

Development Variance Permit

DVP18-0146



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

771 Barnaby Road

and legally known as

Lot 2 District Lot 357 Similkameen Division Yale District Plan EPP73196

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

Single Dwelling Housing with Carriage House

and that variances to the following Section of Zoning Bylaw No. 8000 be granted in general accordance with Schedule "A":

Section 9.5b.1(h): Carriage House Development Regulations in Residential, Health District and Comprehensive Development Zones

To vary the required minimum front yard from 9.0 m permitted to 4.5 m proposed.

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

Date of Decision: December 4, 2018

Decision By: City Council

Issued Date: December 4, 2018

Development Permit Area: N/A

This permit will not be valid if development has not commenced by December 4, 2020.

Existing Zone: RU1c – Large Lot Housing With Carriage House

Future Land Use Designation: S2RES

This is NOT a Building Permit.

In addition to your Development 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: Trevor James Taylor & Lori-Lynn Taylor

Applicant: Westerkamp Design Inc.

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 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 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 Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

None Required

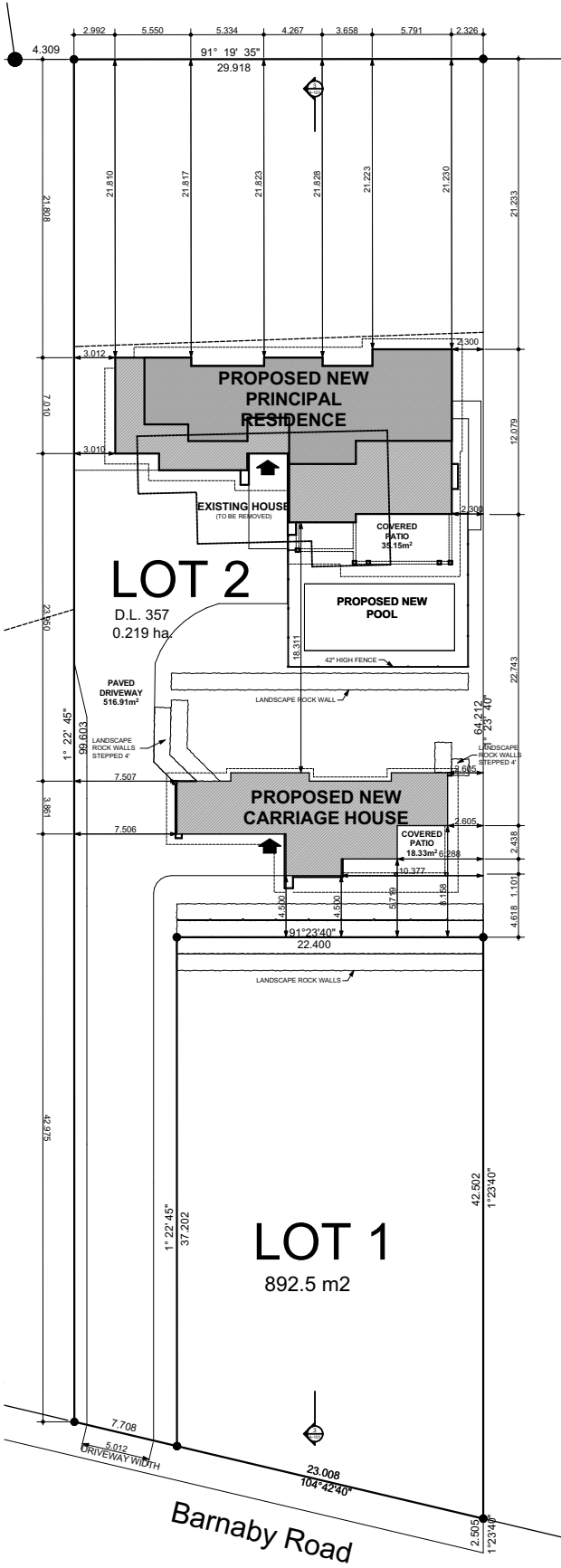
4. INDEMNIFICATION

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.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**



