



City of
Kelowna

Z22-0067 625 Eastbourne Rd

Rezoning Application

Proposal

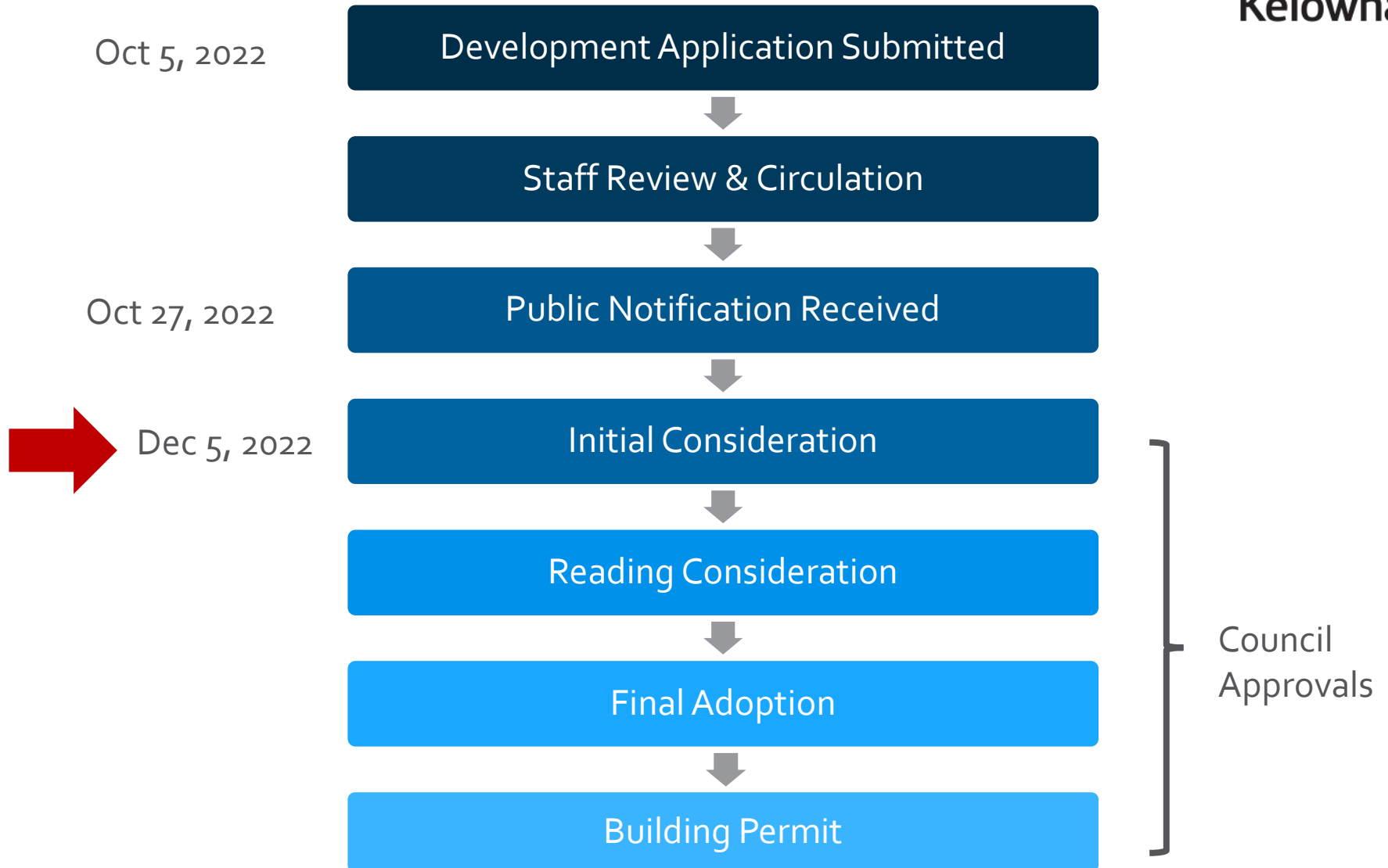
- ▶ To rezone the subject property from RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to facilitate the construction of a carriage house.

