



City of
Kelowna

Z22-0036
4510 Horak Rd
Rezoning Application

Proposal

- ▶ To consider rezoning the application from the RU1-Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house.

Development Process



June 1, 2022

Development Application Submitted



Staff Review & Circulation



June 29, 2022

Public Notification Received



Sept 26, 2022

Initial Consideration

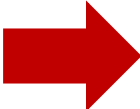


Notice of First Reading

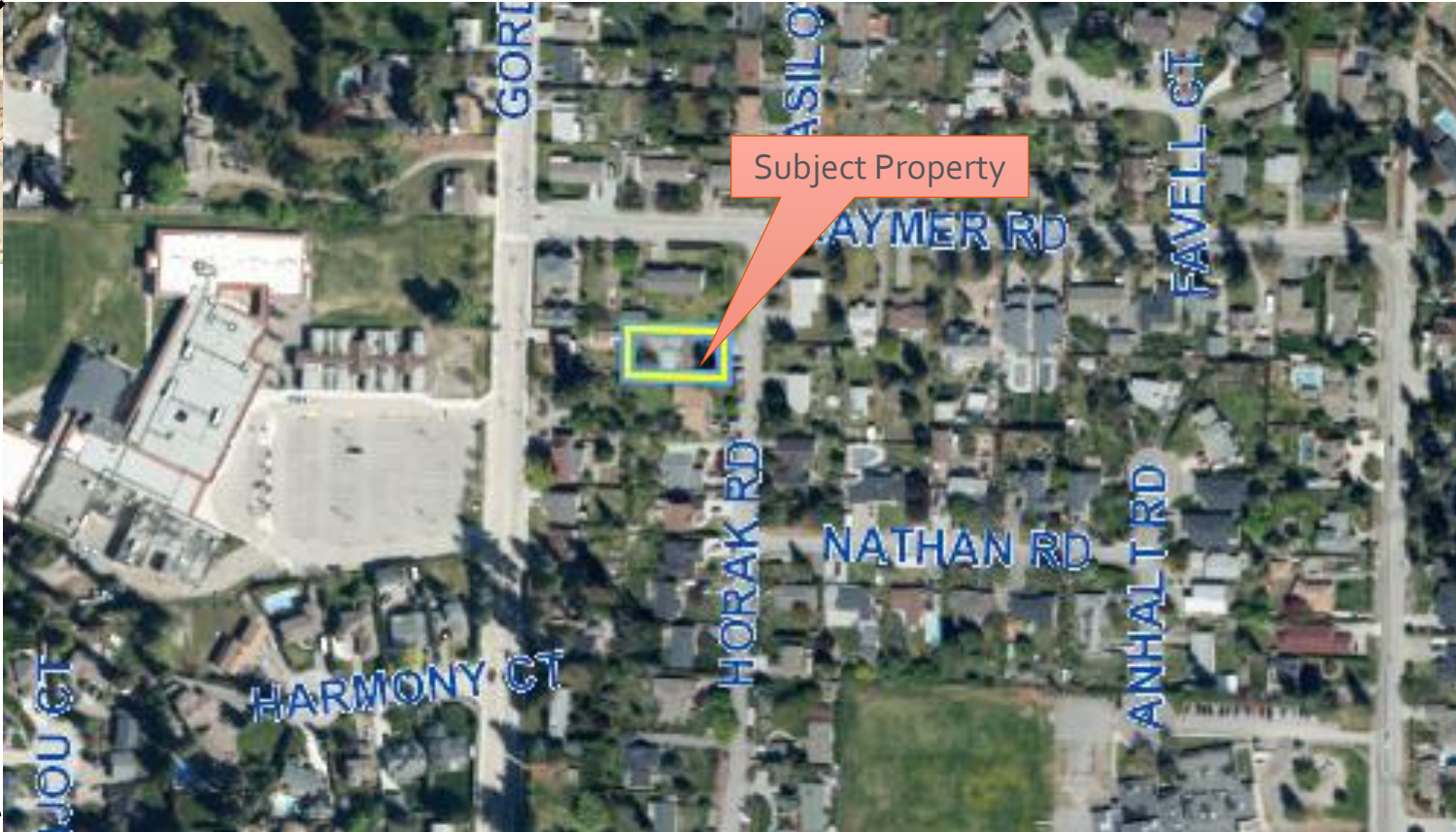
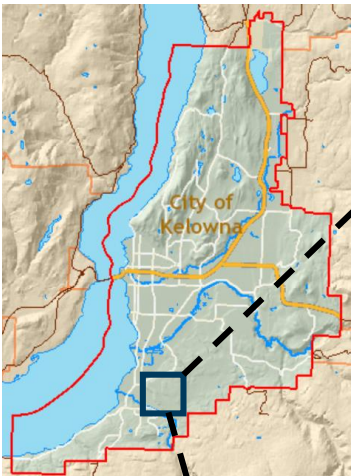


