



City of
Kelowna

DVP 22-0037
766 Nathan Road
Rezoning Application

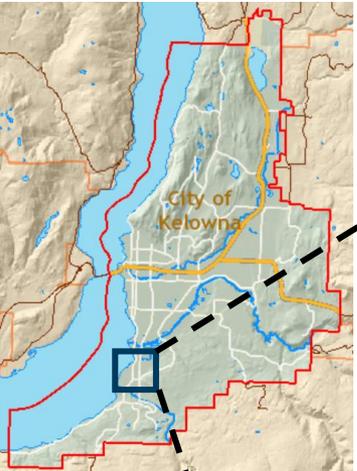
Proposal

- ▶ To vary the required maximum net floor area of a carriage house from 100 m² to 180 m².

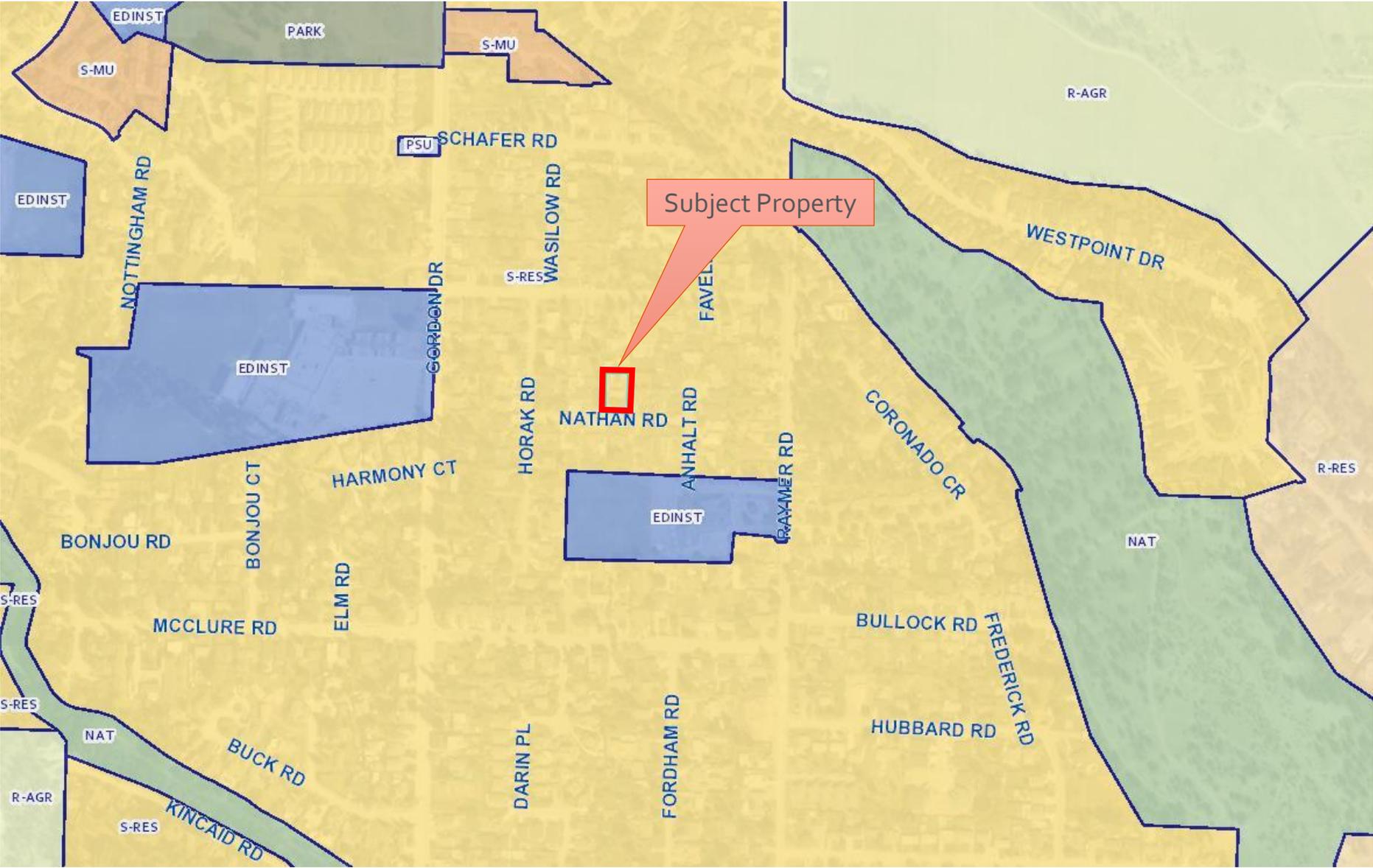
Development Process



Context Map



OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



City of Kelowna

Project Details

- ▶ Application would convert an existing accessory building into a carriage house.
- ▶ Variance is for the floor area of the unfinished basement within existing accessory building.
- ▶ Accessory building received a Building Permit in 2012, and met all development regulations at the time of permit.
- ▶ Carriage house and accessory building development regulations were combined in 2017, which made this building legal non-conforming.
- ▶ Variance would add additional unit to suburban neighbourhood.

Development Policy

- ▶ Meets the intent of Official Community Plan Suburban Residential Policies by providing modest residential growth within existing neighbourhoods
 - ▶ Proposed Carriage house would provide an additional ground-oriented dwelling which contributes to diverse and affordable housing within suburban neighbourhoods
 - ▶ Provides an additional dwelling unit on a site near multiple schools

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit to vary the required maximum net floor area of a carriage house from 100 m² to 180 m².
 - ▶ Building was constructed under former carriage house regulations
 - ▶ Consistent with the surrounding neighbourhood uses
 - ▶ Future Land Use designation of S-RES supports the RU1c zone



Conclusion of Staff Remarks