



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.

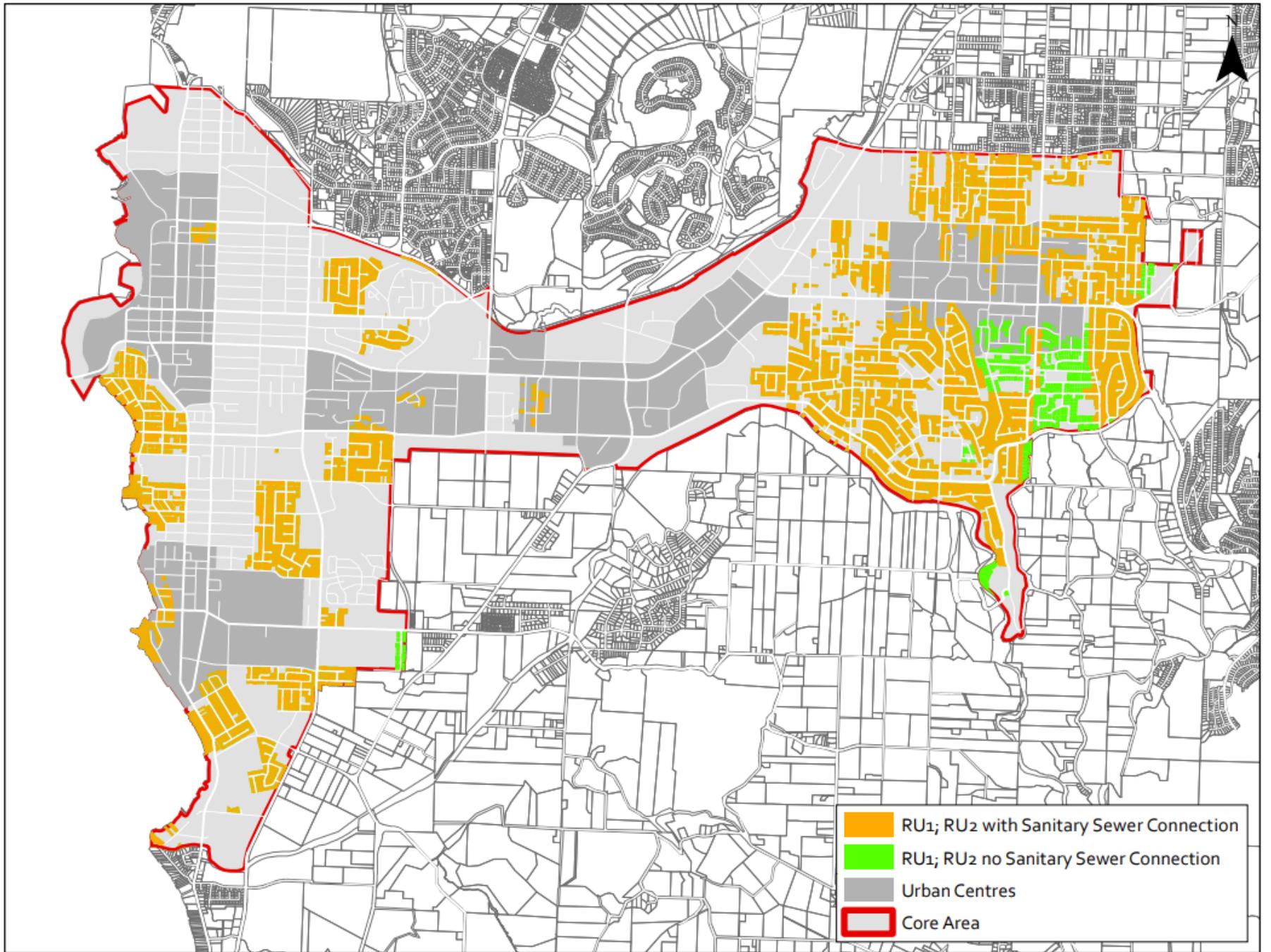
Background

- ▶ 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

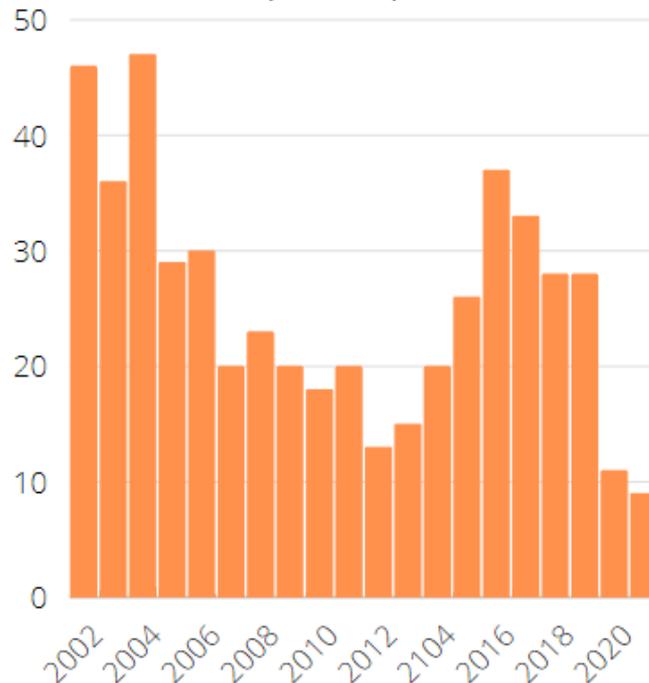


Boundaries could be slightly different in 2040 Official Community Plan
City of **Kelowna**



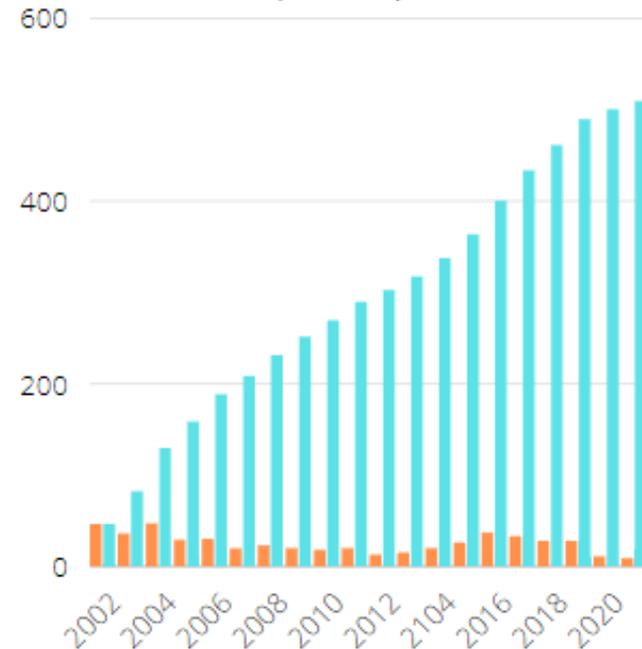
BP Statistics (2002 -> Present)

Building Permits Issued for
Carriage Houses
(2002-2021)



● Yearly Total

Cumulative BPs Issued for
Carriage Houses
(2002-2021)



● Yearly Total

● Cumulative Total

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