Rezoning

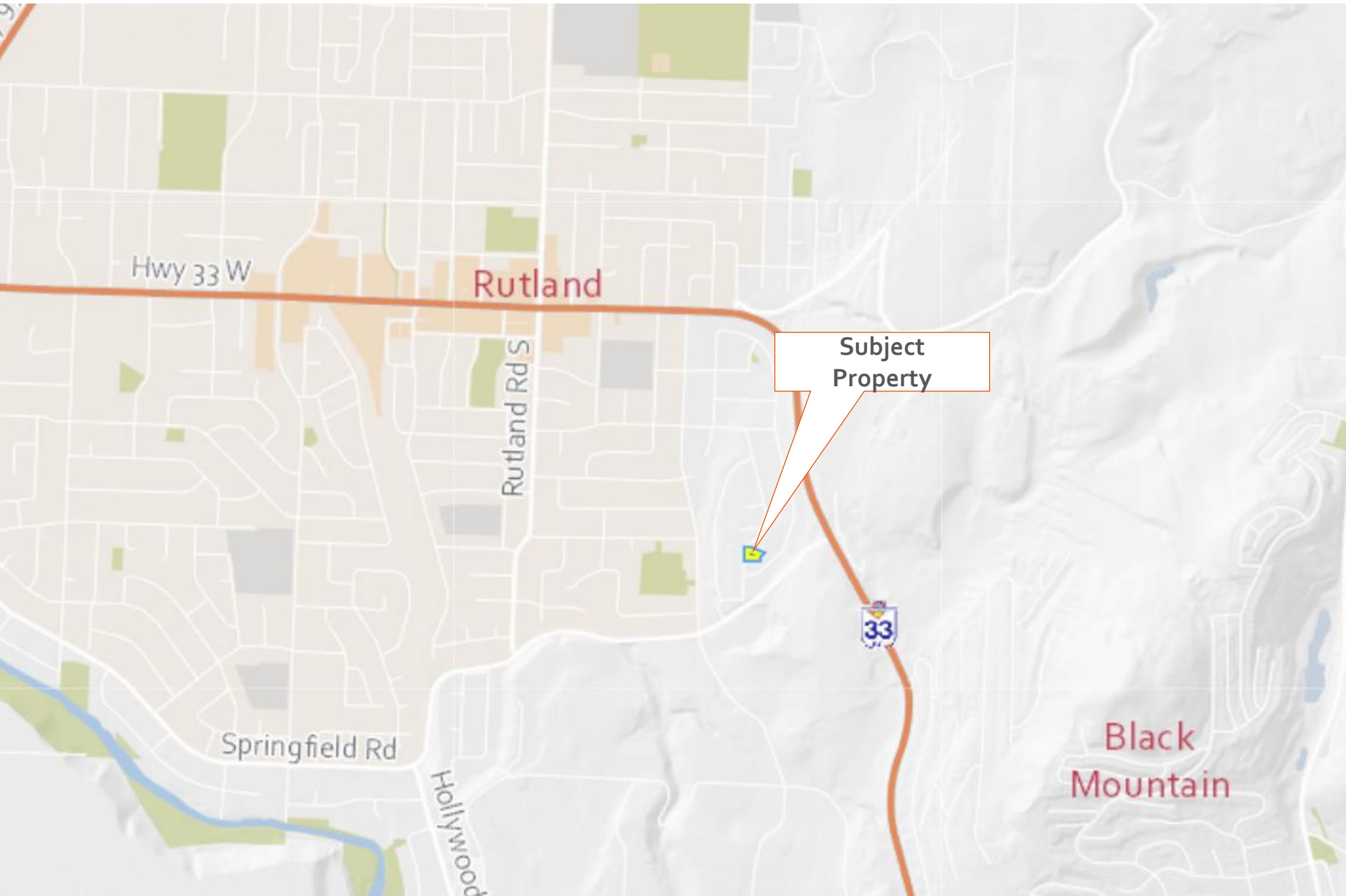
- ▶ “Is this proposed land use and density appropriate for this property?”

- ▶ Considerations & Regulations:
 - ▶ Uses of land, building, & structures
 - ▶ Density of use of land (FAR)
 - ▶ Site access
 - ▶ Based on OCP Policies including Future Land Use

