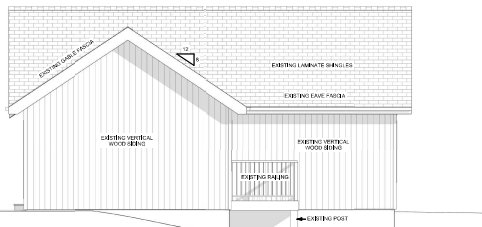


(EXISTING)  
FRONT ELEVATION



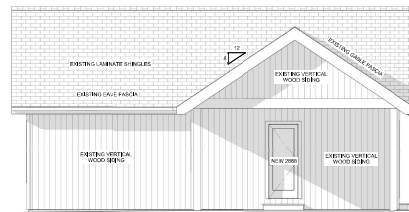
(EXISTING)  
LEFT ELEVATION

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
  2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
  3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETTING OF THE BUILDING TO CONFORM WITH NECESSARY DETAILS.
  4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS, WE CANNOT GUARANTEE THE POSSIBILITY OF HUMAN ERROR, THEREFORE WE WILL BE CREATING A SCHEM WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

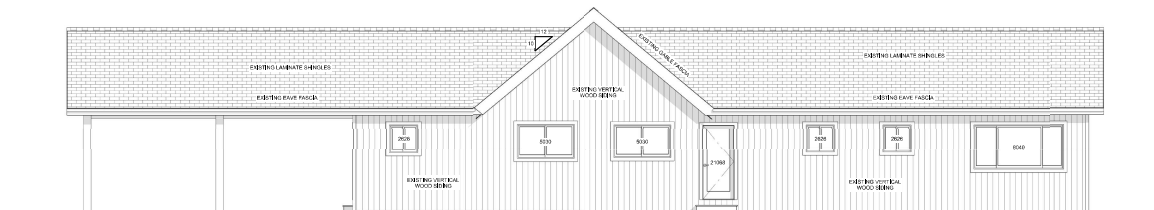
NOTE:  
BEFORE SETTING TO BE CONFIRMED BY OWNER  
CONTRACTOR SHALL TO PROVIDE TO OWNER  
PROVIDE SETTING AND FLOORING.

NOTE:  
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE  
AND PREVENT FLOODING.

NOTE:  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.



(EXISTING)  
RIGHT ELEVATION



(EXISTING)  
REAR ELEVATION

SHEET NUMBER

1/5

SCALE: 1/4" = 1'

DATE: MAR-10-2025

PROPOSED PROJECT FOR

WALKER RESIDENCE  
ACCESSORY BUILDING

709 CURTIS RD

UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

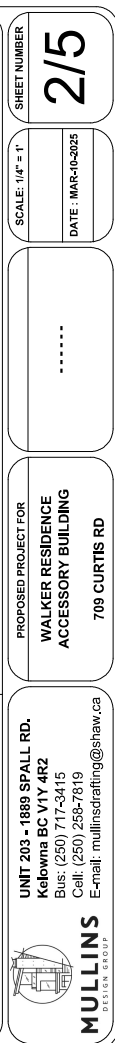
Bus: (250) 717-3415

Cell: (250) 258-7819

E-mail: mullinsdrafting@shaw.ca



**MULLINS**  
DESIGN GROUP





**\*\*NOTE\***  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

**UNIT 203 - 1889 SPALL RD.**  
**Kelowna BC V1Y 4R2**  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
E-mail: [mullinsdrafting@shaw.ca](mailto:mullinsdrafting@shaw.ca)

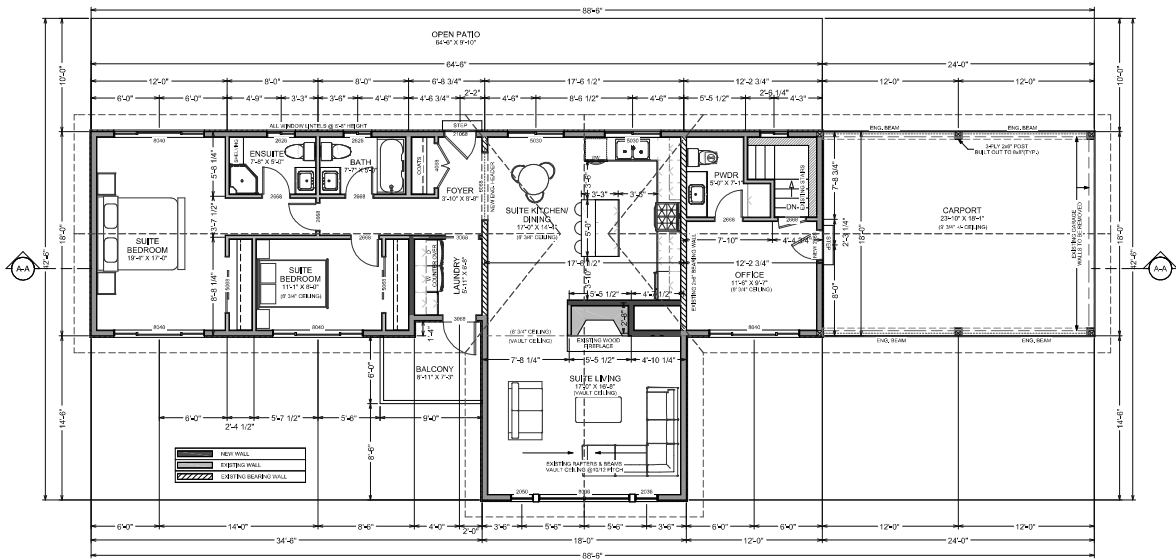


**PROPOSED PROJECT FOR**  
**WALKER RESIDENCE**  
**ACCESSORY BUILDING**  
**709 CURTIS RD**

SCALE: 1/4" = 1'

