



DVP20-0068

1240 Guisachan Road

Development Variance Permit Application



Proposal

- ▶ To vary the required minimum rear yard setback for a carriage house on the subject property.

Development Process

Feb 19, 2020

Development Application Submitted



Staff Review & Circulation



July 14, 2020

Public Notification Received



Nov 16, 2021

Development Variance Permit



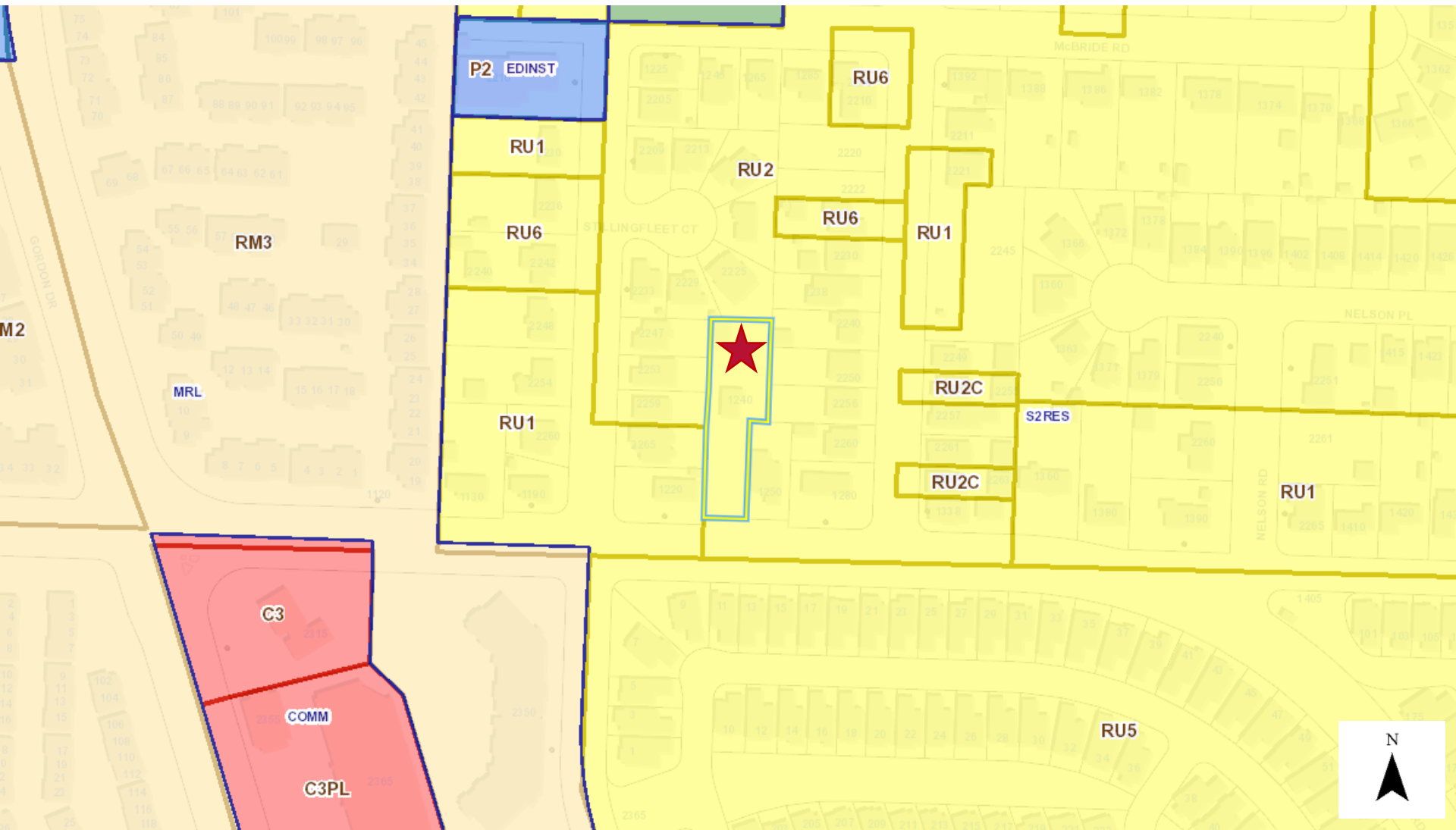
Building Permit

} Council
Approval

Context Map

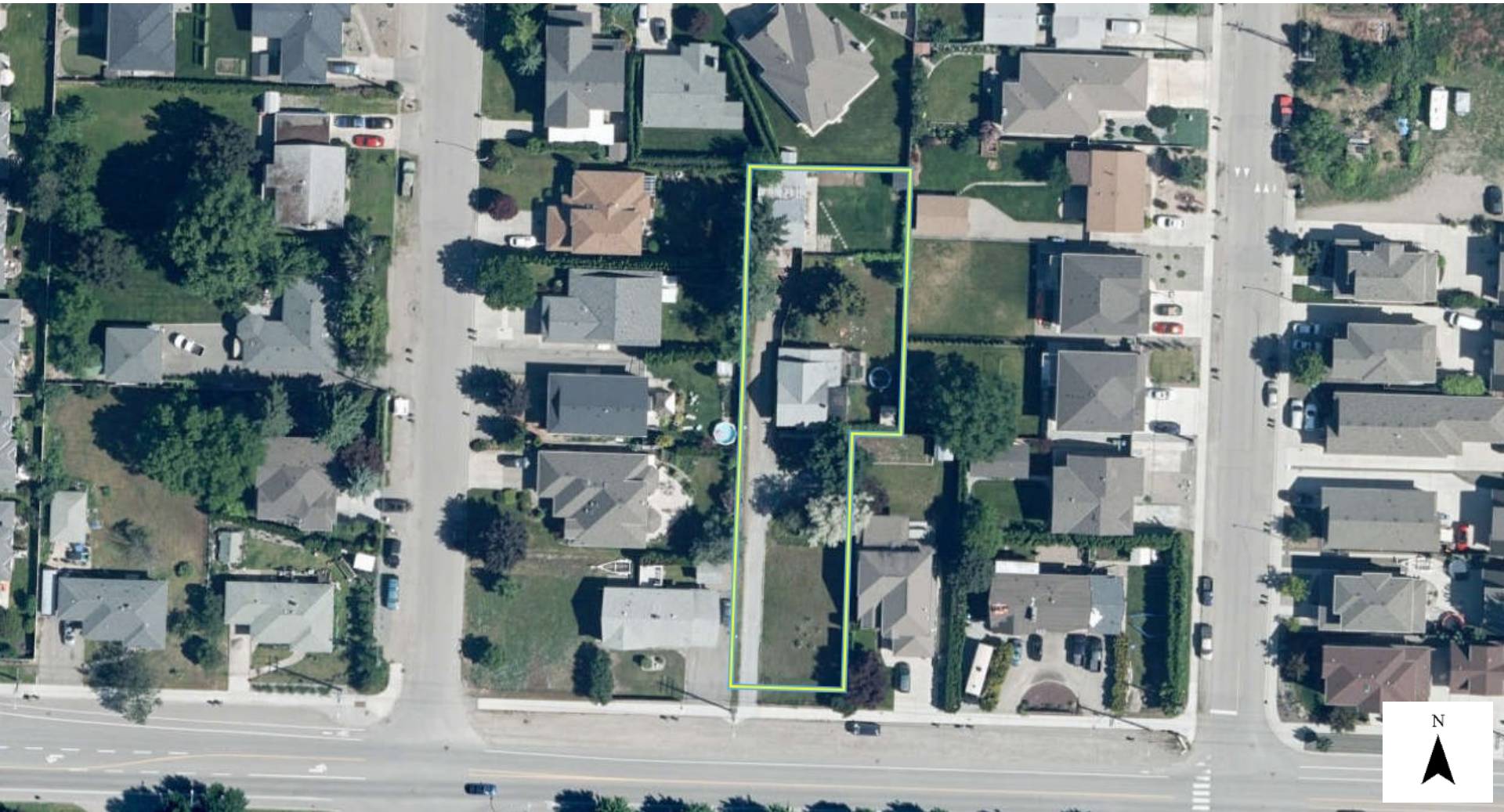


Future Land Use / Zoning



City of Kelowna