Site Plan

SCALE: 1:500

771 BARNABY ROAD

LEGAL DESCRIPTION: LOT 2, PLAN 10457, D.L. 357, SDYD

PROPOSED ZONING: FROM RU1 - LARGE LOT HOUSING
TO RU1c - LARGE LOT HOUSING WITH CARRIAGE HOUSE

SITE DETAILS:

LOT AREA:	2192.35 m ²	550m ² MIN.
LOT WIDTH:	29.91 m	16.5m MIN.
LOT DEPTH:	100.50 m	30.0m MIN.

FOOTPRINT AREA OF NEW PRINCIPAL DWELLING:	233.90 m ²	
AREA OF DRIVEWAY & PARKING:	88.00 m ²	
AREA OF COVERED PATIOS > 23m ²	35.15 m ²	
FOOTPRINT AREA OF CARRIAGE HOUSE:	99.96 m ²	100m ² MAX.

SITE COVERAGE (%):

BUILDINGS:	15.23 %	40% MAX.
CARRIAGE HOUSE ONLY:	4.56 %	14% MAX.
BUILDINGS + DECK:	19.24 %	40% MAX.
BUILDINGS, DECKS & DRIVEWAYS:	20.85 %	50% MAX.

DWELLING DETAILS:

TOTAL FLOOR AREA:	285.89 m ²	
GARAGE AREA:	69.39 m ²	
HEIGHT OF BUILDING:	6.676 m	9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)

SETBACKS (IN METRES):

FRONT (DIST. FROM CARRIAGE HOUSE):	18.311 m	3.0m MIN.
EAST SIDE:	3.010 m	2.3m MIN.
WEST SIDE:	2.300 m	2.3m MIN.
REAR:	21.223 m	7.5m MIN.

CARRIAGE HOUSE DETAILS:

TOTAL FLOOR AREA:	95.55 m ²	100m ² MAX.
HEIGHT OF BUILDING:	4.150 m	4.8m MAX.
SETBACKS (IN METRES):		
FRONT:	4.500 m	4.5m MIN.
SIDE (WEST):	2.605 m	2.0m MIN.
SIDE (EAST):	7.506 m	2.0m MIN.
REAR (DIST. FROM PRINCIPAL DWELLING):	18.311 m	3.0m MIN.

NUMBER OF PARKING STALLS:	3	3 MIN.
SIZES OF PARKING STALLS:	2 - 2.5 x 6.0m and 1 - 2.4 x 4.8m	

SCHEDULE A

This forms part of application
DVP18-0146

Planner Initials KB



PROJECT :		TITLE :			
TAYLOR RESIDENCE		SITE PLAN AND SITE DATA			
CUSTOMER :	771 BARNABY ROAD, KELOWNA, BC				
CIVIC :					
LEGAL :					
LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.					
REVISED :					
REVISED :					
REVISED :					
REVISED :					
SCALE :		DATE :			
AS SHOWN		6/25/2018			

DP-003

ATTACHMENT A

This forms part of application

DVP18-0146

Planner
Initials

KB



WESTERKAMP DESIGN INC.

#201 – 1690 Water Street
KELOWNA, B.C. V1Y – 8T8
(250) 878-7846
bauhaus1@shaw.ca

771 Barnaby Road - Design Rationale

It is the intention of the property owners to re-zone the subject property from RU-1 Zoning to RU-1c Zoning in order to build a carriage house. The existing home is built close to the sloped hillside at the rear of the lot. The only suitable location for a carriage house, in regards to access, privacy and efficient use of the property is in the front yard.

The proposal is to reduce the front yard setback of 9.00m for a carriage house to 4.50m, the regular front yard setback for a principal building.

