

# PROJECT DATA

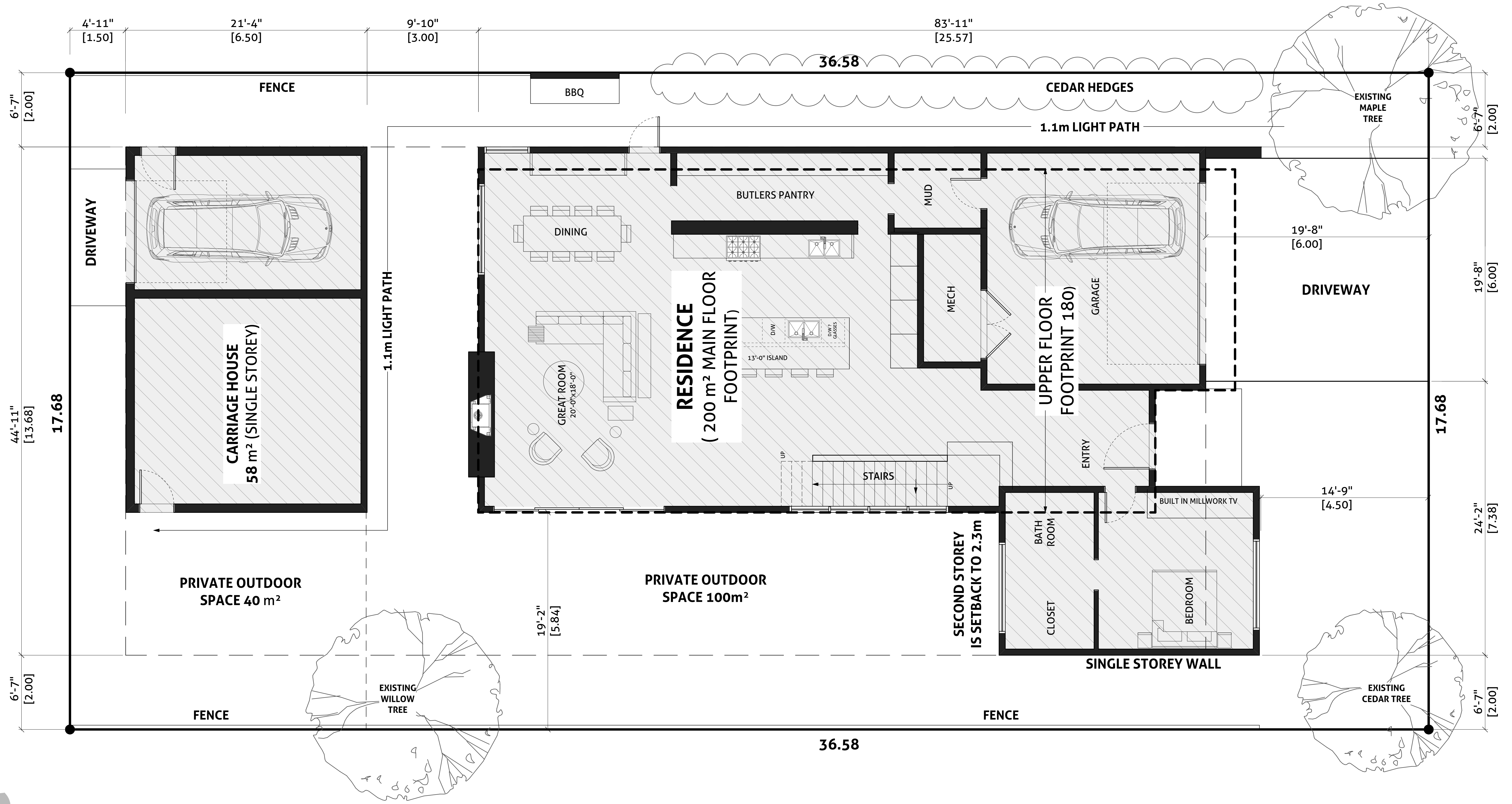
<b>1. LEGAL DESCRIPTION</b>	<b>CIVIC ADDRESS</b>
LOT 17, PLAN 7336	2424 TAYLOR CR. KELOWNA, BC
<b>2. ZONING</b>	
RU1c - PROPOSED ZONING CHANGE	
<b>3. LOT AREA</b>	
646.50 m <sup>2</sup>	

