

April 28, 2017

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

ATTACHMENT **A**

This forms part of application

DVP17-0131

Planner
Initials

EW



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
Community Planning & Real Estate

Date

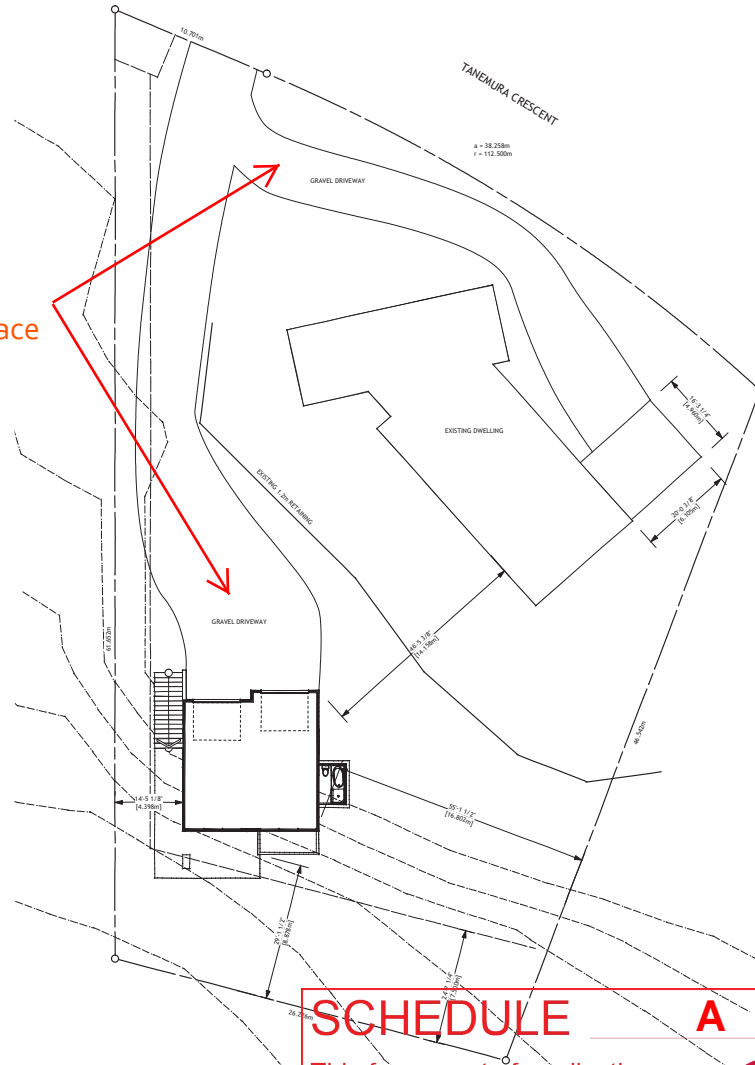
The PERMIT HOLDER is the CURRENT LAND OWNER.

PROJECT DATA: CIVIC ADDRESS 1373 TANEMURA CRESCENT
 KELOWNA, BC V1P 1R5
 LEGAL ADDRESS LOT 1 PLAN KAP86150
 CURRENT ZONING RU1C - LARGE LOT HOUSING
 PROPOSED ZONING RU1C - LARGE LOT HOUSING WITH CARRIAGE HOUSE
 FUTURE LAND USE S2RES - SINGLE/TWO FAMILY RESIDENTIAL

ZONING ANALYSIS

	RU1-C ZONE STANDARDS	PROPOSED
SITE AREA	550.00m ²	1970.00m ²
EXISTING BUILDING FOOTPRINT AT GRADE		228.71m ²
EXISTING BUILDING TOTAL FINISHED FLOOR AREA		199.23m ²
PROPOSED CARRIAGE HOUSE FOOTPRINT		89.86m ²
PROPOSED CARRIAGE HOUSE FINISHED FLOOR AREA		89.86m ²
PROPOSED CARRIAGE COVERED PATIO		11.90m ²
PROPOSED DRIVEWAY AREA (CONCRETE)		0.00m ²
ACCESSORY BUILDING SITE COVERAGE	14%	5.2%
SUITE AREA TO MAIN DWELLING AREA	75%	45.1%
SITE COVERAGE	40.0%	16.8%
SITE COVERAGE INCLUDING HARD SURFACES	50.0%	16.8%
BUILDING HEIGHT OF EXISTING HOUSE	9.5m/1 1/2 STOREYS	6.870m/1 1/2 STOREYS
BUILDING HEIGHT OF PROPOSED CARRIAGE HOUSE	4.8m/1 1/2 STOREYS	4.693m/1 STOREY
PEAK OF CARRIAGE HOUSE ROOF		4.693m
PEAK OF EXISTING DWELLING ROOF		7.921m
PARKING STALLS PROVIDED	3	4
PRIVATE OPEN SPACE CARRIAGE HOUSE	30.00m ²	60.00m ²
SETBACK TO PRINCIPLE BUILDING	3.000m	14.158m
REAR (SOUTH) YARD SETBACK	2.000m	8.878m
SIDE (EAST) YARD SETBACK	2.000m	16.802m
SIDE (WEST) YARD SETBACK	2.000m	4.398m
1 IN 200 YEAR FLOOD CONSTRUCTION LEVEL	343.660m	575.000m

