



City of
Kelowna

Z22-0066

5399 Hedeman Ct

Rezoning Application

Proposal

- ▶ To rezone the subject property 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.

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

October 6

Development Application Submitted



Staff Review & Circulation



November 21

Public Notification Received



January 9

Initial Consideration



First, Second & Third Readings

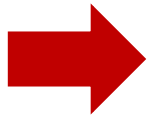


Final Reading

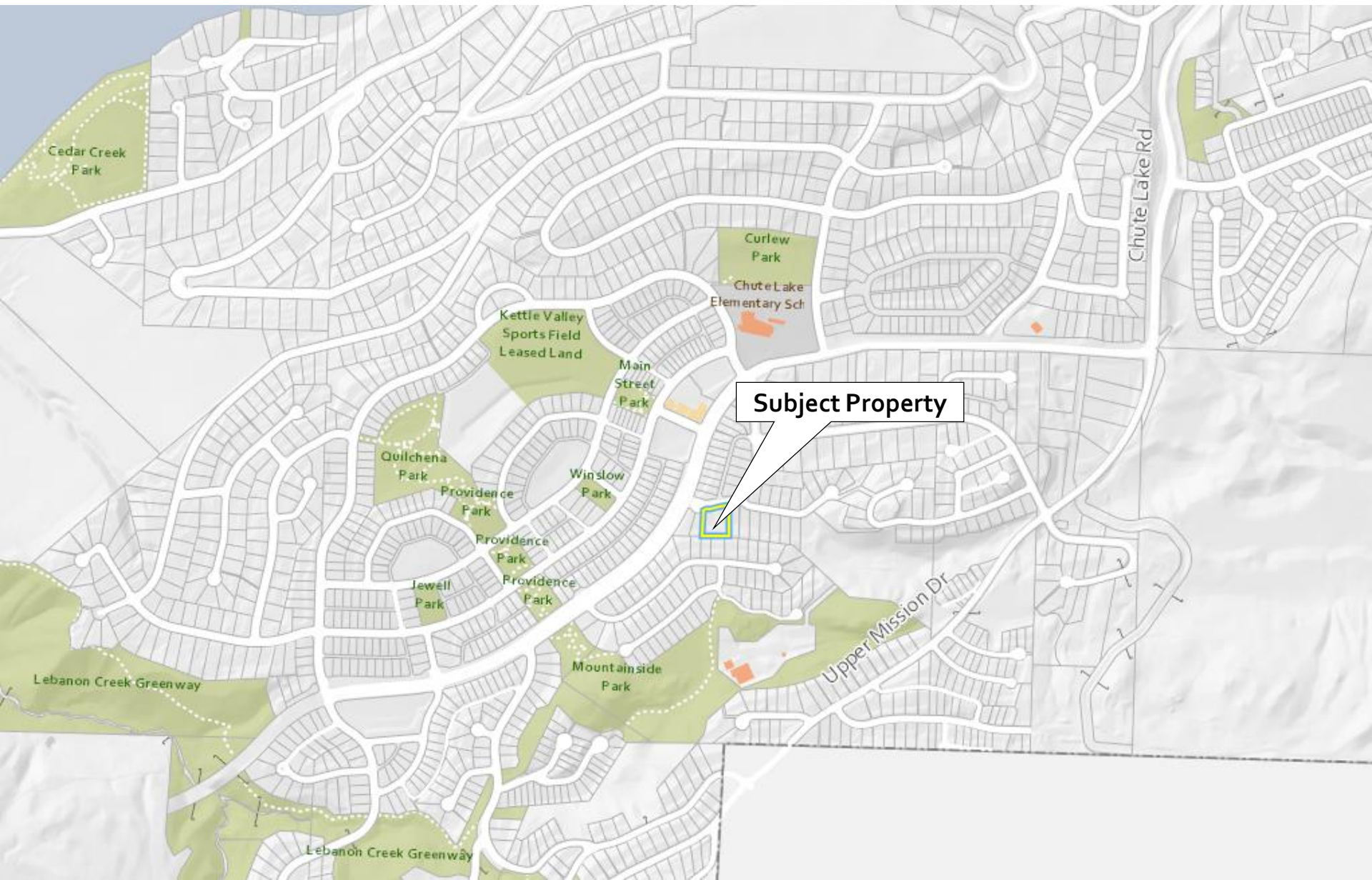


Building Permit

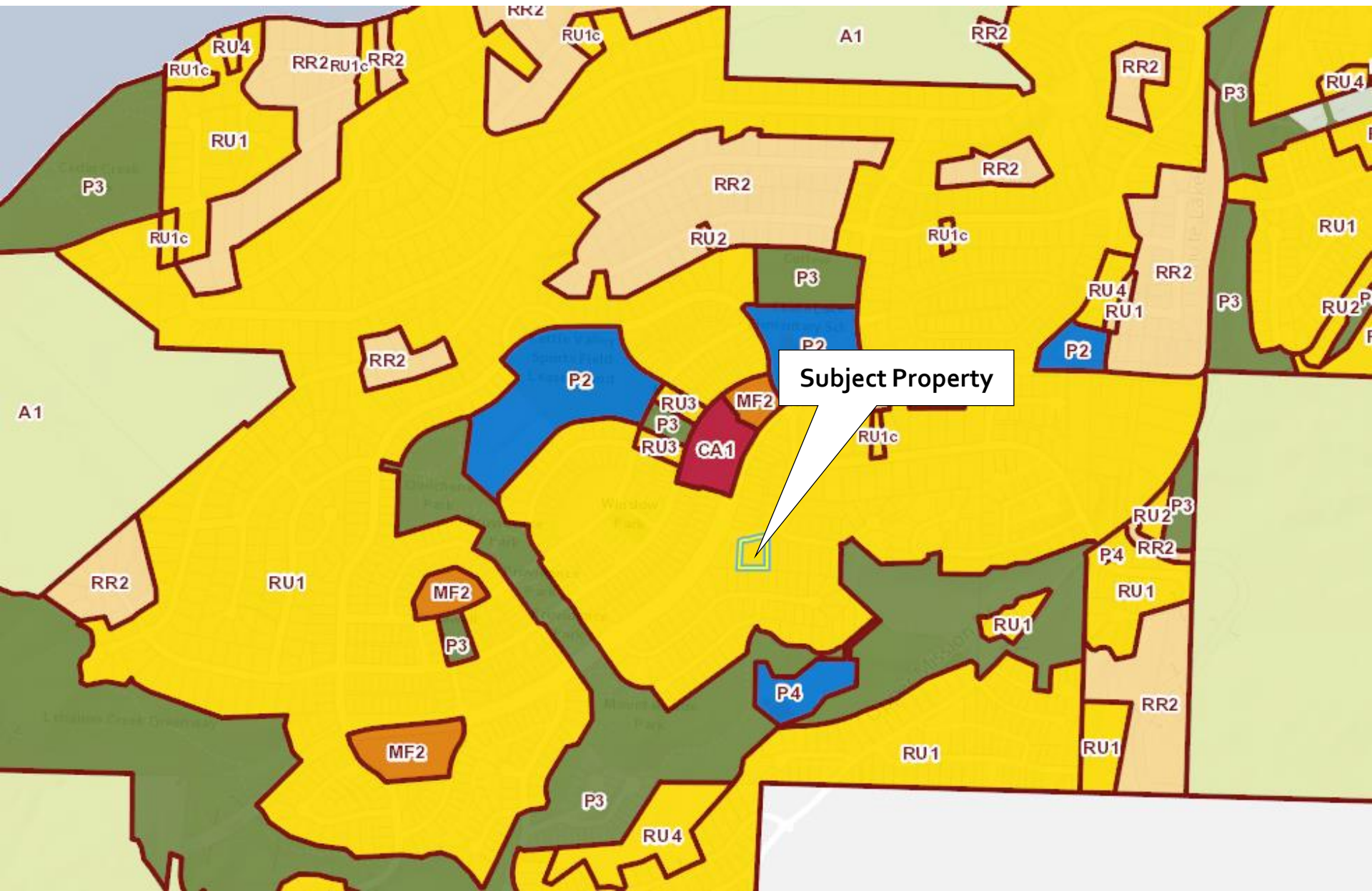
Council
Approvals



Context Map



OCP Future Land Use / Zoning



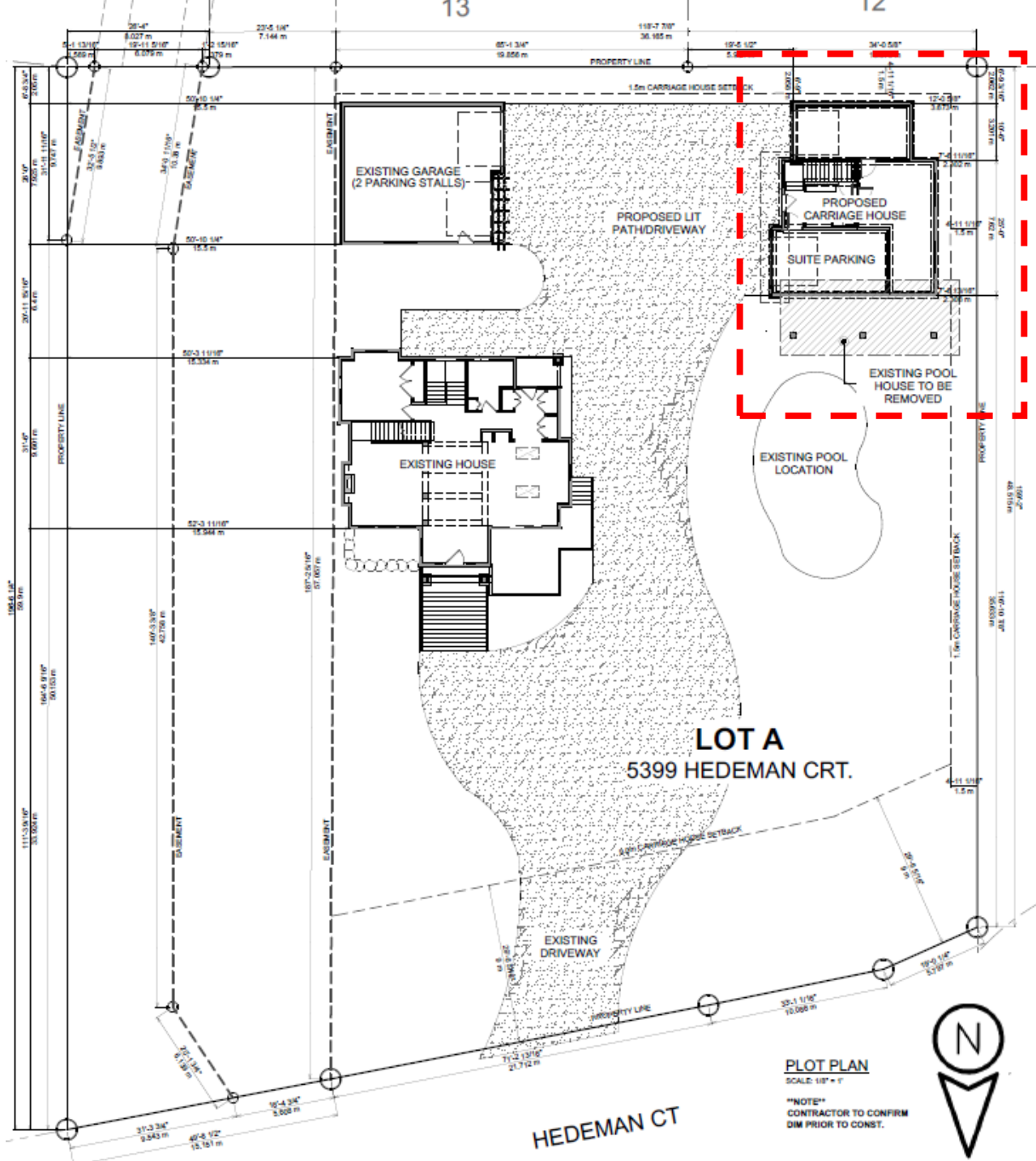
Subject Property Map



Project/technical details

- ▶ Carriage house building footprint of 89.9 sq.m.
- ▶ Partial demolition of existing pool house; mechanical and equipment room is to remain.
- ▶ All Zoning Bylaw regulations have been met.