<b>4. SITE COVERAGE</b>	
PRINCIPAL RES. (MAIN FLOOR)	= 200.0 m <sup>2</sup>
PRINCIPAL RES. (UPPER FLOOR)	= 180.0 m <sup>2</sup>
CARRIAGE HOUSE	= 58.0 m <sup>2</sup>
DRIVEWAY	= 34.0 m <sup>2</sup>
BUILDING FOOTPRINT COV.	= 40.0 %
BUILDING & DRIVEWAYS	= 45.7 %

**ATTACHMENT A**

This forms part of application  
# DVP18-0053

Planner Initials **AF**

## SITE PLAN

SCALE: 1:50



WEST | COAST DESIGN

FEB 06, 2018

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CITY OF KELOWNA

MEMORANDUM

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**Date:** March 7, 2018  
**File No.:** DVP18-0053  
**To:** Community Planning (AF)  
**From:** Development Engineer Manager (JK)  
**Subject:** 2424 Taylor Cr

**ATTACHMENT B**

This forms part of application

# DVP18-0053

Planner  
Initials

AF

City of  
**Kelowna**  
COMMUNITY PLANNING



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The Development Engineering comments and requirements regarding this DVP application are as follows:

The request for a variance to allow vehicle access from the street does not compromise any municipal services however, as per bylaw access should be via laneway.



James Kay, P. Eng.  
Development Engineering Manager

JA



February 12, 2018

City of Kelowna

**Urban Planning Department**

1435 Water Street

Kelowna, BC



Re: Rezoning to construct a Carriage House at 2424 Taylor Crescent  
And Development Variance Permit to allow a driveway from the road

Dear Planning Staff

This application is to rezone the property at 2424 Taylor Crescent to the RU1c – Large Lot Housing with Carriage House zone, allowing the construction of a carriage house. The property was recently purchased, and the new owner is planning to demolish the existing house and accessory structures and replace them with a new single-family dwelling (SFD) and carriage house. All Zoning Bylaw regulations applicable to carriage house can easily be met.

The proposed 1 storey carriage house has a single car garage and has a modest floor area at 58m<sup>2</sup>. It has a large private open space to the south of the dwelling delineated from the principals' space with a mature large willow tree. Given that the both the carriage house and principal dwelling are new builds, it is expected that they will integrate seamlessly onto the site.

The plan for the new SFD incorporates a double garage which is accessed from Taylor Crescent. The Zoning Bylaw section 13.1.7 (d) specifically requires that all accesses be taken off the laneway. For this project we are requesting a Development Variance Permit to allow access from the street. The proposed SFD is planned for the Begrand-Fast is planned for a multi-generational family. The main floor layout which clearly shows a separate bedroom area planned for an elderly parent. Driveway access at the street frontage is being requested to accommodate aging in place accessibility issues.

Taylor Crescent is a small local street that has 4-5 properties on either side which are each serviced with a laneway. 5 of the 9 properties have a front driveway access as highlighted by orange arrows in the picture below. It is evident that the neighbouring properties have gone through transition and upgrading in recent years and that we can expect the current street rhythm to remain intact. Given this and the precedent of existing street front driveways we are asking Staff to support the variance to allow vehicle access from the street.



The neighbourhood has seen some additional housing in the form of a carriage house or RU6 - two dwelling housing. Many of the Official Community Plan objectives for creating good infill housing are easily met for this property and the greater community. The property has easy access to schools, parks, transit and other natural amenities. This proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood.

With this application we are seeking to develop quality housing stock in the area. Please contact me directly should you have any questions about the property.

Regards,

Birte Decloux for Kerry and Nicole Begrand-Fast

<b>ATTACHMENT C</b>	
This forms part of application # DVP18-0053	
Planner Initials	AF
 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	

# Development Variance Permit DVP18-0053

<b>ATTACHMENT D</b>	
This forms part of application # <b>DVP18-0053</b>	
Planner Initials	AF
City of <b>Kelowna</b> COMMUNITY PLANNING	



This permit relates to land in the City of Kelowna municipally known as

**2424 Taylor Cr**

and legally known as

**Lot 17, District Lot 14, ODYD, Plan 7336**

and permits the land to be used for the following development:

## **Large Lot Housing with Carriage House**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: August 28, 2018

Decision By: CITY COUNCIL

Issued Date: TBD

Development Permit Area: n/a

**This permit will not be valid if development has not commenced by August 28, 2020.**

Existing Zone: RU1

Future Land Use Designation: S2RES

## **This is NOT a Building Permit.**

In addition to your Development Variance Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Kerry & Nicole Begrand Fast