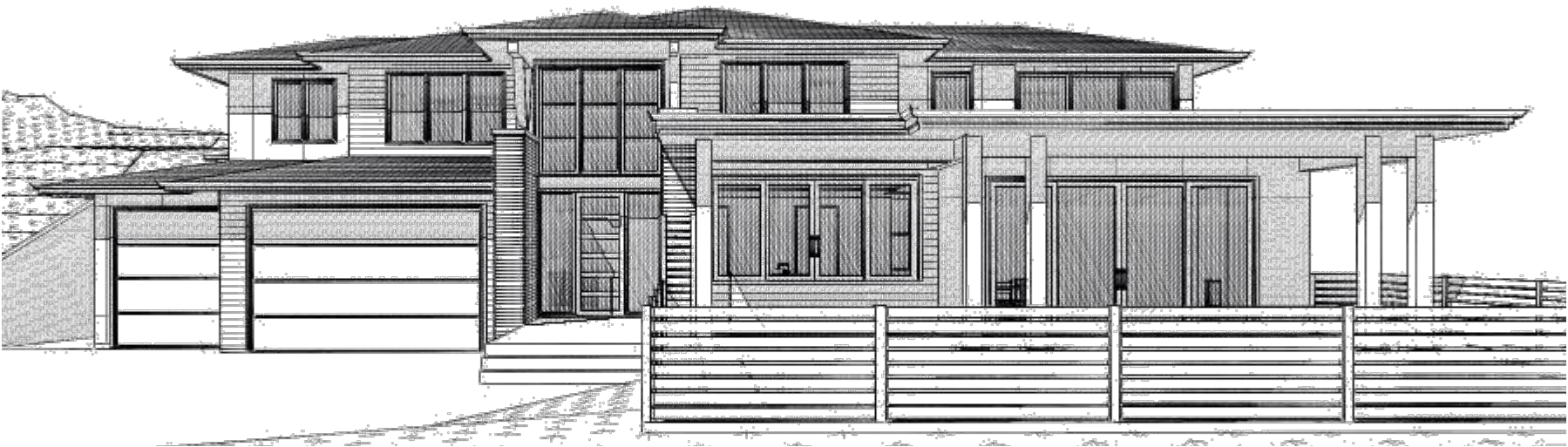
Due to the fact, that the property is a “panhandle” lot, the carriage house will not be directly exposed to the street, in fact it will hardly be visible with the neighbouring buildings in the front.

Street Appeal / Bulk

The proposed design of the carriage house is a single story structure which blends into the hillside, and will not have a negative visual impact on the street or the surrounding properties. The carriage house will not encroach on the privacy of the neighbouring lots.

Parking

Uncovered parking will be provided in the front of the carriage house.



