



# DVP 21-0198

# 508 Sutherland Ave

Development Variance Application



# Proposal

- ▶ To consider a Staff recommendation to NOT issue a Development Variance Permit to vary the height of a carriage house from 4.8m required to 6.65m proposed and to vary the maximum upper storey floor area of a carriage house from 75% to 100.4% proposed on the subject property.

# Development Process

Aug 17<sup>th</sup>, 2021

Development Application Submitted



Staff Review & Circulation



Oct 21<sup>st</sup>, 2021

Public Notification Received



Nov 16<sup>th</sup>, 2021

Development Variance Permit



Council  
Approval



Building Permit

# Context Map



# Site Map

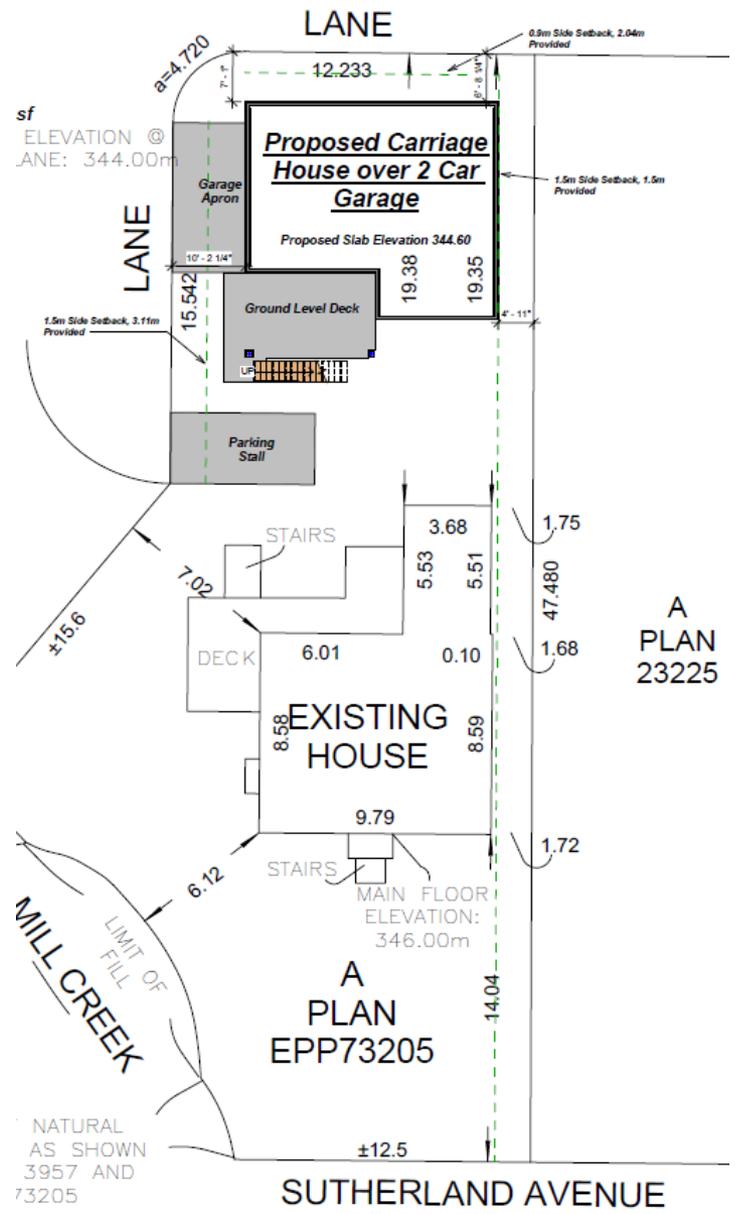


City of Kelowna

# Project/technical details

- ▶ The applicant is proposing a two-storey contemporary flat-roof carriage house at the rear of the property.
- ▶ Two variances are requested as part of the design:
  - ▶ To vary the height from 4.8m to 6.65m
  - ▶ To vary the second storey area from 75% to 100.4%
- ▶ The carriage house would access the rear of the property.