Applicant: Urban Options Planning & Permits

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

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Date

## 1. SCOPE OF APPROVAL

This Development Variance Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Variance Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

This Development Permit is valid for two (2) years from the date of August 28, 2018 approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

None required

## 4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.**

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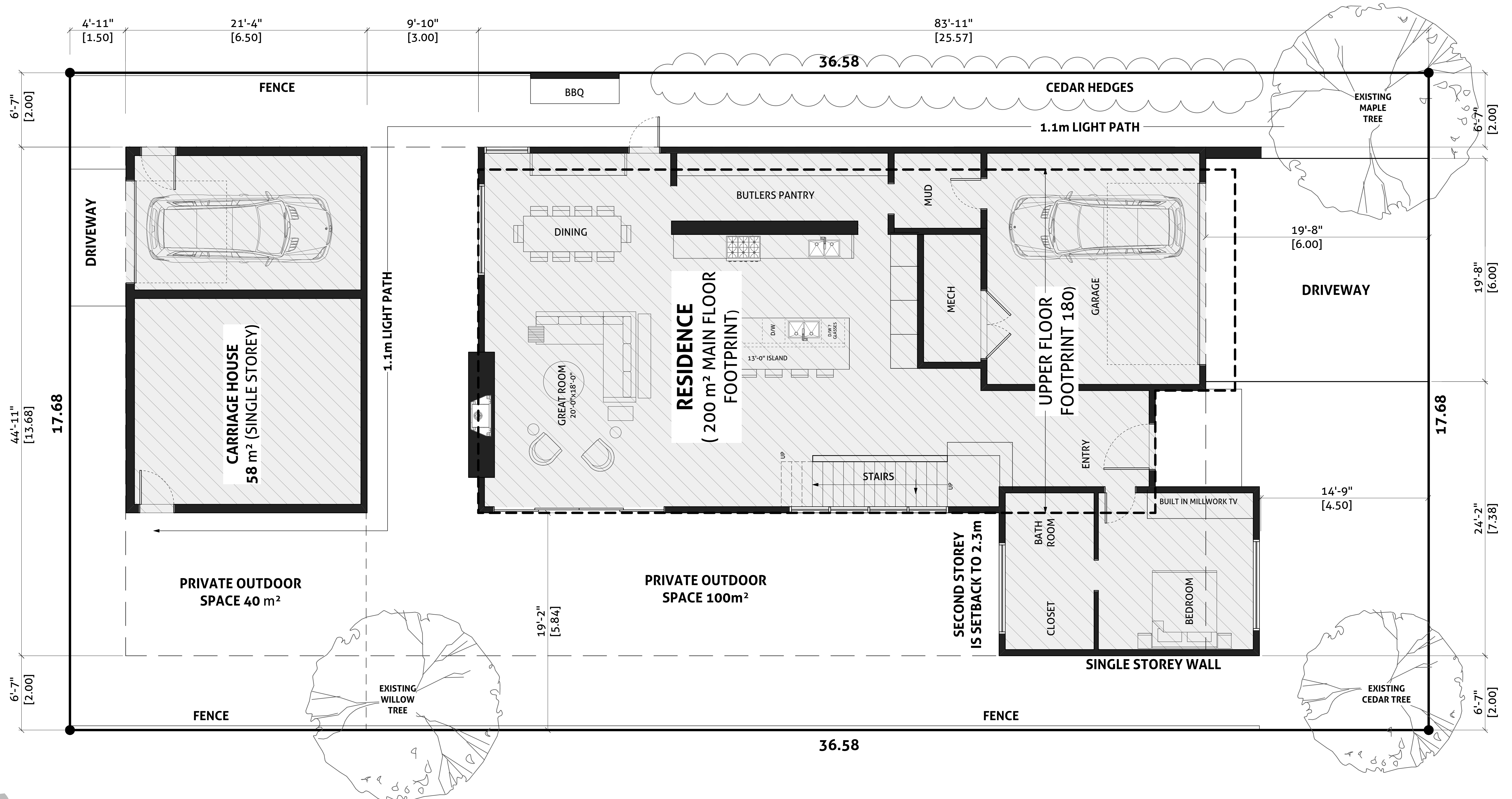
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**SCHEDULE A**

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Planner Initials **AF**

TAYLOR CR.



## SITE PLAN

SCALE: 1:50



WEST | COAST DESIGN

FEB 06, 2018