

City of
Kelowna

Z22-0052
5428 Tanager Court
Rezoning Application

Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the conversion of an accessory building to a carriage house.

Rezoning

- ▶ “Is this proposed land use and density appropriate for this property?”

- ▶ Regulate the following within a zone:
 - ▶ Uses of land, building, & structures
 - ▶ Density of use of land (FAR)
 - ▶ Based on OCP Policies including Future Land Use

Development Process



Aug. 31, 2022

Development Application Submitted



Staff Review & Circulation



Sept. 7, 2022

Public Notification Received



 Nov. 21, 2022

Initial Consideration



First, Second & Third Readings



Development Variance Permit and Final Reading



Building Permit

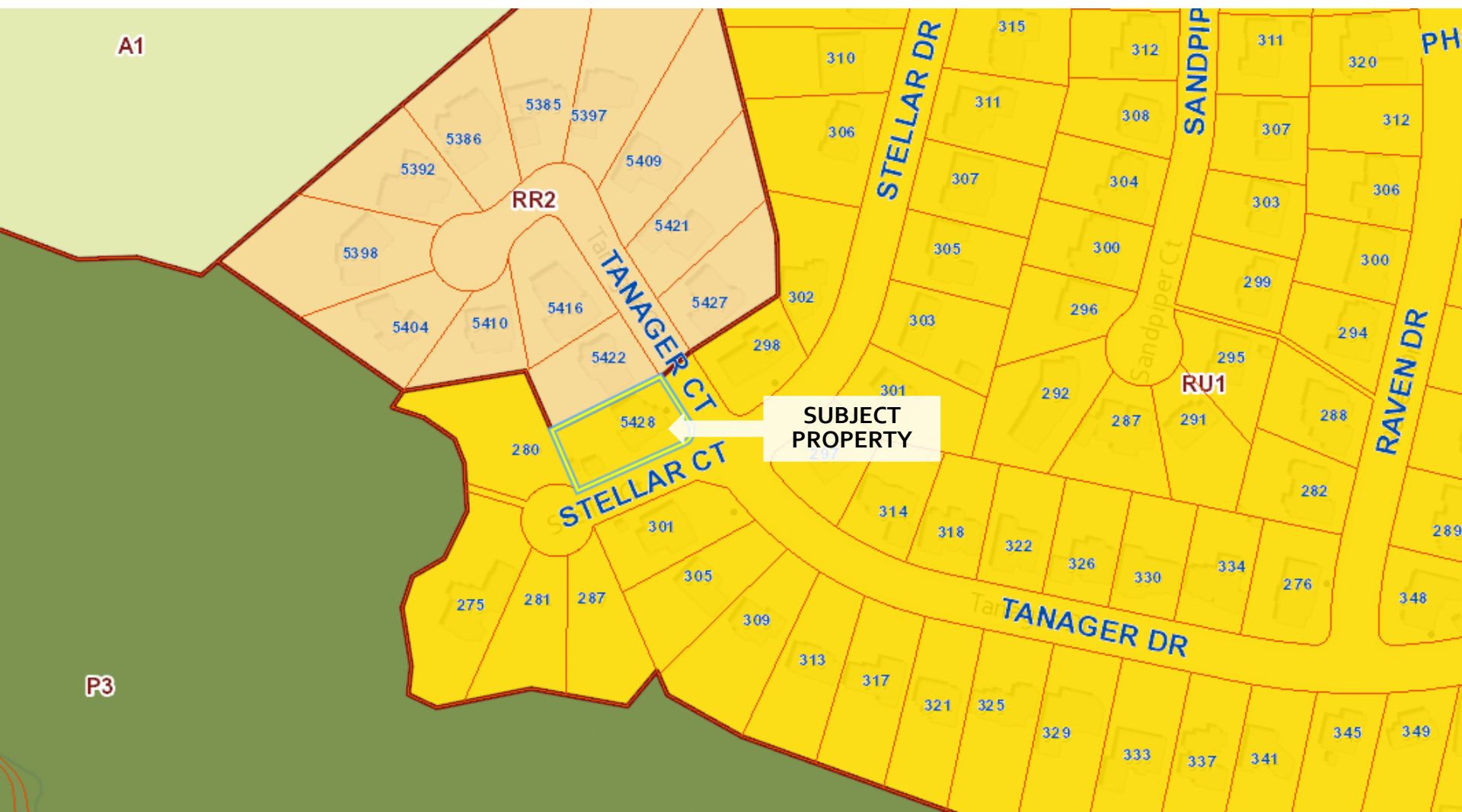


Council Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map

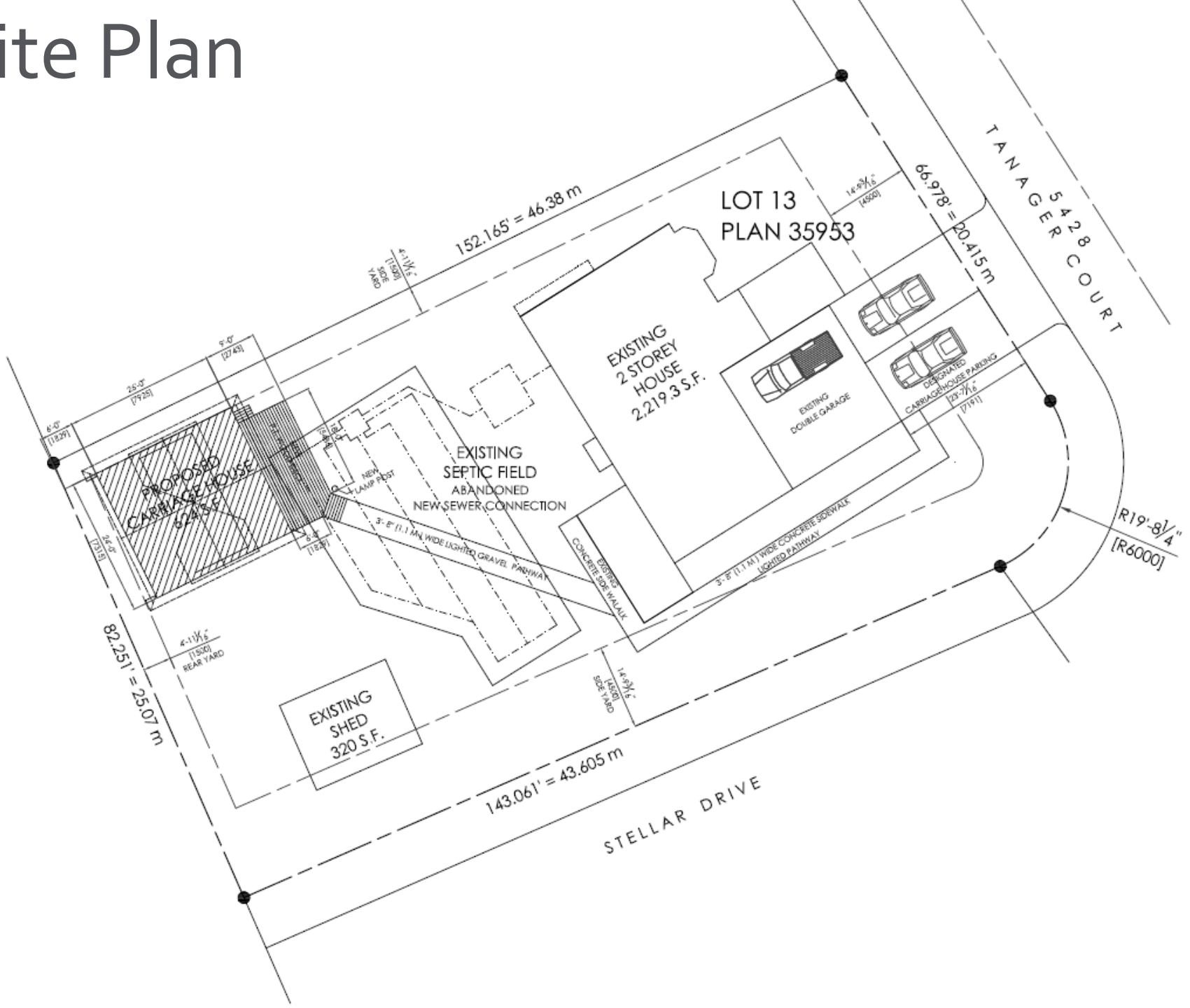


City of Kelowna

Project details

- ▶ Property size is 0.31 acres (1,254 sq.m). The proposed carriage house has a building footprint of 57.97 sq.m.
- ▶ Rezoning application is required to allow for the carriage house use, as the property is outside of the Core Area.
- ▶ Variance required for the maximum net floor area for a two (2) storey carriage house.
- ▶ All other Zoning Bylaw regulations have been met.

Site Plan



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the Future Land Use Designation of S-RES – Suburban Residential.



Conclusion of Staff Remarks