



# DVP20-0068

# 1240 Guisachan Road

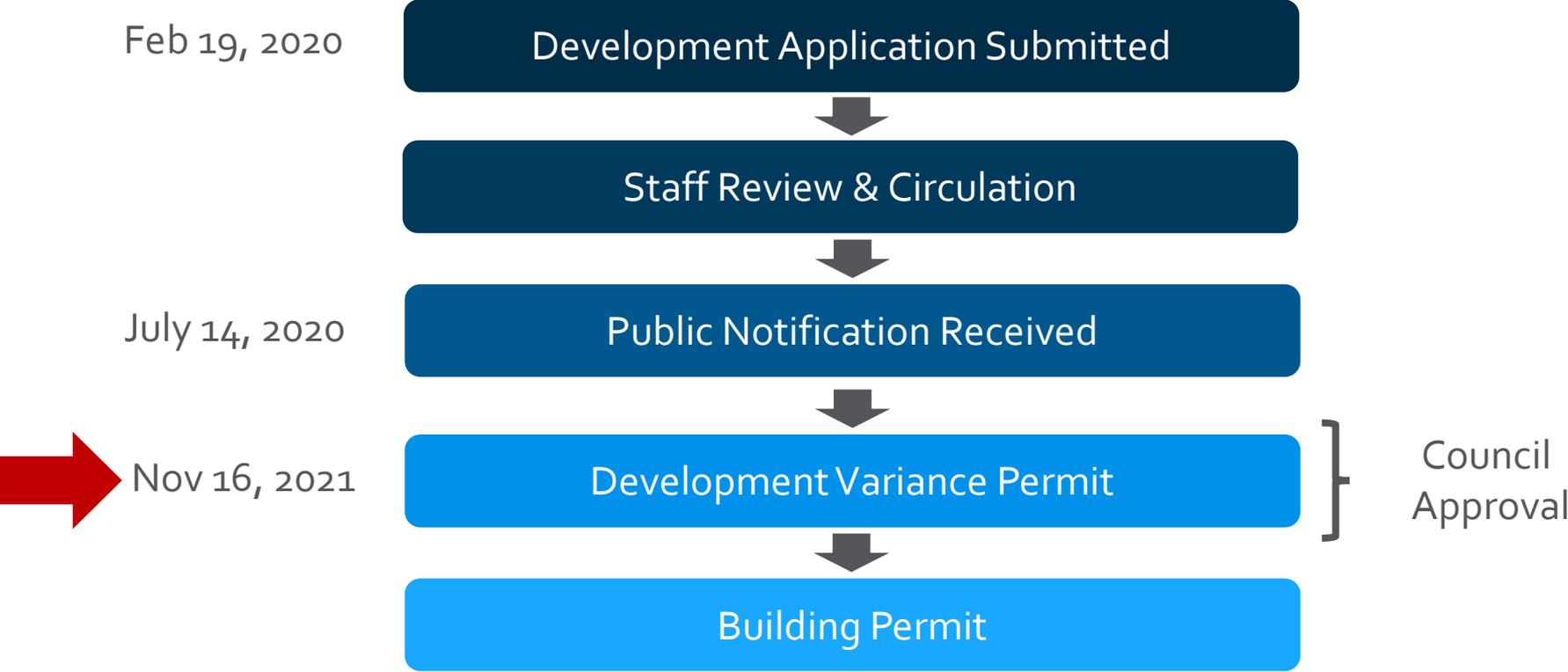
Development Variance Permit Application



# Proposal

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

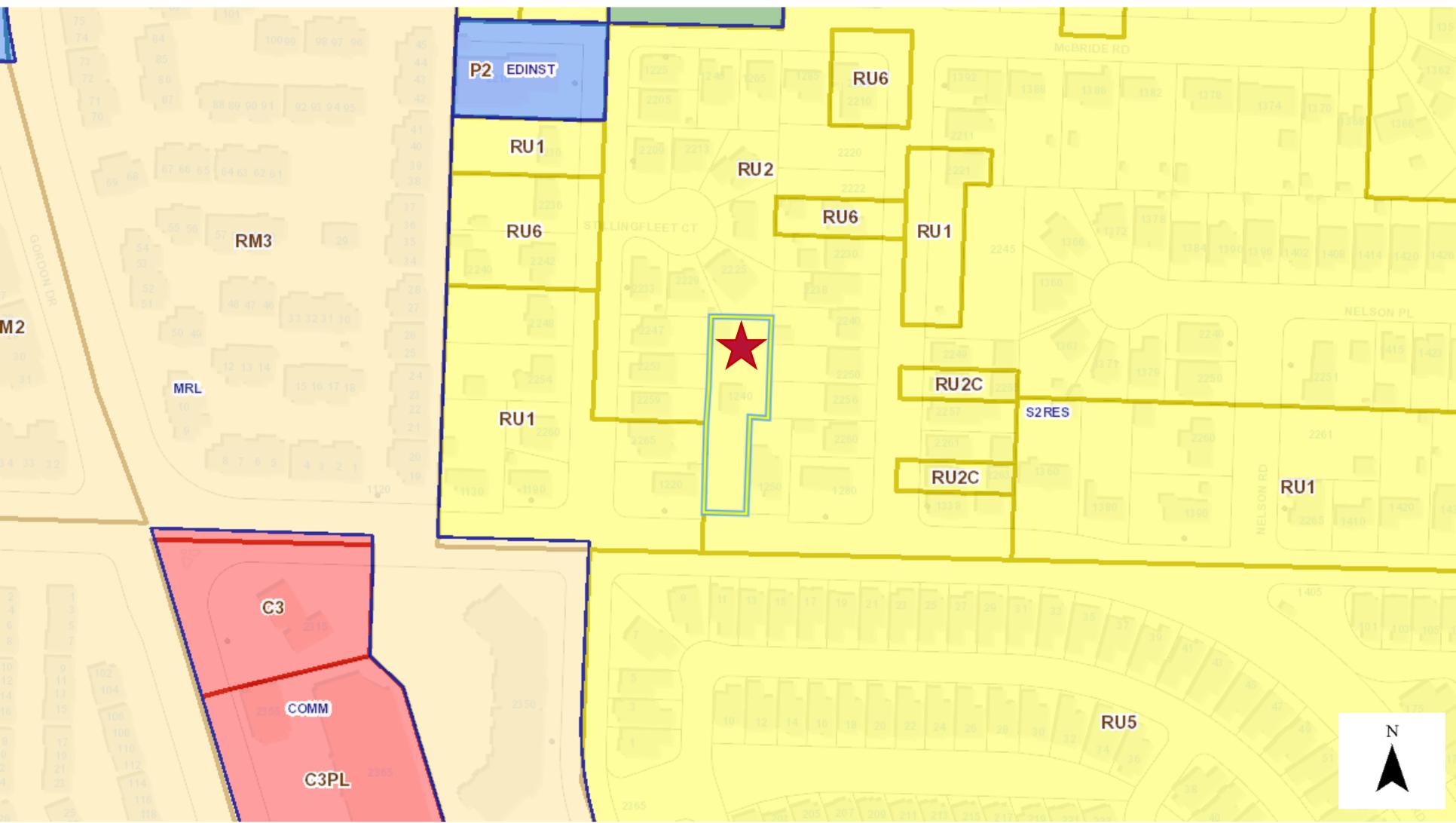