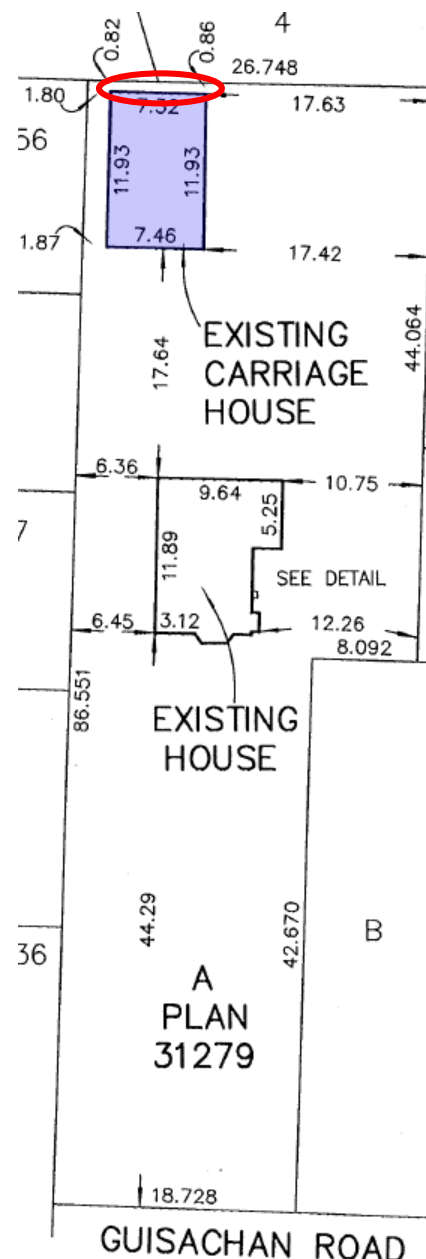
Subject Property Map



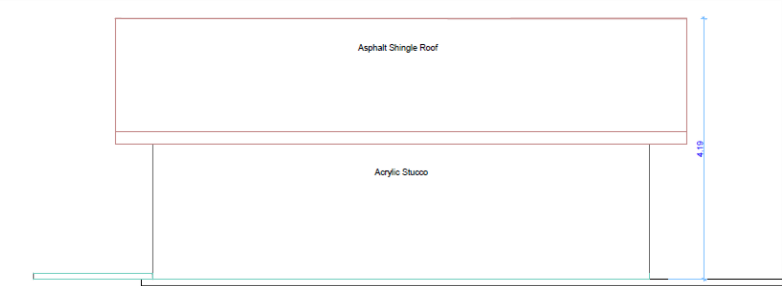
City of Kelowna

Project details

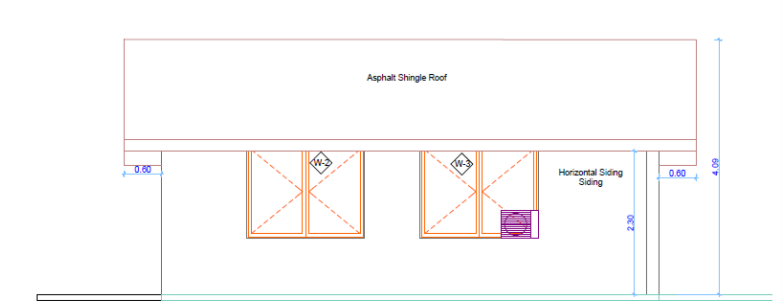
- ▶ An existing accessory building was converted into a carriage house without the required authorizations
- ▶ Legalize use of existing accessory building as a carriage house.
 - ▶ Vary minimum rear yard setback from 1.5 m to 0.82 m



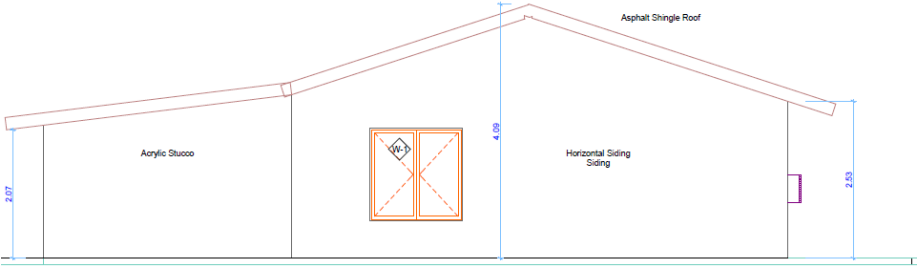
Elevations



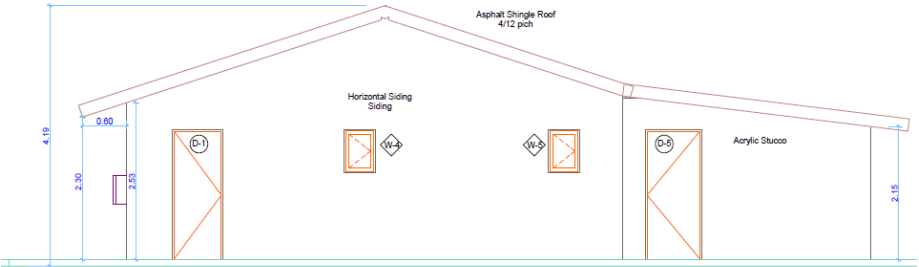
North Elevation



South Elevation



West Elevation



East Elevation

Development Planning

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Compact Urban Form
 - ▶ Sensitive Infill
 - ▶ Carriage Houses and Accessory Apartments

- ▶ Building is already existing
 - ▶ No windows on the elevation facing the reduced rear yard setback
 - ▶ A solid fence runs the length of the north property line

Staff Recommendation

- ▶ Staff recommend **support** for the development variance permit to facilitate the conversion of the existing dwelling into a carriage house
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Existing building



Conclusion of Staff Remarks