



# TA21-0009

# Multiple Addresses

Text Amendment Application



# Proposal

- ▶ To amend the Zoning Bylaw by allowing carriage houses as a permitted secondary use on RU1 and RU2 lots that have an active sanitary sewer connection within the Urban Core, as defined by Map 5.1 in the Kelowna 2030 - Official Community Plan.

# Background

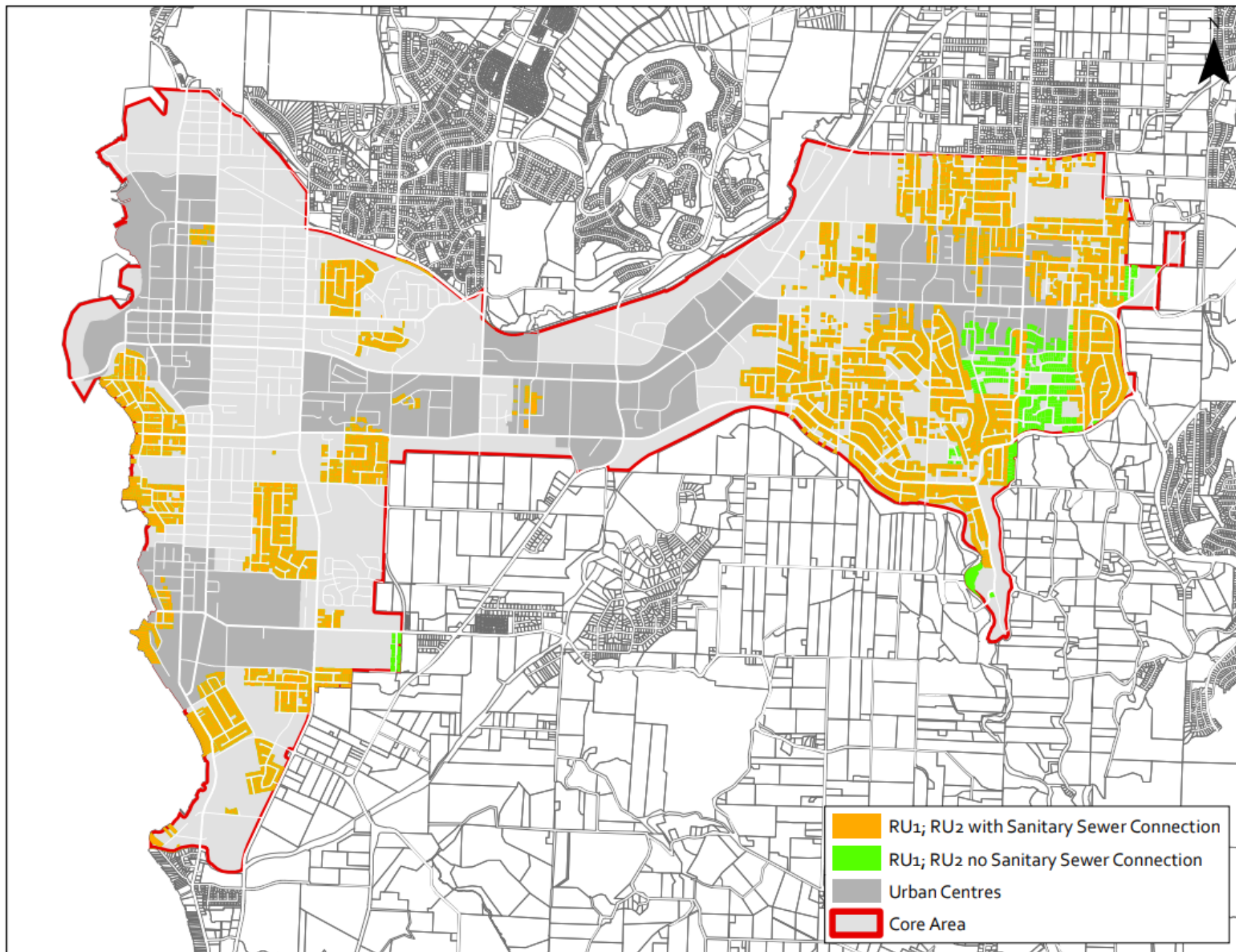
- ▶ June 2018
  - ▶ Council endorsed the Healthy Housing Strategy
  - ▶ Support expanding the permissiveness of existing infill housing forms
- ▶ March 2021
  - ▶ Direction from Council in 2021 to bring forward a carriage house deregulation option for consideration
- ▶ Approx. 5,655 properties zoned RU1 or RU2 in Core Area with active sanitary connections

