

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



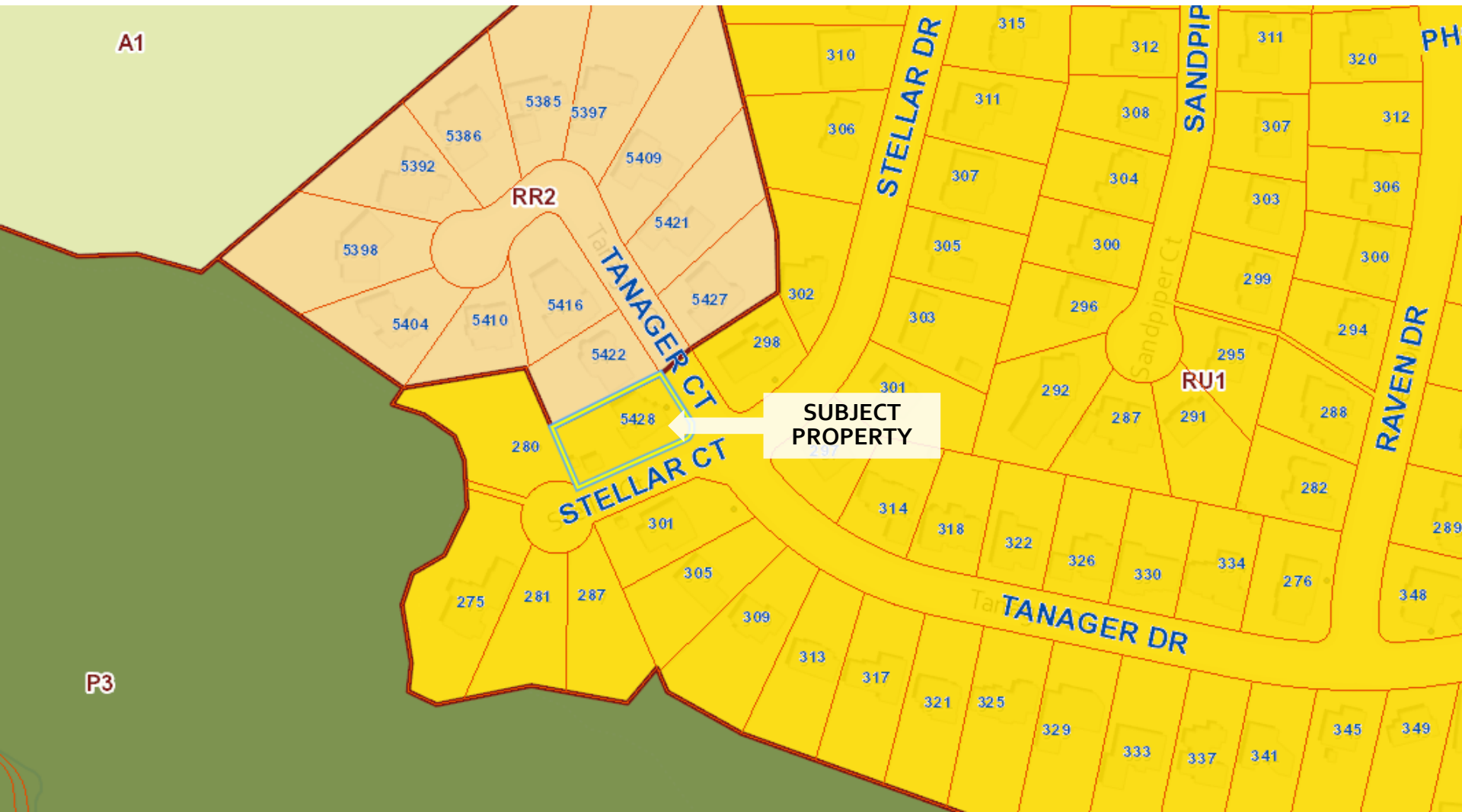
Council Approvals



# Context Map



# OCP Future Land