Adoption

Council Approvals

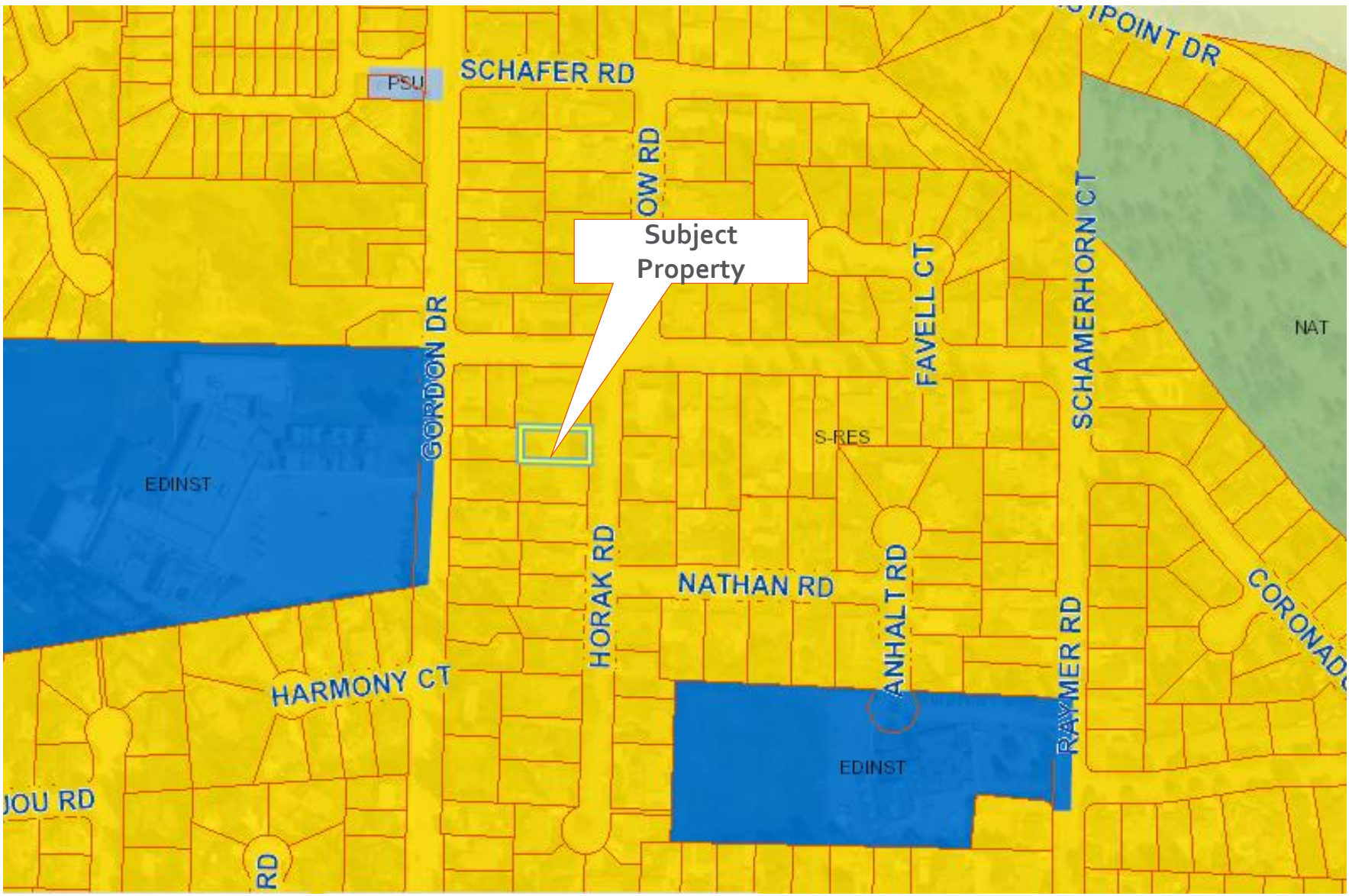


Context Map



City of Kelowna

OCP Future Land Use



City of Kelowna

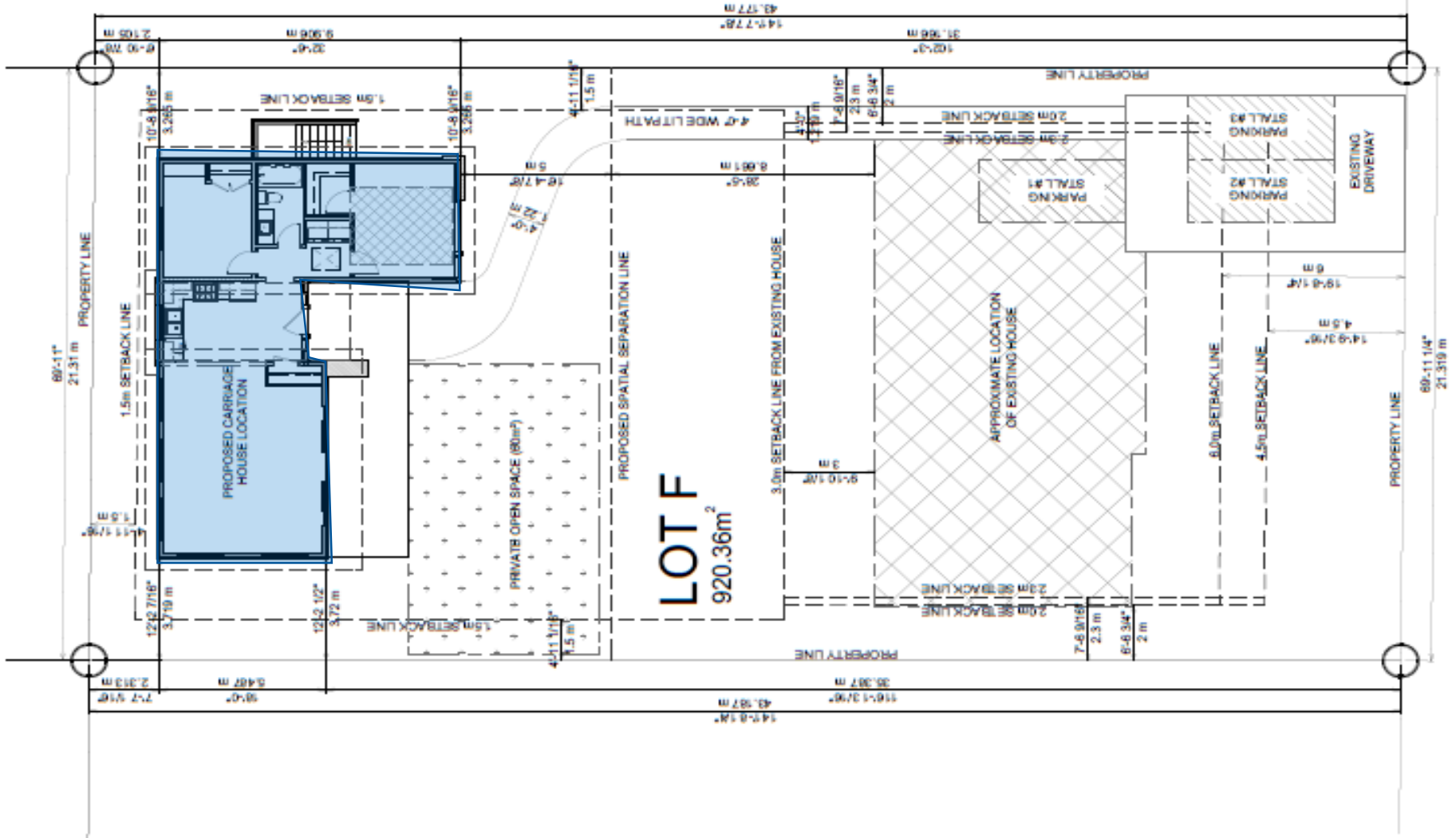
Subject Property Map



Project/technical details

- ▶ The proposed rezoning from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
- ▶ Single story carriage house located in the rear of the property.
- ▶ Accessed through a 1.22 m lit path on the north side of the property.

Site Plan



PLOT PLAN

SCALE: 1/8" = 1'

"NOTE"
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.

CARRIAGE HOUSE LOT COVERAGE

MAIN FLOORS COVERED ENTRY(S)	• 1,037 SQ. FT.
TOTAL FOOTPRINT	• 43 SQ. FT.
TOTAL LOT SQ. FT.	• 1,080 SQ. FT.
TOTAL COVERAGE	• 9,806.66 SQ. FT.
	• 10.8%

PROPOSED TOTAL LOT COVERAGE

EXISTING FOOTPRINT	• 1,254 SQ. FT.
CARRIAGE HOUSE FOOTPRINT	• 1,080 SQ. FT.
TOTAL PROPOSED FOOTPRINT	• 2,334 SQ. FT.
TOTAL LOT SQ. FT.	• 9,806.66 SQ. FT.
TOTAL COVERAGE	• 26.6%

Development Policy

- ▶ Meets the intent of the Official Community Plan Suburban Residential Policies by providing low impact and context sensitive residential growth within existing neighbourhoods
 - ▶ The proposed Carriage house would provide an additional single-story, ground-oriented dwelling
 - ▶ Would provide an additional dwelling unit that is close to a secondary school and transit stops along Gordon Drive

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary
 - ▶ Future Land Use designation of S-RES supports the RU1c zone



Conclusion of Staff Remarks