# Urban Core Map – 2030 OCP



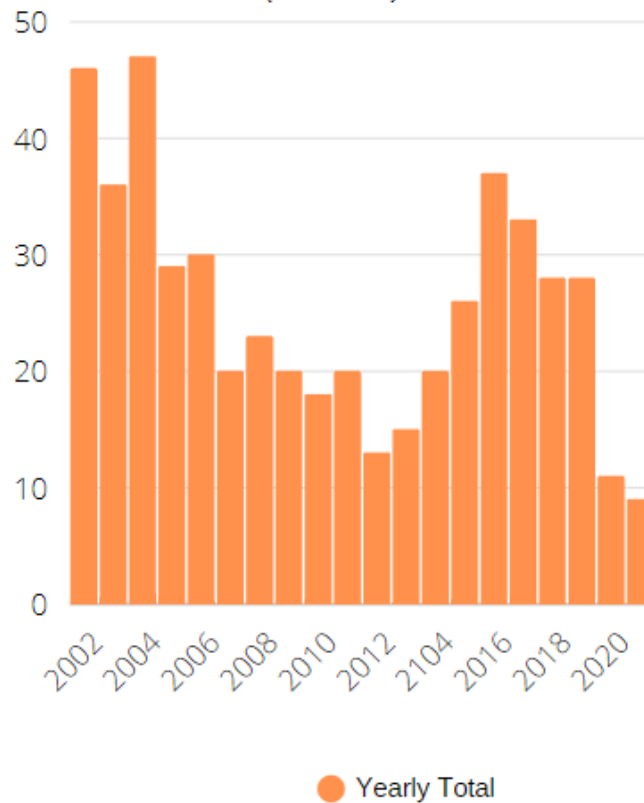
*Boundaries could be slightly different in 2040 Official Community Plan*  
City of **Kelowna**



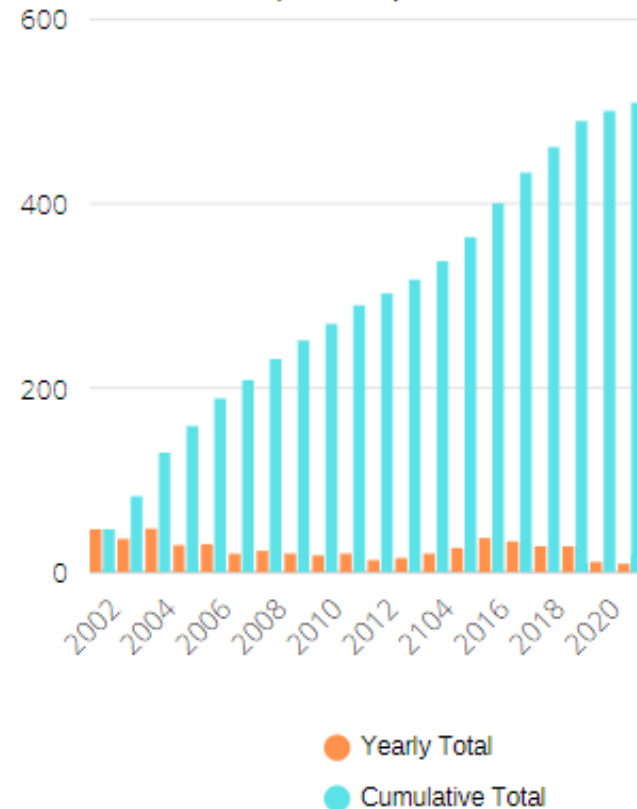


# BP Statistics (2002 -> Present)

Building Permits Issued for  
Carriage Houses  
(2002-2021)



Cumulative BPs Issued for  
Carriage Houses  
(2002-2021)



# Development Policy

- ▶ 2030 Official Community Plan
  - ▶ Support carriage houses and accessory apartments through appropriate zoning regulations.
- ▶ Healthy Housing Strategy
  - ▶ *Objective 3.3: Build the Right Supply*
    - ▶ *Direction:* Support a greater variety of infill housing forms
      - ▶ *Action:* Increase permissiveness for townhouses, duplexes, carriage homes, small housing, house-plexes and tiny homes.
    - ▶ *Direction:* Create more sensitive infill of lots in existing neighbourhoods
      - ▶ *Action:* Complete a review of residential zones in the Zoning Bylaw to determine if regulations can be amended to encourage infill housing.

# Staff Recommendation

- ▶ Staff recommend support for the Text Amendment
  - ▶ Supported by OCP and Healthy Housing Strategy
  - ▶ Facilitates carriage house development in Urban Core
    - ▶ Easier and more affordable for landowners to pursue a carriage house development
  - ▶ Current Zoning Bylaw Regulations still apply and would be enforced at BP
  - ▶ Any Variances to regulations would still come to Council for consideration.





## *Conclusion of Staff Remarks*