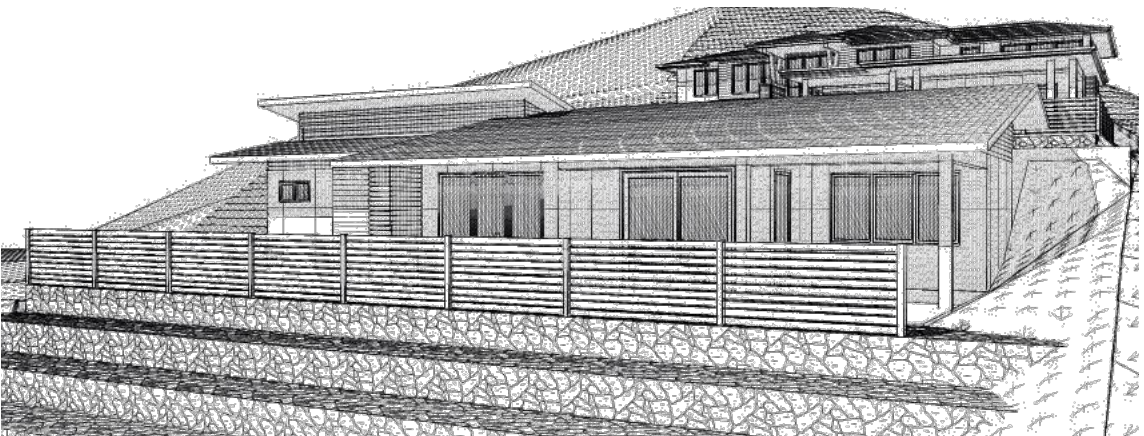
Principal Dwelling - Front View



Principal Dwelling - Front View from Left



Carriage House - Front View from Left



Carriage House - Front View from Right

PROJECT : TAYLOR RESIDENCE

TITLE : COVER PAGE

CUSTOMER :

CIVIC :

771 BARNABY ROAD, KELOWNA, BC

LEGAL :

LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.

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SCALE :

AS SHOWN

DATE :

5/10/2018

SHEET :