Use / Zoning





# Subject Property Map



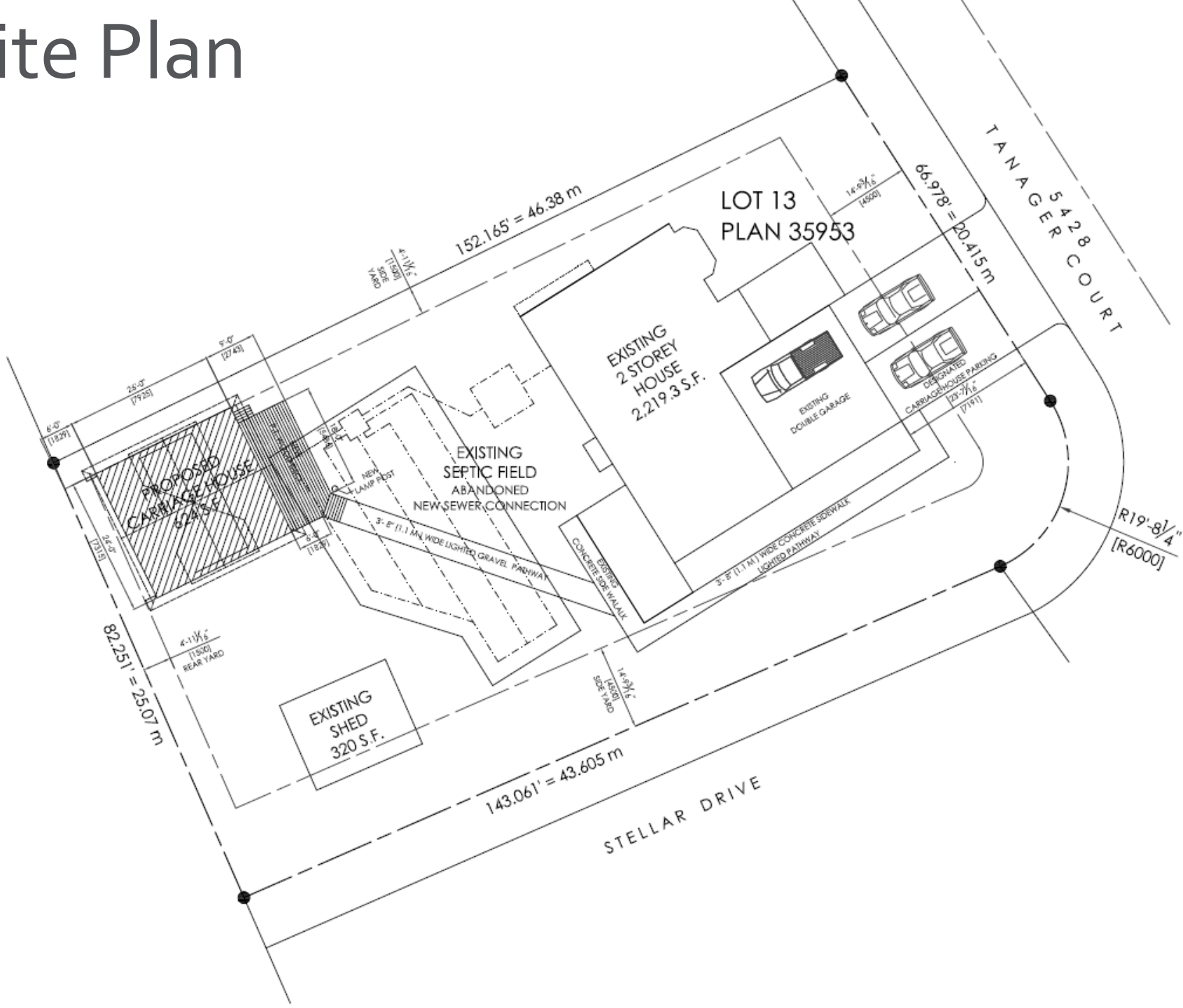
City of Kelowna

# 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.