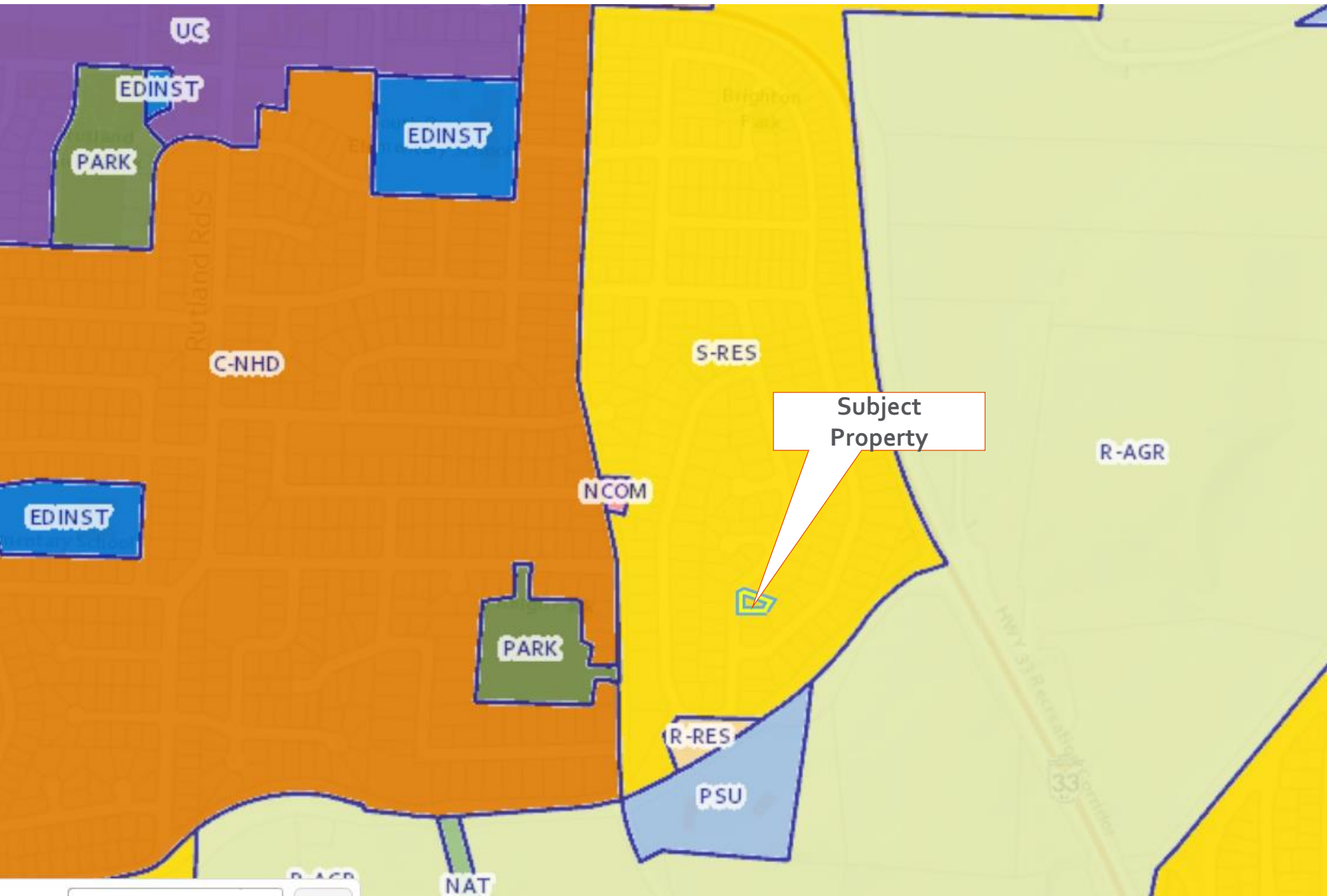
Development Process



Context Map



OCP Future Land Use



Subject Property Map



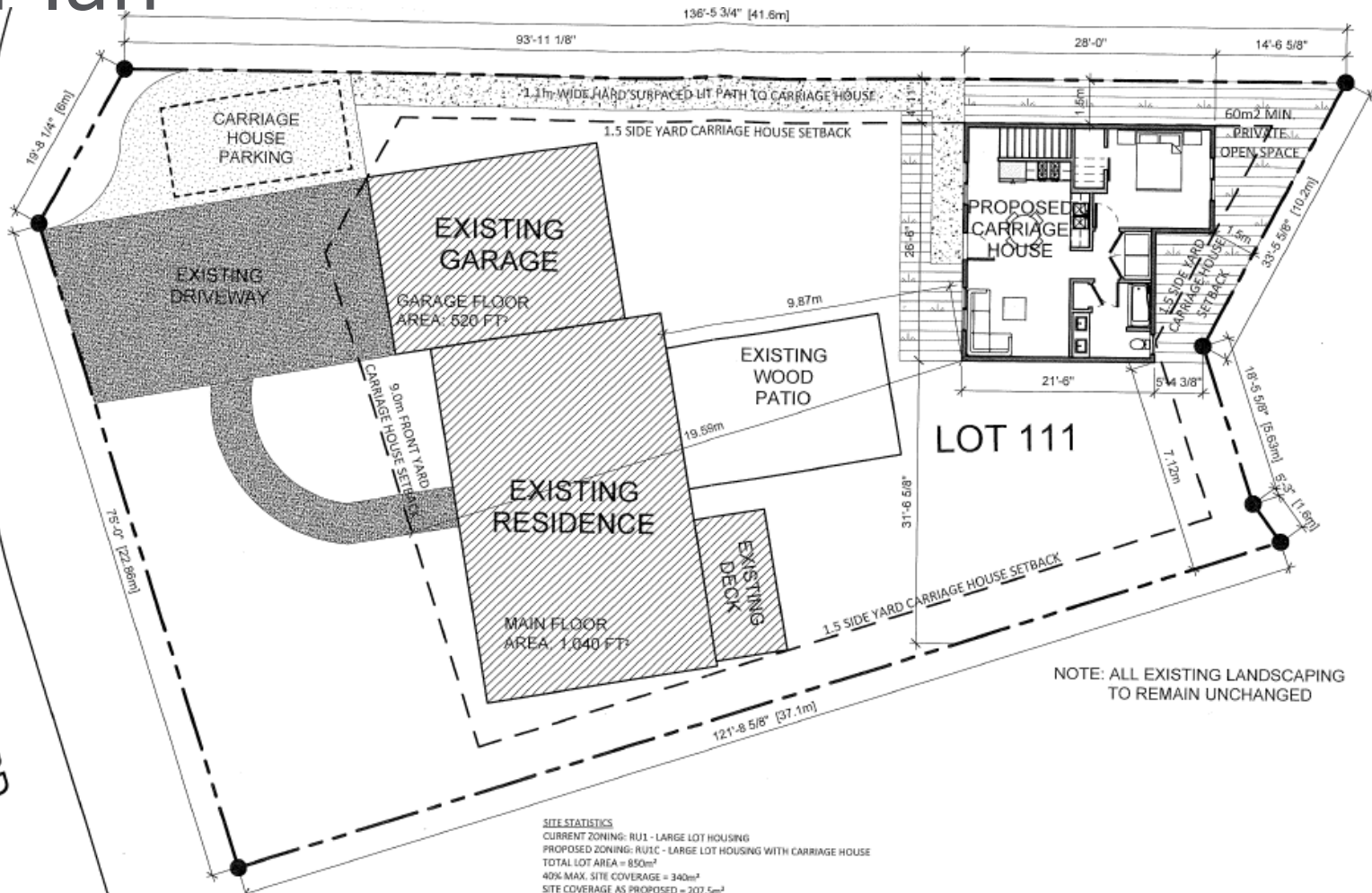
Project/Technical Details

- ▶ Two storey carriage house
- ▶ 1.1 m wide lit path
- ▶ Parking next to existing driveway
- ▶ Meets all Zoning Bylaw Regulations

Site Plan



EASTBOURNE RD



NOTE: ALL EXISTING LANDSCAPING TO REMAIN UNCHANGED

SITE STATISTICS
 CURRENT ZONING: RU1 - LARGE LOT HOUSING
 PROPOSED ZONING: RU1C - LARGE LOT HOUSING WITH CARRIAGE HOUSE
 TOTAL LOT AREA = 850m²
 40% MAX. SITE COVERAGE = 340m²
 SITE COVERAGE AS PROPOSED = 207.5m²
 50% MAX. SITE COVERAGE W/ DRIVEWAYS = 425m²
 SITE COVERAGE W/ DRIVEWAYS AS PROPOSED = 308.3m²

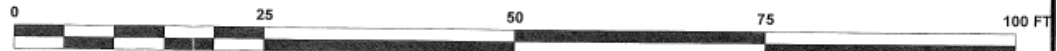
2 STOREY CARRIAGE HOUSE
 MAX. NET FLOOR AREA OF CARRIAGE HOUSE = 90m²
 PROPOSED CARRIAGE HOUSE NET FLOOR AREA = 90m²
 PRINCIPAL DWELLING HABITABLE FLOOR AREA = 183.6m²
 75% ALLOWABLE CARRIAGE HOUSE FLOOR AREA = 137.7m²
 PROPOSED CARRIAGE HOUSE FLOOR AREA = 49% OF PRINCIPAL DWELLING

REQUIRED:	PROPOSED:
MAX. HEIGHT: 5.4m	5.00m
FRONT YARD SETBACK: 9.0m	19.59m
SIDE YARD SETBACK: 1.5m	1.50m/7.12m
REAR YARD SETBACK: 1.5m	1.50m
DISTANCE FROM PRINCIPAL BUILDING 3.0m	9.87m

LEGAL DESCRIPTION:
 625 EASTBOURNE RD.
 KELOWNA, BC
 LOT 111, PLAN KAP24631 ODYD

SITE PLAN

SCALE: 1:150



OCP Objectives & Policies

- ▶ Objective 7.1: Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable
 - ▶ Carriage House is a low-impact increase in density
- ▶ Policy 7.2.1: Ground Oriented Housing
 - ▶ Carriage House is ground oriented
 - ▶ Improves housing diversity
 - ▶ Close proximity to schools and parks

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Rezoning:
 - ▶ Within Permanent Growth Boundary.
 - ▶ Future Land Use designation of S-RES
 - ▶ Meets OCP Objectives and Policies