DP-001

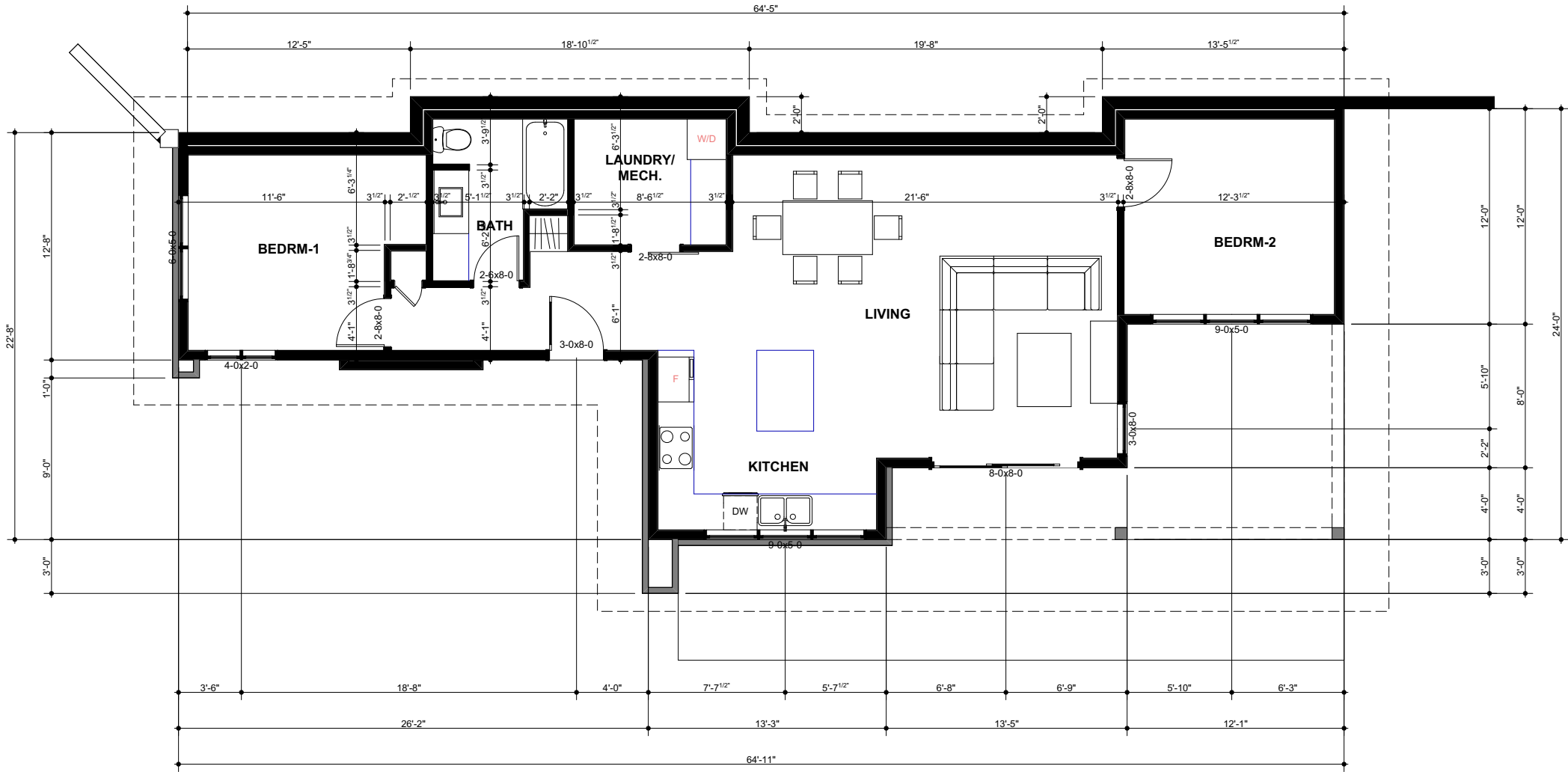


View from North-East



View from North-West

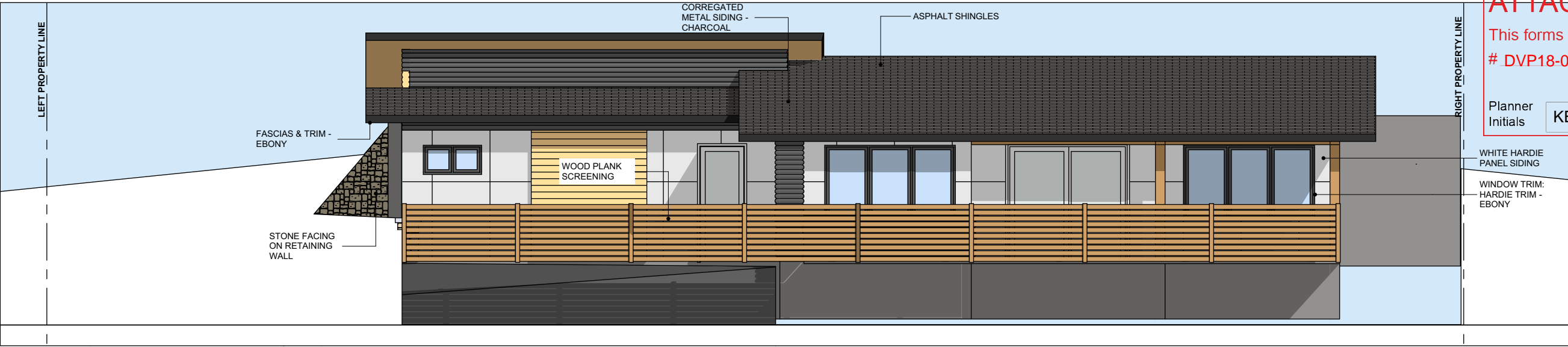
PROJECT :		TITLE :	
TAYLOR RESIDENCE		RENDERINGS	
CUSTOMER :			
CIVIC :	771 BARNABY ROAD, KELOWNA, BC		
LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		
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AS SHOWN		5/10/2018	
SHEET :			