# Conceptual Site Plan

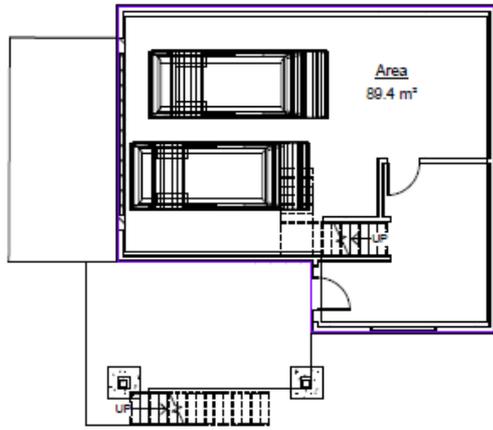


NATURAL AS SHOWN 3957 AND 73205

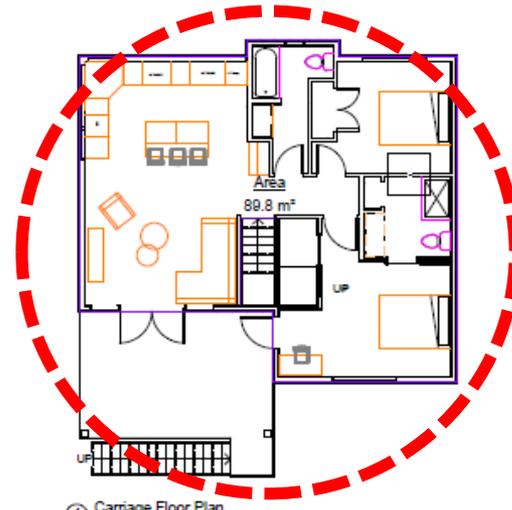
# Variations



② South Site Plan View  
1/4" = 1'-0"

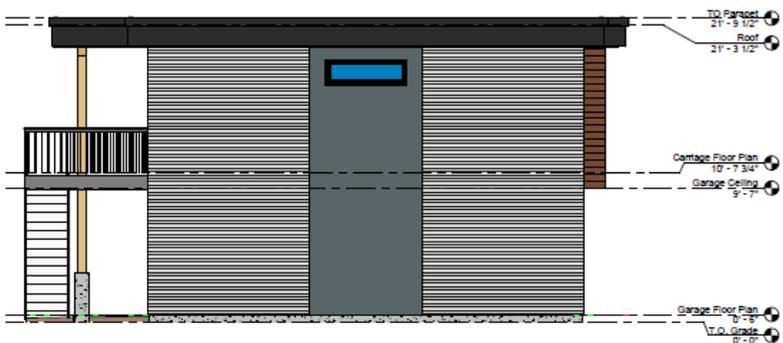


③ Garage Floor Plan  
1/8" = 1'-0"



④ Carriage Floor Plan  
1/8" = 1'-0"

# Elevation Drawings



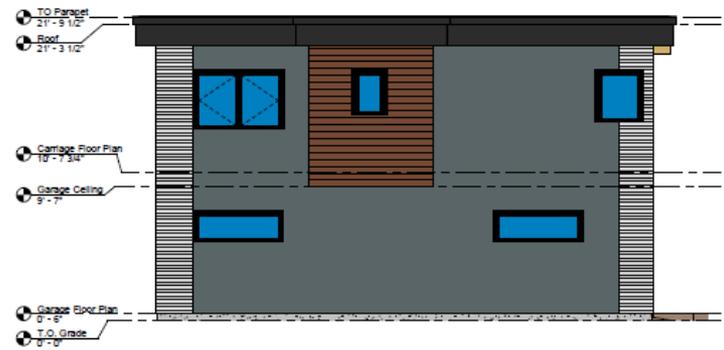
3 East  
1/4" = 1'-0"