# Development Process



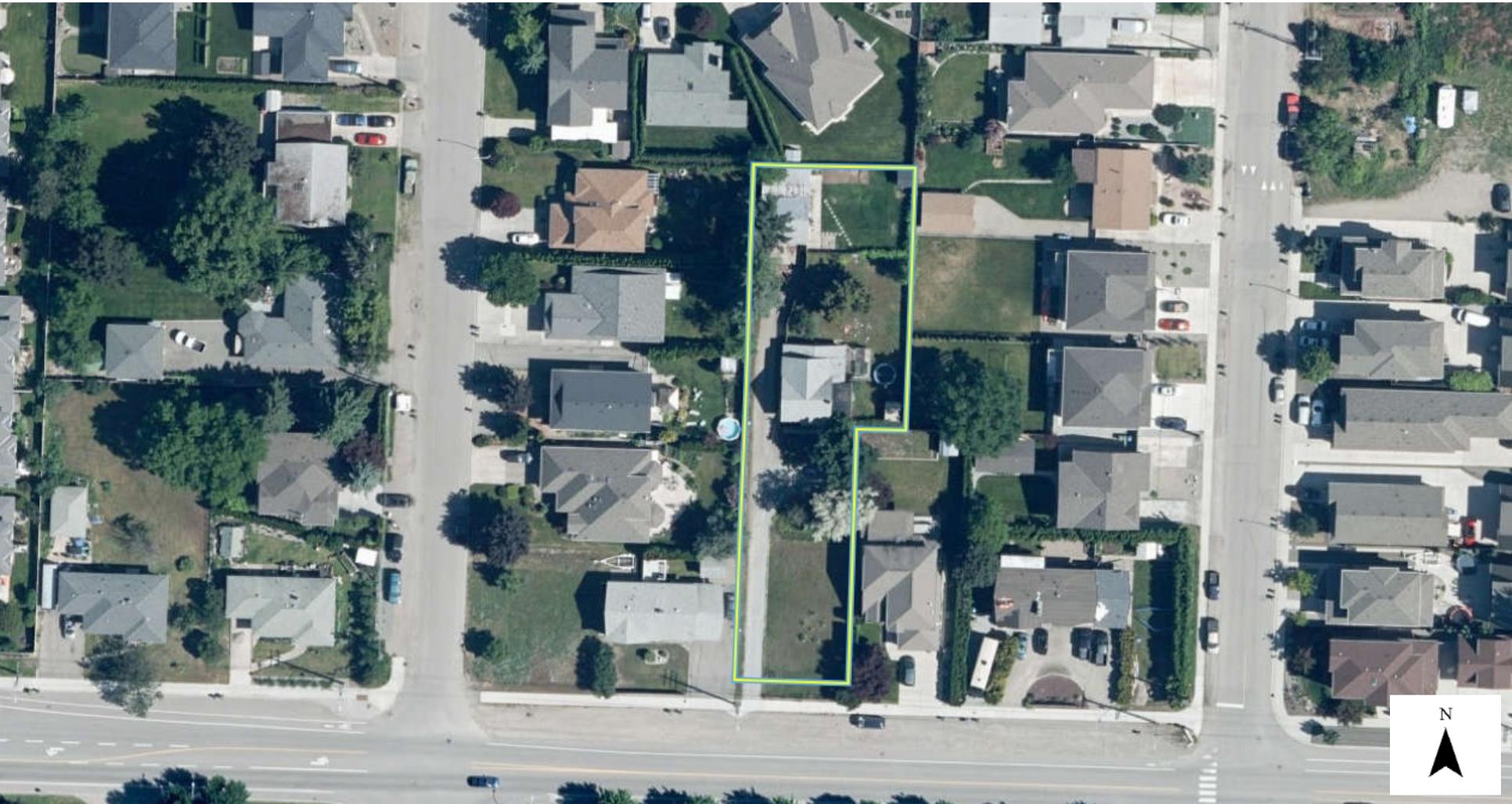
# Context Map



# Future Land Use / Zoning



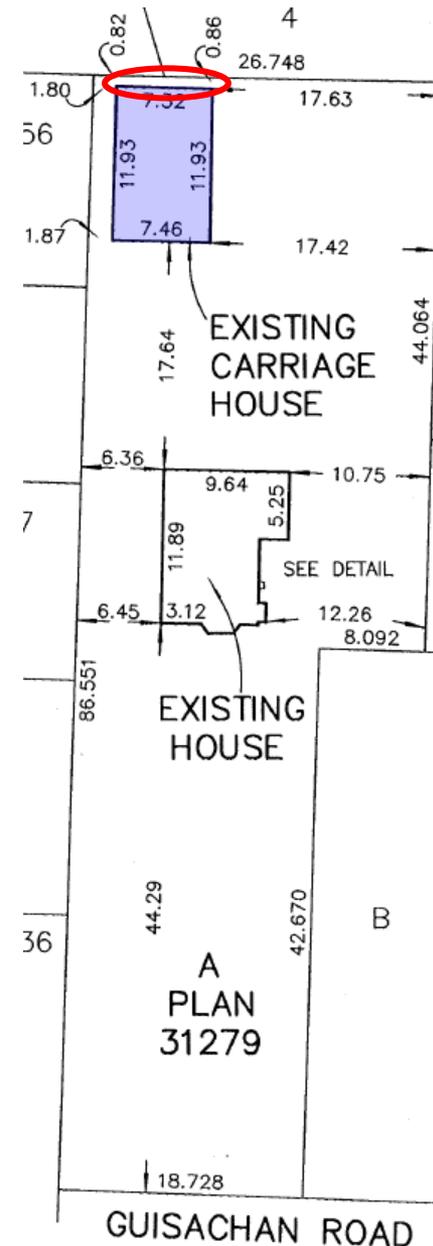
# Subject Property Map



City of Kelowna

# Project details

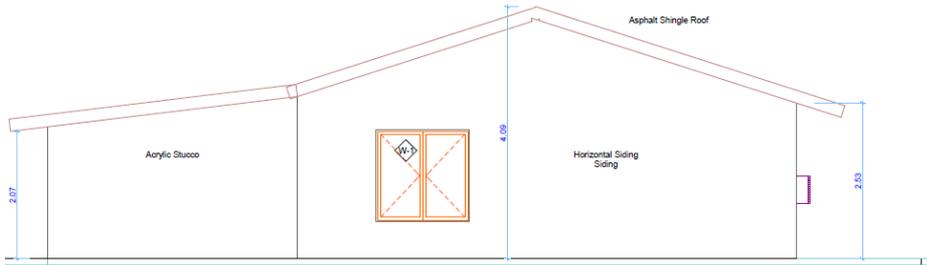