Floor Plan - Carriage House

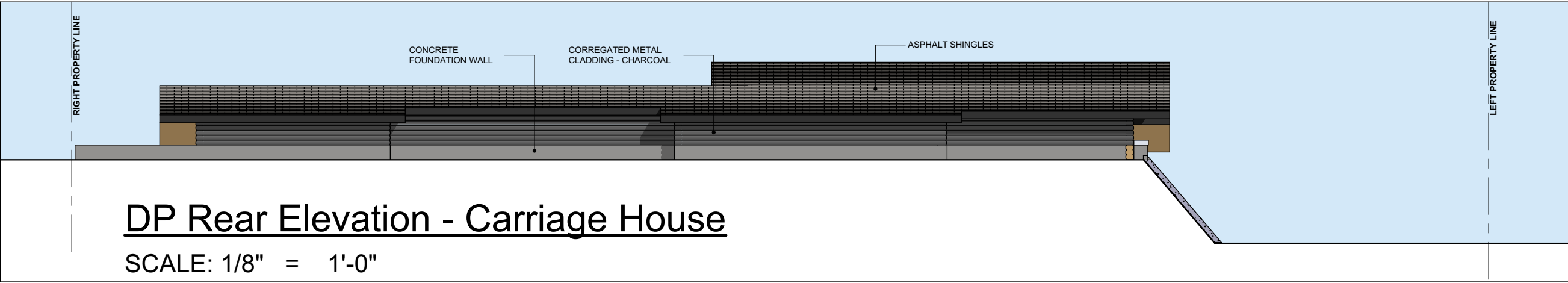
SCALE: 1/8" = 1'-0"

PROJECT :		TAYLOR RESIDENCE	
TITLE :		FLOOR PLAN - CARRIAGE HOUSE	
CUSTOMER :	771 BARNABY ROAD, KELOWNA, BC		
CIVIC :			
LEGAL :			
LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.			
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AS SHOWN		5/10/2018	
SHEET :			
DP-008			



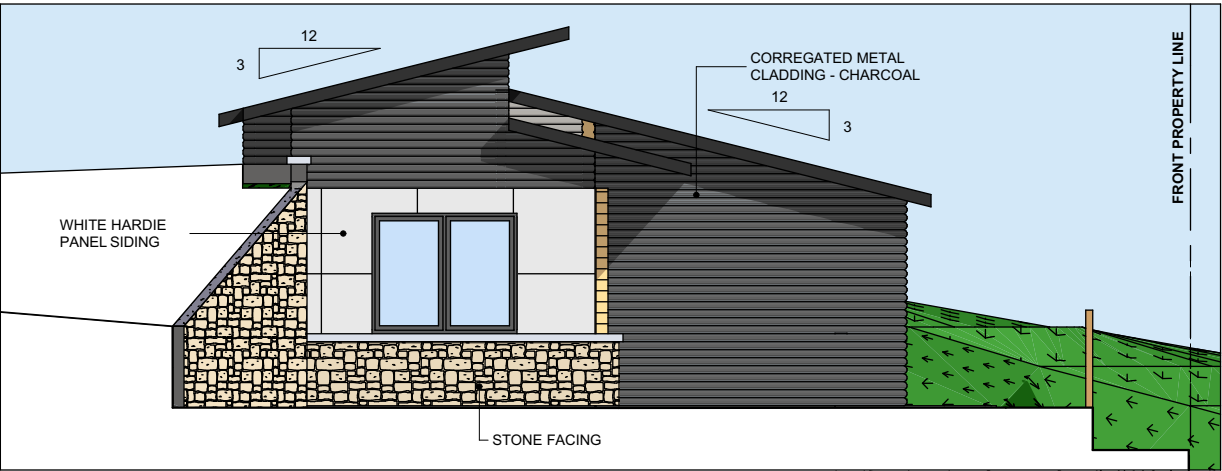
DP Front Elevation - Carriage House

SCALE: 1/8" = 1'-0"



