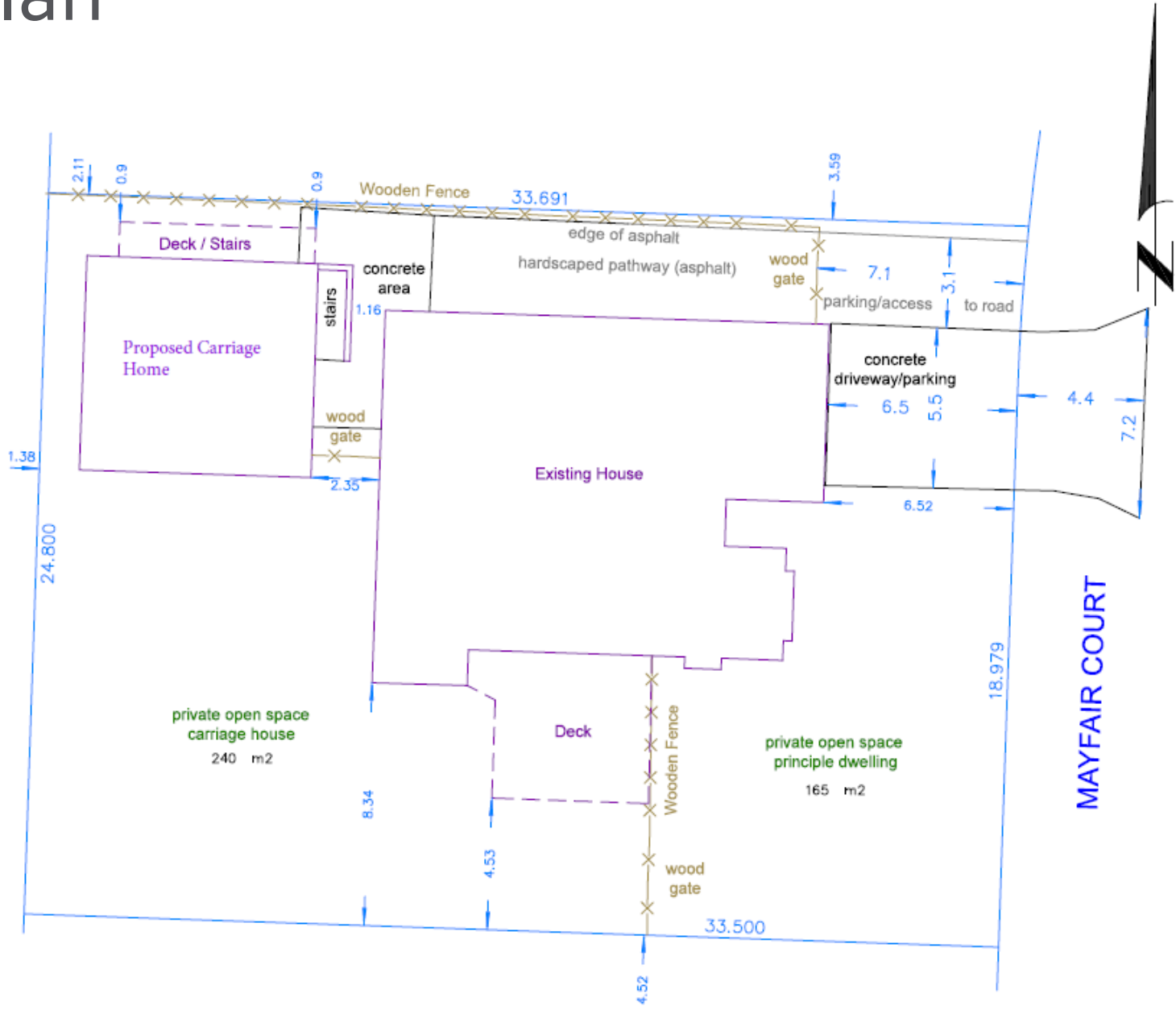
City of Kelowna

Street View Image

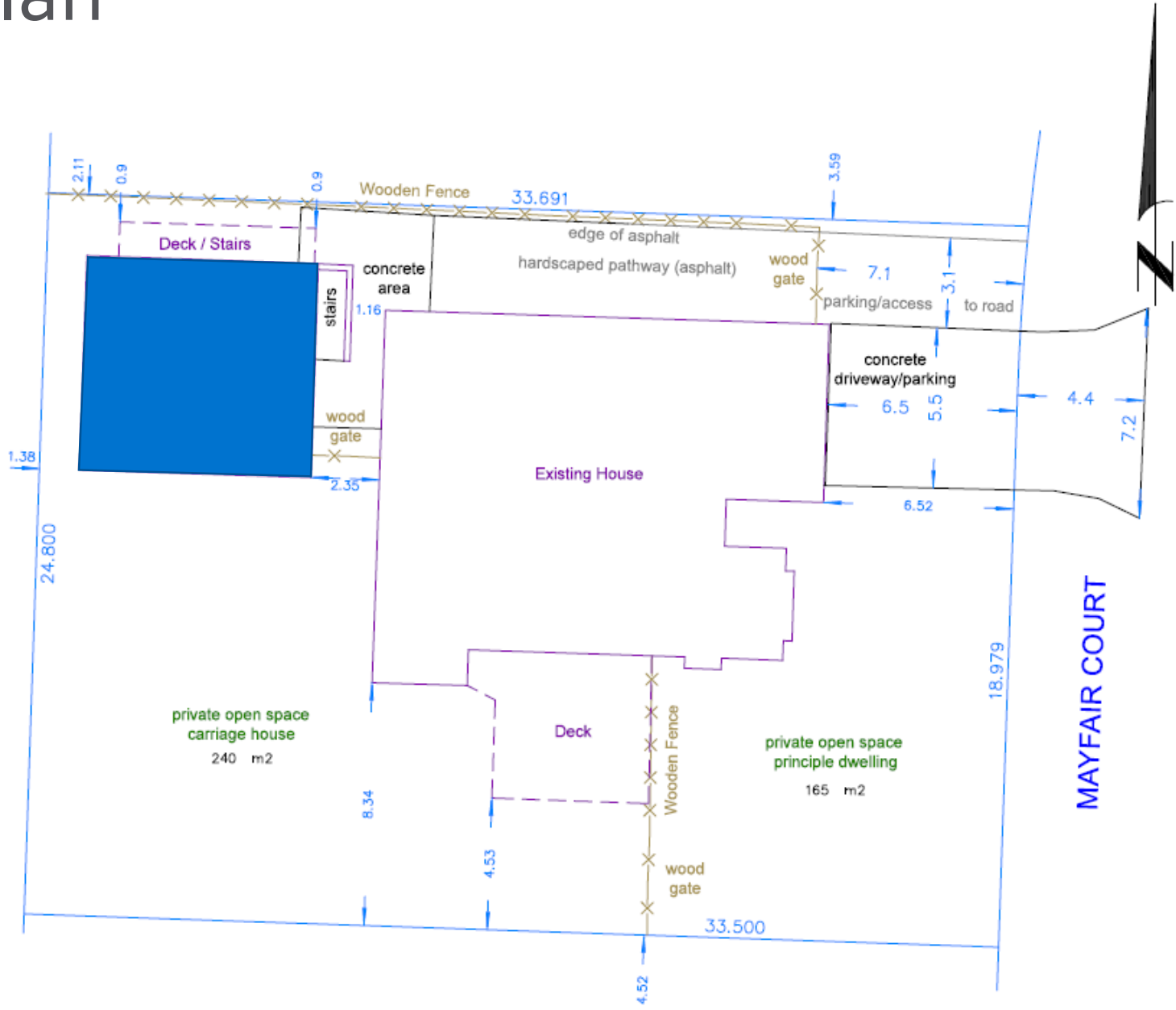


City of Kelowna

Site Plan



Site Plan



Development Policy

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

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate development of a carriage house
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks