

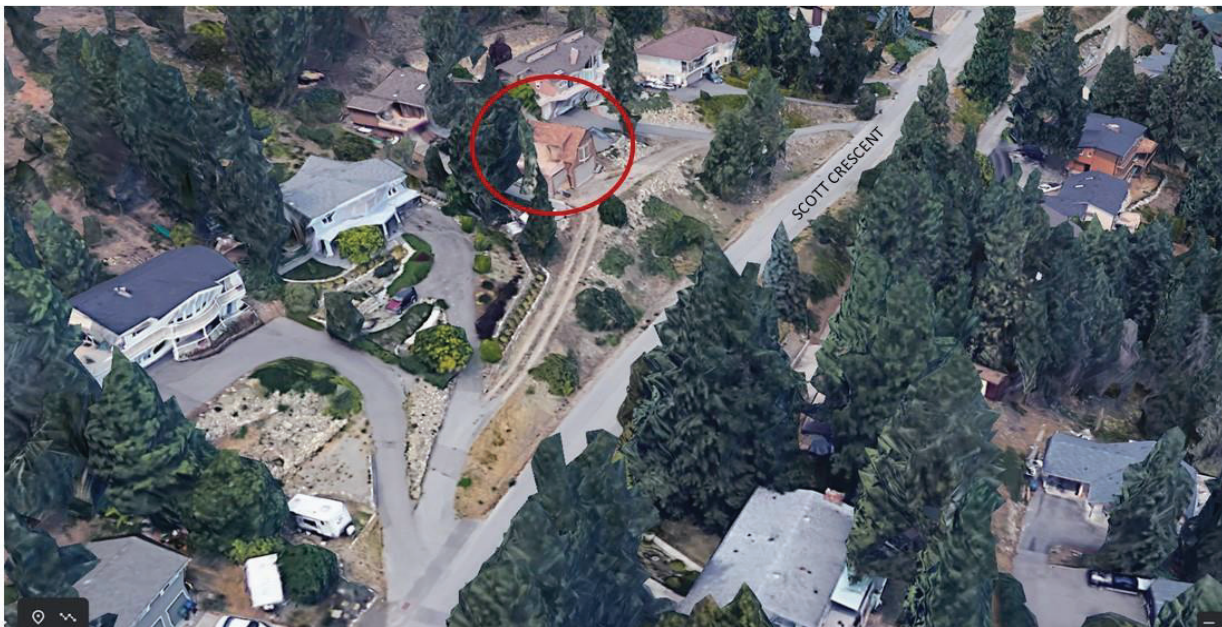
Development Variance Proposal Summary

1526 Scott Crescent

Karen and Bruce Armstrong

We are proposing the development of an existing auxiliary building, built in 2008, into a carriage house on our property. We require three Development Variances to move ahead with the development.

- 1) The distance allowed from a carriage house to a private easement. We are requesting the existing garage setback be reduced from 6.0m to 0.35 m.**
 - a. The garage and auxiliary building location were approved by District of Westside in 2008, at the distances of **0.67m - 2.71m** from our private easement. The cantilevered window is located **0.35m** from the easement (easement plan A10786) See attached survey sketch.
 - b. The City of West Kelowna recommends 6.0m front parcel setback from private easement for a carriage house.
 - c. The private easement offers us access to our property. We are the only ones using the access as a driveway. Our neighbours do not use the access as they have their own driveways and access.
 - d. The carriage house is located 25.3m (83') from the C/L roadway of Scott Crescent.
 - e. The carriage house is not easily seen from Scott Crescent as there is a very steep slope up towards our property with a setback of another 9.7m from the edge of slope.
 - f) We do not feel the location of the carriage house will have a negative impact on the neighbours or neighbourhood.
 - g) We have been in consultation with our neighbours regarding the location of the carriage house and proximity to the easement. Our neighbours do not have any issues regarding the location of the carriage house.