DATE : MAR-10-2025

3/5  
SHEET NUMBER



**\*\*NOTE\*\***  
 CONTRACTOR TO CONFIRM  
 DIM PRIOR TO CONST.

SHEET NUMBER

**4/5**

SCALE: 1/4" = 1'

DATE: MAR-10-2025

PROPOSED PROJECT FOR

**WALKER RESIDENCE  
 ACCESSORY BUILDING**

709 CURTIS RD

UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

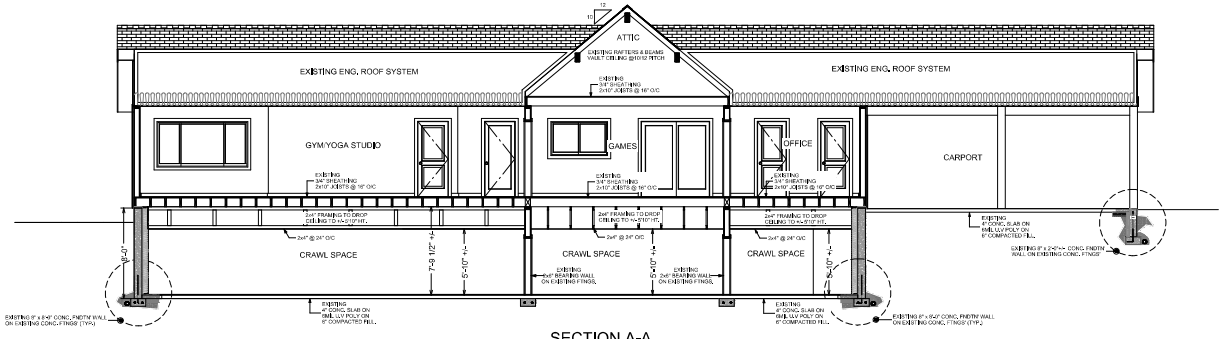
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**MULLINS**  
 DESIGN GROUP



SECTION A-A

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
2. BEFORE CONSTRUCTION COMMENCED IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT LAYOUT OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR. THEREFORE BUILDERS ASSUMING A DESIGN RISK, NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

\*\*NOTE\*\*

PROVIDE DETAILS TO BE CONFIRMED BY OWNER CONTRACTOR PRIOR TO COMMENCING TO ENSURE PROPER SETBACKS AND SETTING.

\*\*NOTE\*\*

PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM BUILDING.

\*\*NOTE\*\*

CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.

SHEET NUMBER

5/5

SCALE: 1/4" = 1'

DATE: MAR-10-2025

PROPOSED PROJECT FOR

WALKER RESIDENCE  
ACCESSORY BUILDING

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Kelowna BC V1Y 4R2

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MULLINS  
DESIGN GROUP

**William, Stephanie, Paul and Debra Walker**  
709 Curtis Road Kelowna, BC V1V 2C9

**City of Kelowna Planning Department**  
1435 Water Street  
Kelowna, BC V1Y 1J4

**Subject: Rationale for Development Variance Permit – 709 Curtis Rd**

Dear Planning Department,

I am submitting this rationale letter in support of my **Development Variance Permit application** for [Property Address]. The purpose of this request is to allow for the conversion of an **existing structure** into both a **carriage house and an accessory building**, rather than proceeding with the originally approved plan of converting the entire structure solely into an accessory building.

**Existing Structure & Environmental Considerations**

The **building in question is already constructed on the property**, and we have received prior approval to convert it into an **accessory building**. However, in evaluating the best use of the space, we found that maintaining part of the structure as a **carriage house** provides a **more environmentally and economically responsible** solution.

Requiring a separation of the carriage house and accessory building would necessitate a **full demolition**, leading to **unnecessary waste disposal** and significant construction costs. Instead, our proposal seeks to **preserve the existing structure**, making only **interior modifications** to repurpose the space efficiently. This approach aligns with the City of Kelowna's goals of **sustainability** by minimizing landfill contributions and reducing the environmental impact of new construction.

**Addressing Housing Needs in Kelowna**

Kelowna is currently facing a **housing crisis**, and by retaining the carriage house, we are contributing to an additional **rental unit in a high-demand area**. Given our proximity to **UBC Okanagan**, this space would likely serve as an **affordable housing option for a student or other community member** in need of accommodation. Removing the possibility of a living unit would further **reduce available housing options** at a time when we need more, not fewer, rental spaces.

**Variance Request – Carriage House Size**

Under current bylaws, a **carriage house is limited to 90m<sup>2</sup>**, while the existing structure, when adapted for this use, results in a **total area of 110.55m<sup>2</sup>**. This additional space was not added intentionally to exceed the bylaw limit but is a result of the **original home's design**. Reducing it to exactly 90m<sup>2</sup> would require **awkward structural modifications** that would not be practical or aesthetically pleasing. The extra space ensures that the unit can accommodate a **functional kitchen and living area** without unnecessary alterations that compromise its usability.

## **Conclusion**

Our proposal represents the most **responsible** and **practical** use of the existing structure, balancing **environmental sustainability**, **economic feasibility**, and **Kelowna's growing need for rental housing**. We are not proposing any **new buildings or additional structures**, only seeking to **repurpose an already-approved structure** in a way that aligns with the best interests of the community.

I appreciate your time and consideration of this variance request. Please feel free to contact me if further clarification is required.

**Sincerely,**

The Walker's