April 28, 2017

City of Kelowna
 Urban Planning Department
 1435 Water Street
 Kelowna, BC

Re: Rezoning to facilitate a Carriage House at 1373 Tanemura Crescent

Dear Planning Staff

This application is to rezone the property at 1373 Tanemura Crescent to the RU1c – Large Lot Housing with Carriage House zone to allow the construction of a carriage house. The property is unique as it is the remnant parcel from the subdivision that has grown around it and is home to the original 1950’s dwelling. The lot is spacious and slopes down to Highway 33 in the rear. The state of title notes a number of Statutory Right of Ways that were required for the subdivision and have no bearing on the site.

The location of the carriage house was carefully considered. The client would like to ensure that the mature evergreen trees on the site are preserved. It became obvious that the carriage house would need to be incorporated into the slope of the site. The proposed carriage house is one storey in height for the garage and the dwelling unit is located in the walk out portion below the garage. From the street level the building looks like a modern garage. The living space is accessed via a staircase that leads directly into the living space. A large patio is located adjacent to the living area so that the view to Kelowna may be enjoyed. The building has a two-vehicle garage with space for storage.

A landscape plan has been submitted as part of the package as an overall upgrade to the site and road frontage is being proposed. The carriage house is being planned for a family member to allow support close by.

The property has easy access to schools, parks, transit and other natural amenities. The proposal is anticipated to be good infill development that is easily integrated into the existing form of the neighbourhood, adding quality housing stock to the area.

Regards,

Birte Decloux
DEVELOPMENT VARIANCE PERMIT

APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0046

Issued To: Philip Bernhard Zurrin
Site Address: 1373 Tanemura Cr
Legal Description: Lot 1 Section 13 Township 26 ODYD Plan KAP86150

Zoning Classification: RU1c – Large Lot Housing with Carriage House

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0046 for Lot 1 Section 13 Township 26 ODYD Plan KAP86150, located at 1373 Tanemura Cr, Kelowna, BC to allow the construction of a carriage house:

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule “A”:

- **Section 9.5b.1(f): Carriage House Regulations**
  To vary the upper floor area of a carriage house from 75% of the carriage house footprint to 87% proposed.

- **Section 9.5b.1(g): Carriage House Regulations**
  To vary the maximum height for a carriage house from 4.8m required to 8.05m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of (Council date if applicable, or Community Planning Department Manager) approval, with no opportunity to extend.
2. PERFORMANCE SECURITY

None required.

DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

3. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

4. APPROVALS

Issued and approved by Council on the 21st day of November 2017

___________________________________________   __________________________
Ryan Smith, Community Planning Department Manager  Date
Community Planning & Real Estate

The PERMIT HOLDER is the CURRENT LAND OWNER.