AERIAL VIEW OF DRIVEWAY EASEMENT
2019 Orthographic Mapping



SITE PLAN OF PART OF LOT 5, DISTRICT LOT 3866, ODYD, PLAN 24396

0 6 18 30 m
Scale 1:300

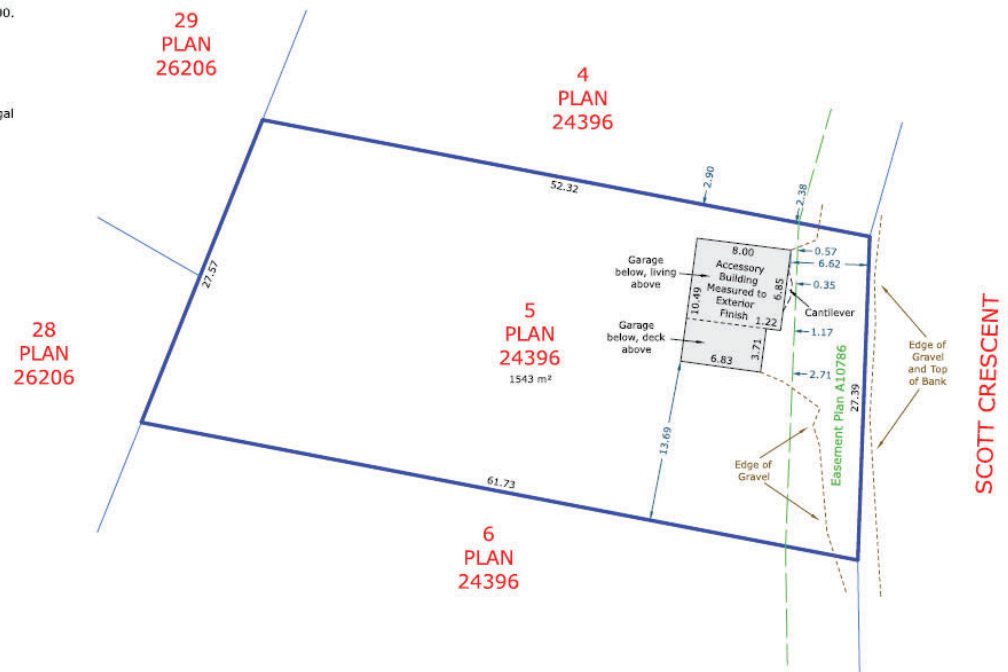
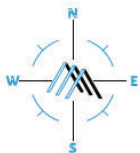
The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:300.

Address: 1526 Scott Crescent, West Kelowna, BC
PID: 005-944-341

NOTE: Lot dimensions, area, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.

The parcel is subject to charges on title:
• Statutory Building Scheme H57401
• Easement H63634

Field survey dated March 16, 2021.



Summit Land Surveying
Operated by Fusion Land Surveying Ltd.
236.457.4550 - www.summitsurveying.ca
File: 21027-PL Date: March 17, 2021 FB: 5

SURVEY PLAN prepared by Summit Land Surveying
March 16, 2021

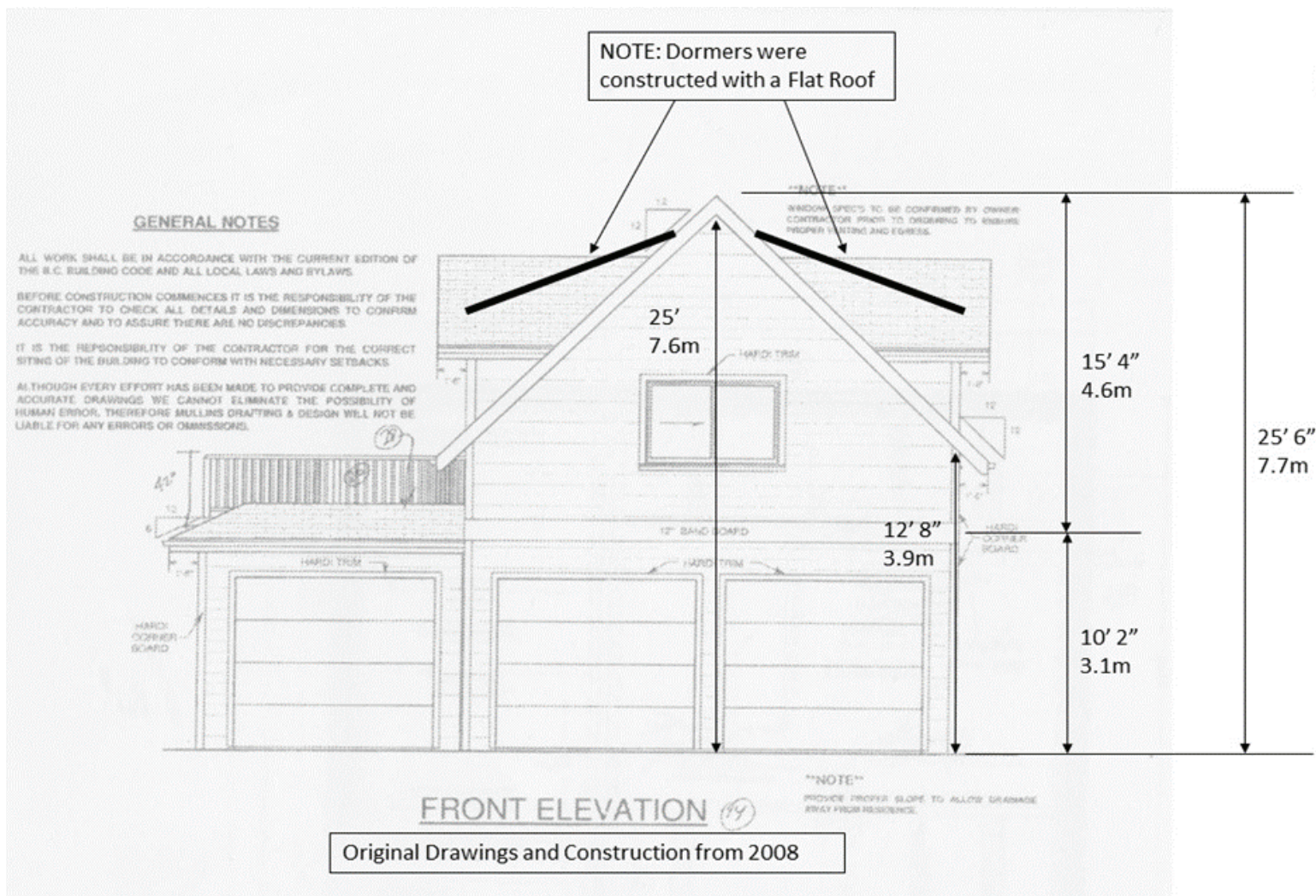
2) The existing attached deck is more than 2' above ground level.