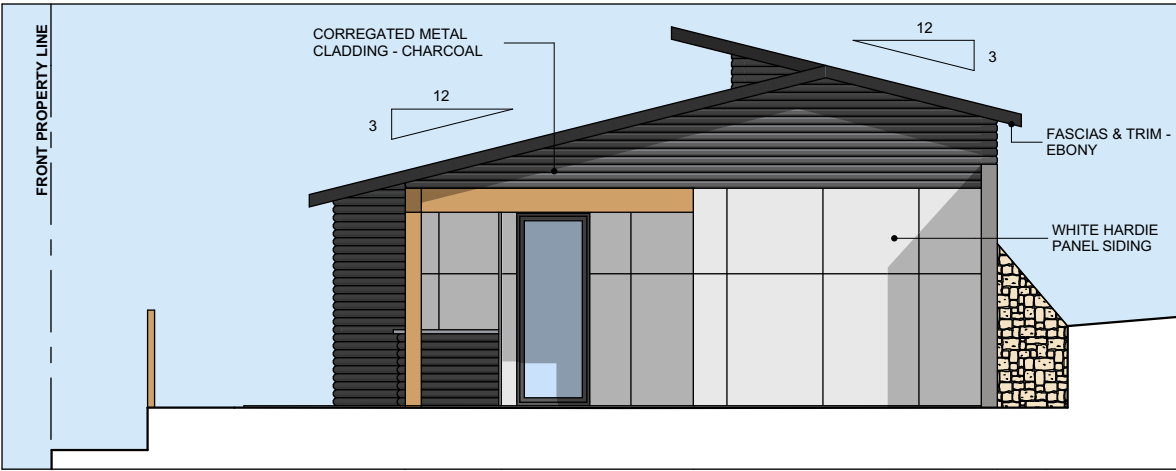
DP Rear Elevation - Carriage House

SCALE: 1/8" = 1'-0"



DP Left Elevation - Carriage House

SCALE: 1/8" = 1'-0"



DP Right Elevation - Carriage House

SCALE: 1/8" = 1'-0"

ATTACHMENT A

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DVP18-0146

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

PROJECT :		TAYLOR RESIDENCE	
TITLE :		ELEVATIONS - CARRIAGE HOUSE	
CUSTOMER :			
	CIVIC :	771 BARNABY ROAD, KELOWNA, BC	
	LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.	
REVISED :			
REVISED :			
REVISED :			
REVISED :			
SCALE :		DATE :	
AS SHOWN		5/10/2018	
SHEET :			
DP-012			

ATTACHMENT

A

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DVP18-0146

Planner
Initials

KB

City of
Kelowna

COMMUNITY PLANNING





WESTERKAMP DESIGN INC.

#201 – 1690 Water Street
KELOWNA, B.C. V1Y – 8T8
(250) 878-7846
bauhaus1@shaw.ca

771 BARNABY ROAD – EXISTING PROPERTY PICTURES



ATTACHMENT **A**

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Planner
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KB

