



DVP21-0069

2890 Shayler Court

Development Variance Application



Proposal

- ▶ To consider a Development Variance Permit to vary the maximum upper floor storey area of a carriage house from 75% of the footprint permitted to 82% proposed.

Development Process



Mar. 25th, 2021

Development Application Submitted



Staff Review & Circulation



Apr 12th, 2021

Public Notification Received



Jul 27th, 2021

Development Variance Permit



Building Permit



Council Approval

Context Map



City of Kelowna

OCP Future Land Use / Zoning



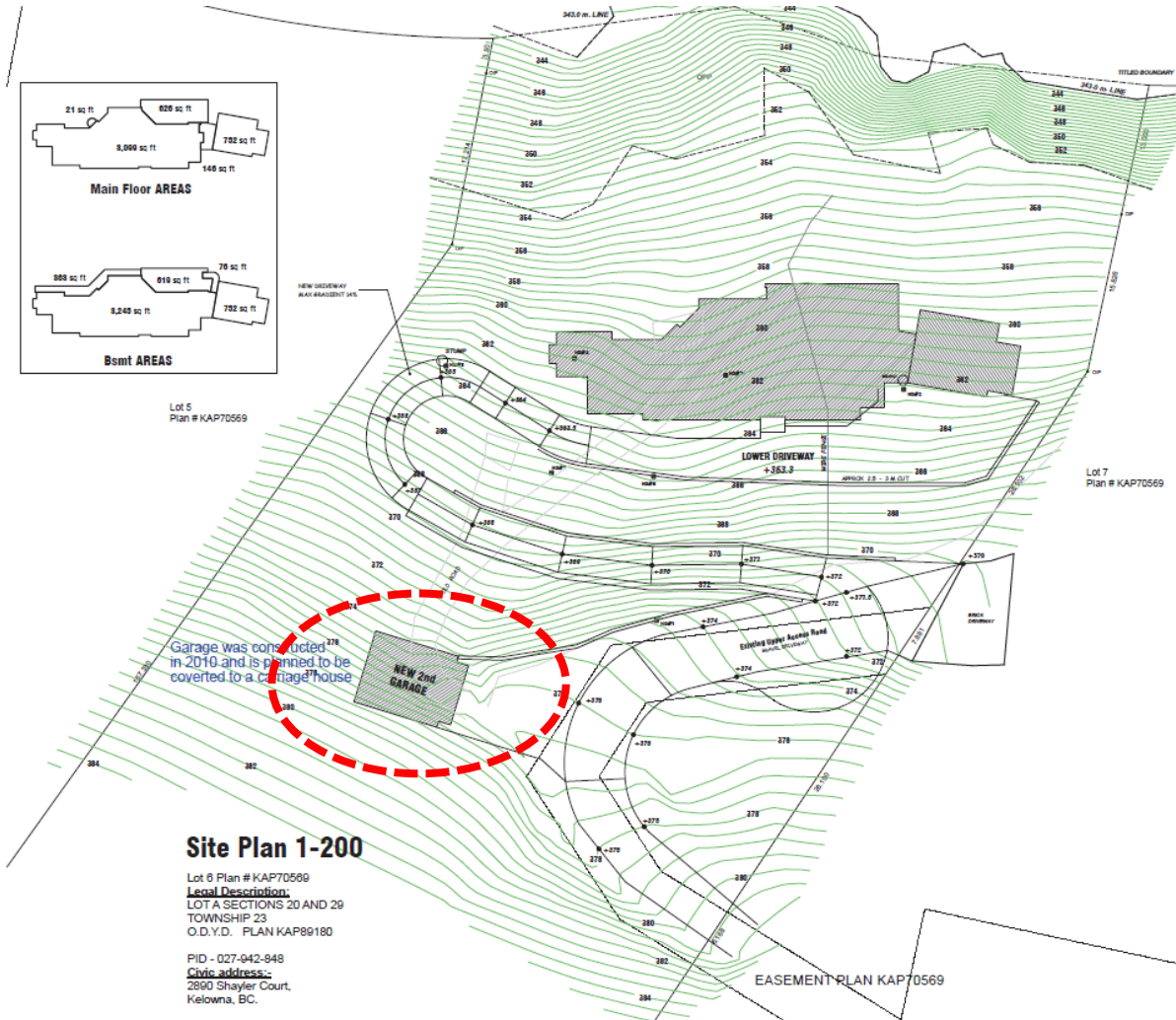
City of Kelowna

Subject Property Map



City of Kelowna

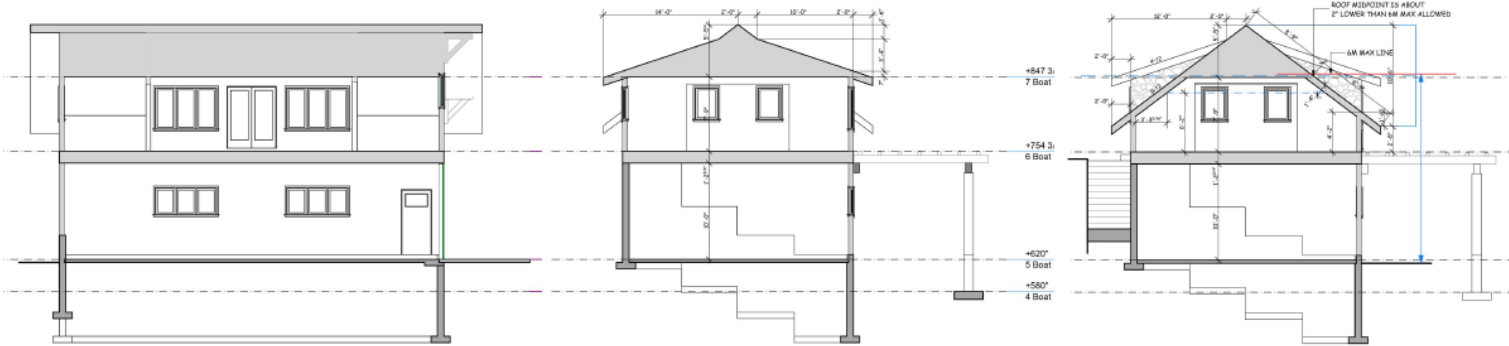
Site Plan



Project details

- ▶ The detached garage/boathouse was built in May 2011.
- ▶ The second floor remains unfinished and is used as storage.
- ▶ The variance is to vary the maximum second floor area from 75% permitted to 82% proposed.
 - ▶ Regulations changed following the Building Permit.
 - ▶ Variance required to facilitate conversion into carriage house.