- a. Access to the carriage house will be difficult if the front deck is not allowed. The front door of the carriage house is located on the deck.
- b. The existing deck will not impact adjacent neighbours regarding their privacy and continued enjoyment of their yards or their own decks. Our neighbours to the North of us cannot see the carriage house deck and our neighbours to the South do not have a clear view of the deck due to the many trees and bushes on our properties. Our neighbours to the East and West are too far away to have a view of the deck.
- c. We will incorporate screening around the deck to ensure privacy for everyone, including us and the person living in the carriage house. Screening could be higher railing, privacy screens or possibly a free-standing pergola.
- d. We live in the home behind the carriage house and will ensure the tenant is respectful while using the outdoor space.
- e. We do not believe the deck will have a negative impact on the neighbours or neighbourhood.
- f. We have been in consultation with our neighbours regarding the deck. Our neighbours do not have any issues with the deck location.



3) Height of Garage and Carriage House exceeds the recommended 6.5m (21.5") We are requesting the single building wall face to be increased from 6.5 m to 7.6m

- The existing single building wall face is 7.6m.
- The building already exists therefore making it difficult to change the height.
- We do not believe the additional height of the wall face will have a negative impact on the neighbours or neighbourhood.
- The principal dwelling is set back on the property and located at a much higher elevation which offers a clear difference between principle dwelling and smaller carriage house. The carriage house looks like a carriage house and not like a second dwelling.



Additional Notes:

1. We have had consultation with our neighbours adjacent to us on both sides and they are all supportive of us developing a carriage house. A carriage house and extra parking spot does not impact the use of the driveway access easement. [REDACTED] occasionally use the private easement to back their boat into their driveway and have no concerns about the location of carriage house and easement.
2. We have talked to our neighbours regarding the attached deck and this is not a concern to them, it will not affect the enjoyment of their own property. [REDACTED] have no concerns with us having a carriage house and wish us the best of luck with it.
3. We have more than enough off-street parking to accommodate a one-bedroom carriage house. (**See Off-Street Parking Map**)
4. We will supply the appropriate screening around the carriage house to ensure privacy. (**See N Landscape Plans**)
5. There is a need in West Kelowna for more rental opportunities.
6. We want to support our community by renting to a long-term renter rather than short-term renters as many people are starting to do.
7. The proposed carriage house fits well within the neighbourhood demographics. Several homes along Scott Crescent currently support secondary suites and others rent out their entire homes. The neighbourhood has evolved into a “mixed” single family community.
8. The architectural style of the carriage house with its high roof peak and dormer sides, reflects a mountain chalet style and looks very different than the principle dwelling.
9. The structure has existed since 2008 and is finished on the outside. This will avoid any further construction disturbance to our neighbours.
10. Water, Sewer, Electric and Gas have previously been installed. We need to add a water meter according to carriage house regulations.
11. We have been approached by neighbours asking about renting our carriage house to a family member, enabling them to live closer to their loved ones.

History regarding the garage and carriage house:

We purchased our property at 1526 Scott Crescent in the Fall of 2018 believing the auxiliary structure above the garage was a legal/permitted Carriage House. We were given plans by the previous owner showing the development and construction of the carriage house in 2008. Our realtor and building inspector did not indicate it was anything other than a carriage house. In 2020 we contacted the City of West Kelowna and applied for a Building Permit to finish the interior only to find out that it was not approved for a carriage house.

After reading through the **Official Community Plan No. 0100**, we feel a carriage house fits well within the communities need for more long-term rental opportunities.

3.26 Carriage House regulations, we meet most of the carriage house regulations, with the exception of three building construction concerns which we have addressed in this summary.