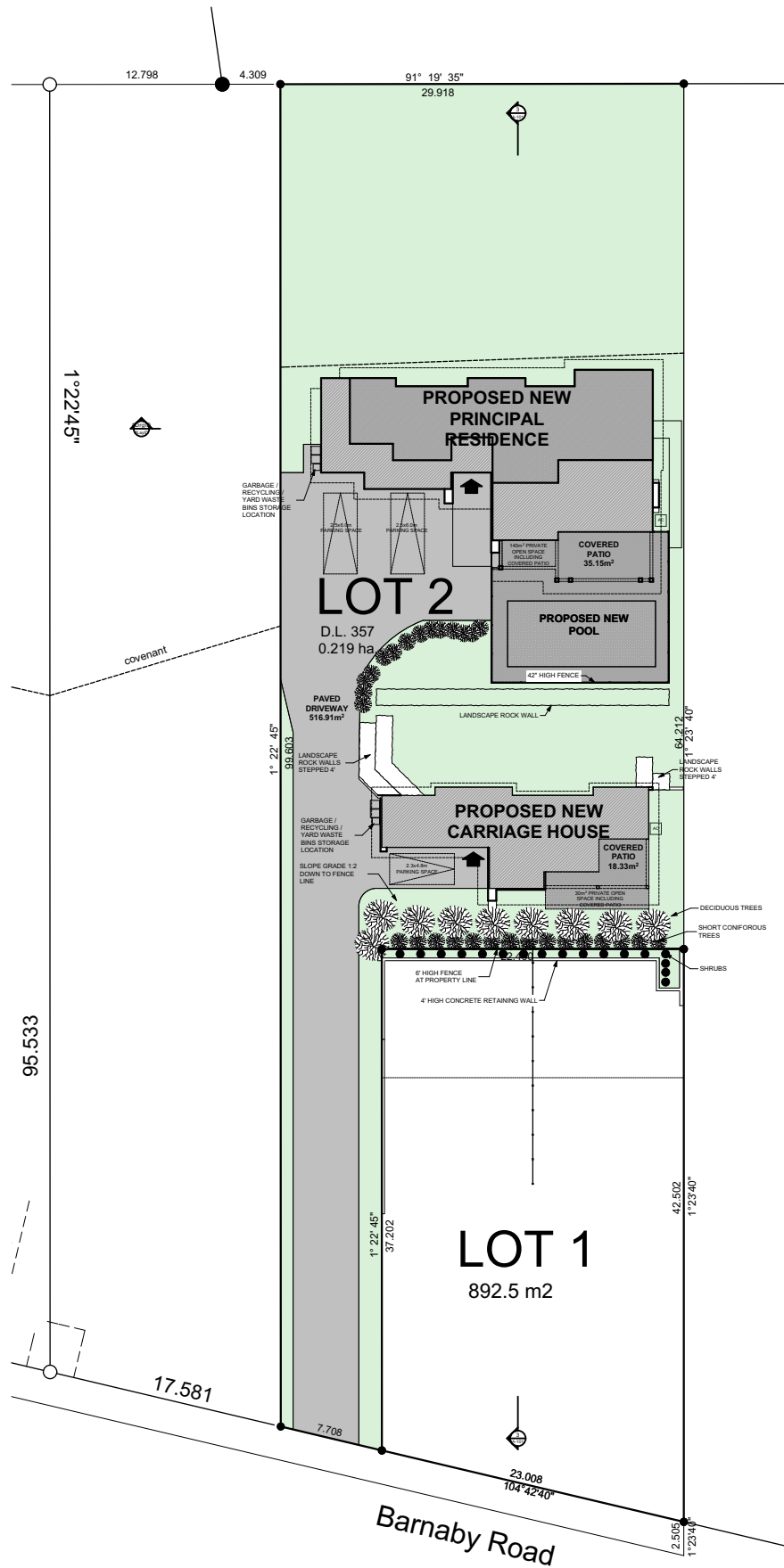
City of
Kelowna
COMMUNITY PLANNING



WESTERKAMP DESIGN INC.

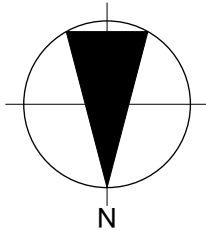
#201 – 1690 Water Street
KELOWNA, B.C. V1Y – 8T8
(250) 878-7846
bauhaus1@shaw.ca





Landscape Plan

SCALE: 1:500



Landscape Plan Legend:

- GRASS AREAS
- BUILDINGS
- WALKWAYS / PATIOS / HARD SURFACES
- EXTERIOR WALL LIGHTING LOCATIONS
- AIR CONDITIONING UNIT
- TREES AND SHRUBS



Bird's-Eye view of 771 Barnaby Road



WESTERKAMP DESIGN INC.

1587 SUTHERLAND AVE.
KELOWNA, B.C. V1Y 5Y7
(250) 878-7846

e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

TAYLOR RESIDENCE

LANDSCAPE PLAN

PROJECT :	TAYLOR RESIDENCE		
CUSTOMER :	771 BARNABY ROAD, KELOWNA, BC		
CIVIC :	771 BARNABY ROAD, KELOWNA, BC		
LEGAL :	LOT 2, PLAN 10457, D.L. 357, S.D.Y.D.		

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REVISED :	
REVISED :	
SCALE :	DATE :
AS SHOWN	10/19/2018

SHEET :
DP-004

ATTACHMENT B

This forms part of application
DVP18-0146

Planner
Initials KB