Hard, dust-free surface



SCHEDULE A

This forms part of application # DVP17-0131

Planner Initials **EW**

City of Kelowna COMMUNITY PLANNING



IHS DESIGN
 1392 MINE HILL DRIVE
 KELOWNA, BC V1P 1S5
 www.ihsdesign.com
 (250) 212-7938

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED WRITTEN PERMISSION FROM THE SAME.



PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT
CARRIAGE HOUSE DEVELOPMENT
 1373 TANEMURA CRESCENT
 KELOWNA, BC V1P 1R5
 LOT 1 PLAN KAP86150

DRAWING TITLE
SITE PLAN

DATE
 APRIL 26, 2017

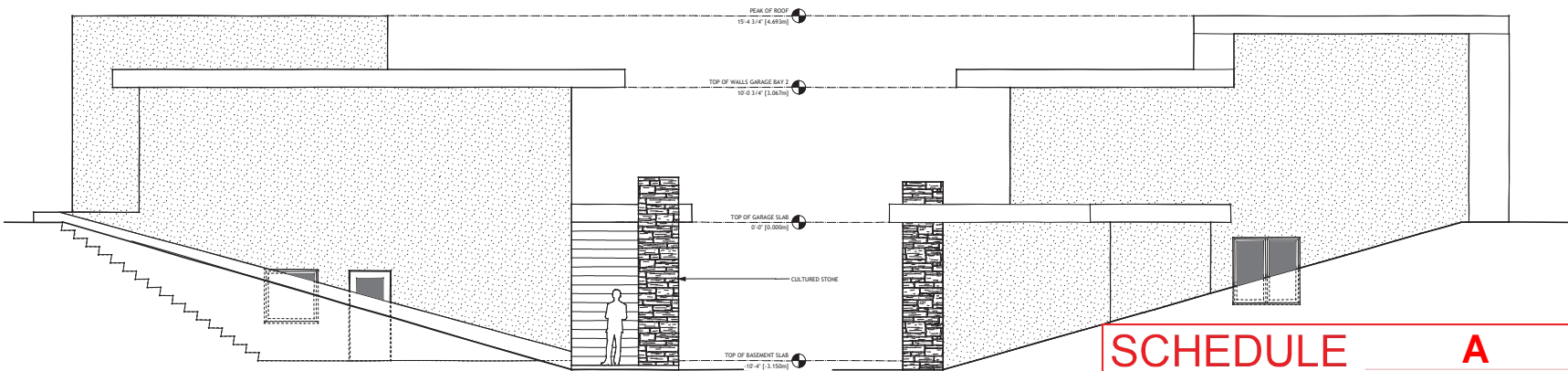
DRAWING NUMBER
 1
 of
 4



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 WEST ELEVATION
Scale: 1/4" = 1'-0"

4 EAST ELEVATION
Scale: 1/4" = 1'-0"



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihsdesign.com
(250) 212-7938

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED WRITTEN PERMISSION FROM THE SAME.



PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT
CARRIAGE HOUSE DEVELOPMENT
1373 TANEMURA CRESCENT
KELOWNA, BC V1P 1R5
LOT 1 PLAN KAP86150

DRAWING TITLE
ELEVATIONS

DATE
APRIL 26, 2017

DRAWING NUMBER
2
of
4

SCHEDULE A

This forms part of application
DVP17-0131

Planner Initials **EW**

City of Kelowna
COMMUNITY PLANNING