4 West  
1/4" = 1'-0"



1 South  
1/4" = 1'-0"

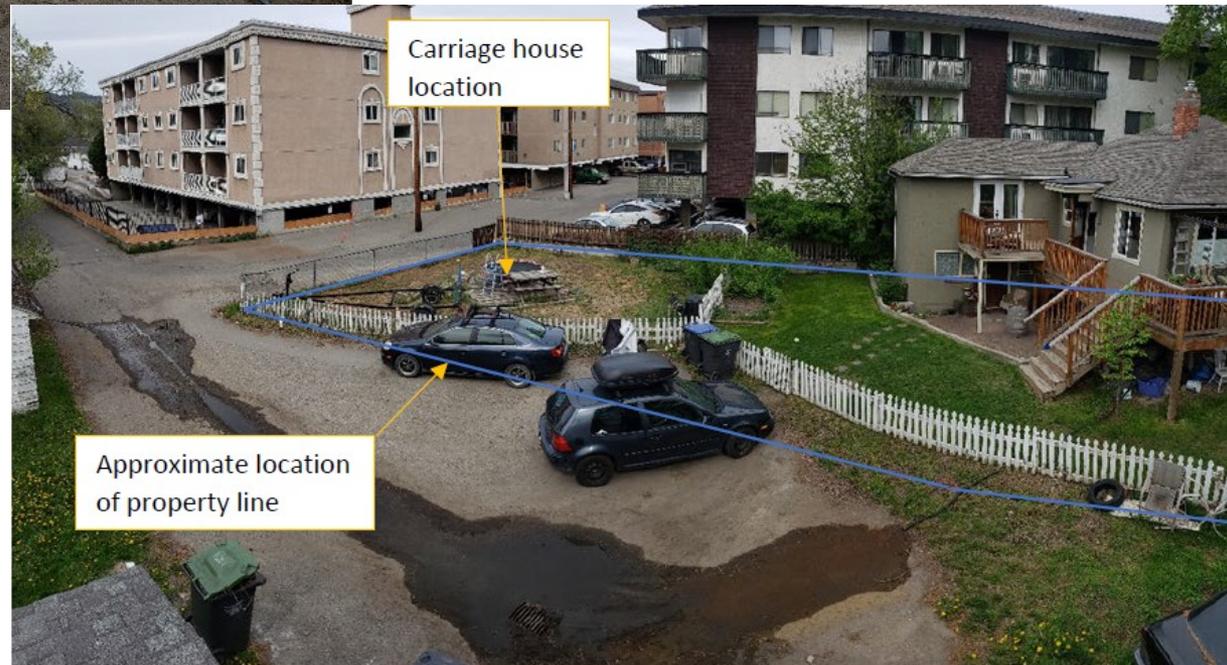
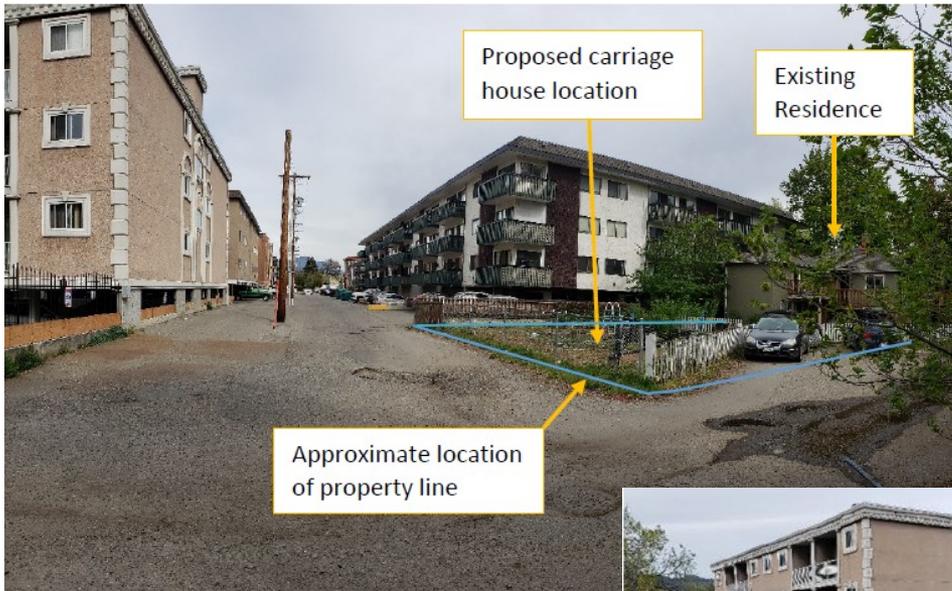


2 North  
1/4" = 1'-0"

All dimensions are to outside face of concrete foundation or exterior face of plywood sheathing, typical

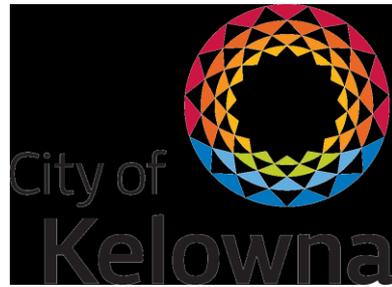
-  Corrugated Metal Siding
-  Woodgrain Metal Siding
-  Smooth Hardi Panels  
w/reveals - Bluetooth

# Site Photographs



# Staff Recommendation

- ▶ Staff **do not** recommend support for the proposed Development Variance Permit Application:
  - ▶ Proposal does not meet intent of carriage house development regulations.
  - ▶ Two-storey flat roof does not meet intent because the goal is to have gable roofs with dormers to not visually impact neighbourhood.
  - ▶ The proposal is more consistent with second dwelling.



## *Conclusion of Staff Remarks*