

5428 Tanager Court—Variance Permit Submissions to Council:

The following points are to answer questions for the council regarding our request for an RU1C variance permit and hope to provide more background and insight into our application.

What is the variance for? Why is the variance required?

- The variance permit we are applying for is for the new accessory building we constructed on the south west corner of our property.
- We are required to apply for a variance to increase the net floor area of that building from 90 square meters (allowed for a carriage house) to a 96.52 square meter (only allowed for an accessory building) two-storey carriage house.
- The original permit approved by the City for an accessory building allowed for the 96.52 square meters.

What is the purpose of the carriage house? Will it be used for family or a rental?

- The purpose of the carriage house is to provide affordable housing for our daughter and grandson. They moved home to Kelowna from an abusive situation in California a few years ago. Our daughter is an experienced (21 year career) and valued oncology nurse at BC Cancer Centre--Kelowna and a single mom to an almost 11 year old boy. They had previously lived on their own in a basement suite and had to vacate because the premises were required to care for the homeowners' elderly parents. Our daughter had tried to find another place to live but found that availability was slim to none and affordability was unattainable and has been living with us ever since.
- Also, my husband had suffered two simultaneous strokes almost three years ago and is still rehabbing from that ordeal. He requires quiet and no stimulation and we want to help our daughter and grandson but find that living in the same premises with a young boy is not ideal for his recovery. Having our daughter on the property is beneficial for my husband though since she helps with his care and we help her with the care of her son.

Why is the carriage house located in its existing spot?

- The current location was chosen since it was the best location to run a direct line from the plumbing of the main house to an accessory building and then connect to the City sewage system.

Are there any other accessory buildings on the site, what are they used for?

- Yes, there is one—a cottage and it's a 320 square foot building used for a workshop and storage.

Neighbour concern over the balcony and looking into the property. How is the privacy and screening addressed?

- Please see attached pictures; they will clearly show that there is no issue regarding privacy and infringement on any neighbour's privacy.
- The neighbour's property to the west of us can barely be seen from the new accessory building. In fact, more of the neighbour's house can be seen from our existing home than from the accessory building.
- There are plenty of trees and vegetation on both properties that provide for ample privacy.
- Window dressings/blinds are also used in our house and will be used in the carriage house to allow for increased privacy
- As far as the balcony goes, the balcony is recessed and does not go beyond the outside wall of the carriage house. It is very small (4'x8') and all views of the house are mostly blocked by existing trees, including evergreens. The only thing seen from the balcony is the window of the neighbour's garage (please see attached pictures).
- If the neighbour to the west is concerned about privacy, the house being constructed to the south of our property is much more invasive to many homes' privacy in our cul de sac, as you can see from the attached pictures.

Additional Information:

- We had changed from the purpose of the original accessory building to a carriage house upon the suggestion of the city planners when we went in to talk about permitting the build's flooring. We had to change it from what we first planned to radon flooring, not realizing that we could not stay safely in the building longer than four hours/day unless

we upgraded to radon, which required an additional permit. After discussion, the city planners also suggested that we apply to change the zoning of our lot from RU1 to RU1C.

- When we got the first permit, the intent was for no one to live in the building, but the upper floor was going to be used for a family social space, especially for our daughter and grandson who live with us.
- Because we had put so much money and extra work into the building, we thought we would apply for the carriage house permit so that it would be more beneficial for our family.
- We wanted to use the space for our daughter and grandson to live in. When we found out that we could apply for a carriage house permit, we thought that it was a no-brainer and would be helpful for our family situation.
- With the dramatic increase in the development cost charges, it prompted us to move more quickly in our permit application.



5428 Tanager Court—Photos:



View from accessory building balcony towards west neighbour's property



View from accessory building upstairs north window towards west neighbour's property



View from main house upstairs bedroom window showing accessory building and new build to the south of property



View from west side of accessory building towards the south to the new build