- ▶ An existing accessory building was converted into a carriage house without the required authorizations
- ▶ Legalize use of existing accessory building as a carriage house.
  - ▶ Vary minimum rear yard setback from 1.5 m to 0.82 m



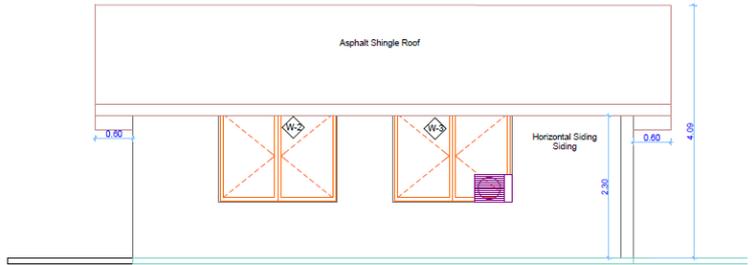
# Elevations



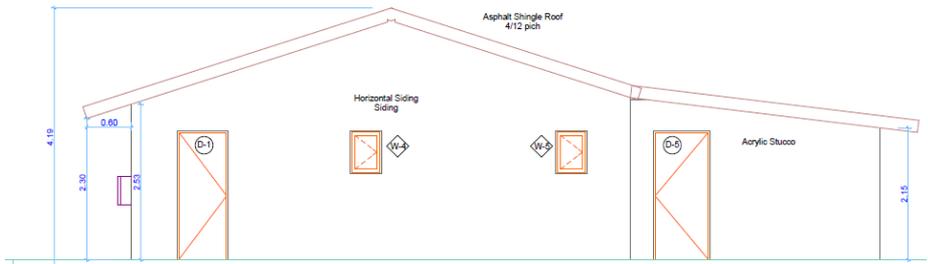
North Elevation



West Elevation



South Elevation



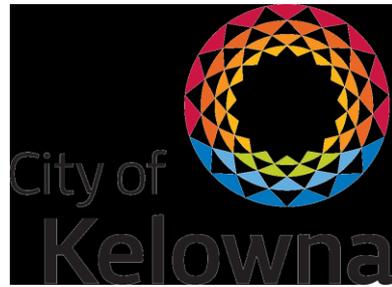
East Elevation

# 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*