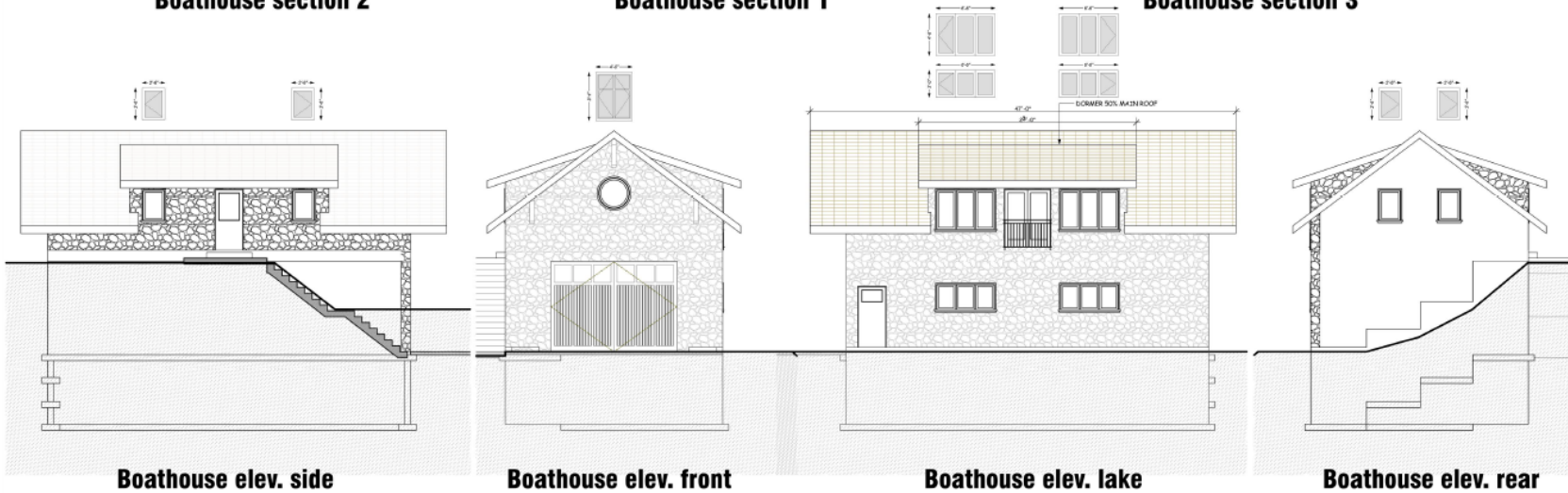
Elevation Drawings



Boathouse section 2

Boathouse section 1

Boathouse section 3



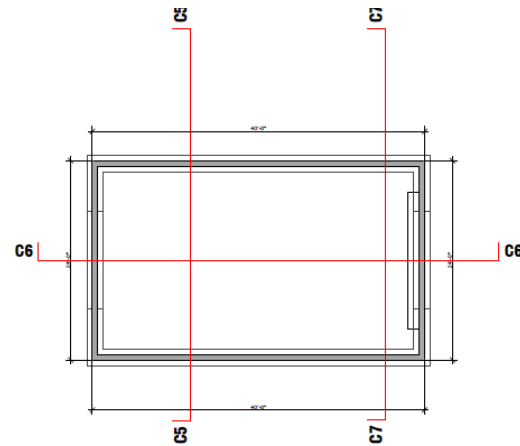
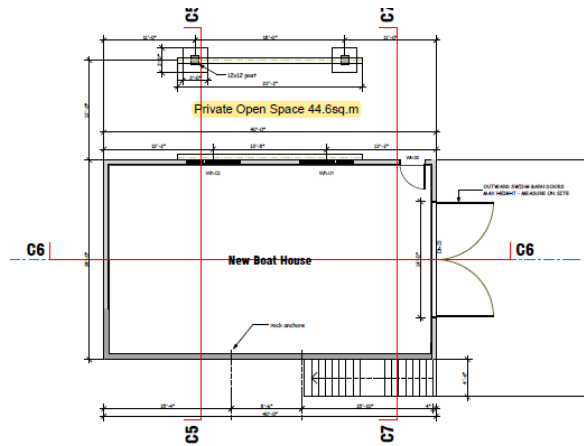
Boathouse elev. side

Boathouse elev. front

Boathouse elev. lake

Boathouse elev. rear

Floor Plans / Variance

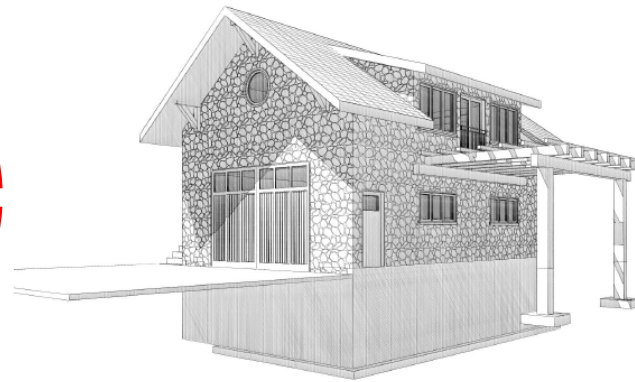
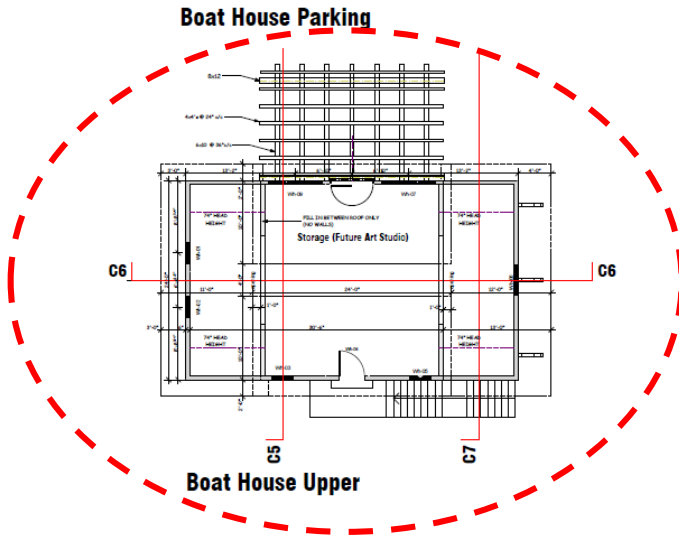


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Boat House - View 2

Site Photos



Site Photos



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application to vary the minimum front yard setback.
 - ▶ To facilitate the conversion into carriage house and offer more rentals in the area.
 - ▶ Accessory Building met all Development Regulations at time of Building Permit.
 - ▶ No additional variances or alterations to the existing structure.



Conclusion of Staff Remarks