Site Plan



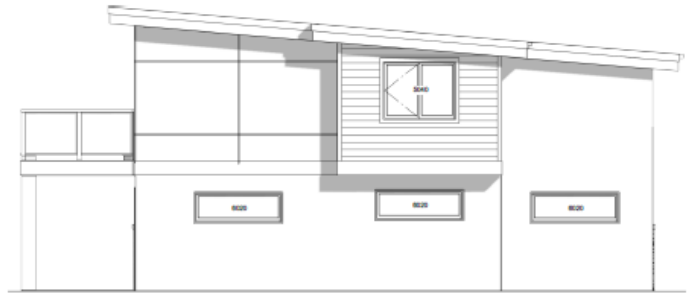
PLOT PLAN
 SCALE: 1/8" = 1'
 NOTE
 CONTRACTOR TO CONFIRM
 DIM PRIOR TO CONST.



Elevations



FRONT ELEVATION



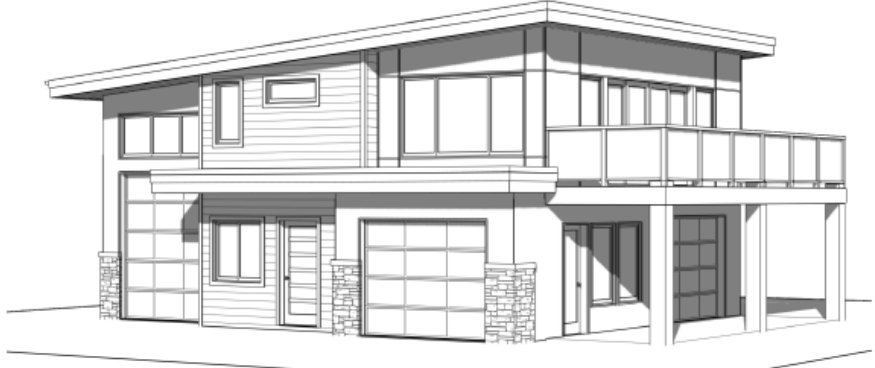
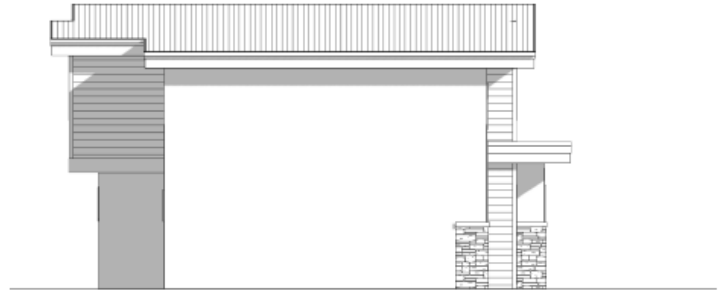
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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

Staff Recommendation

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