



DVP20-0067

675 Central Ave

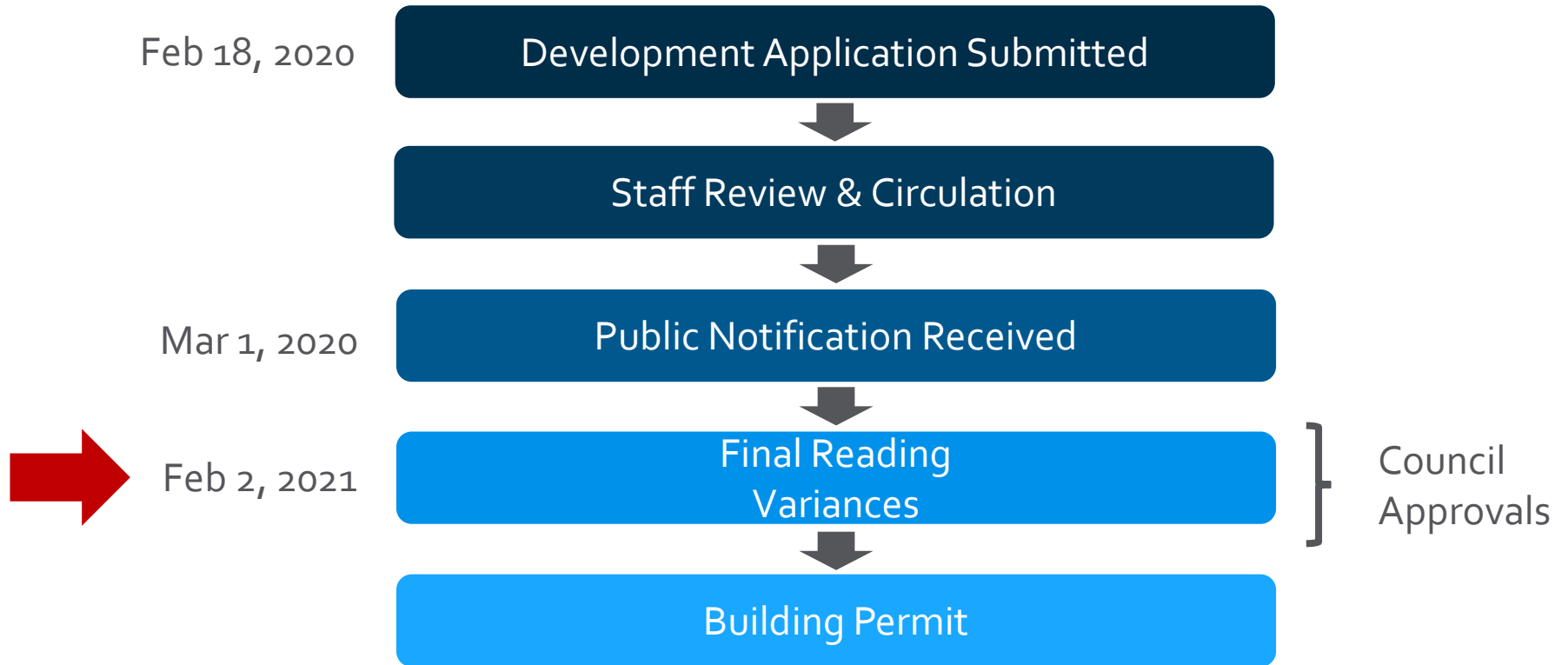
Development Variance Permit Application



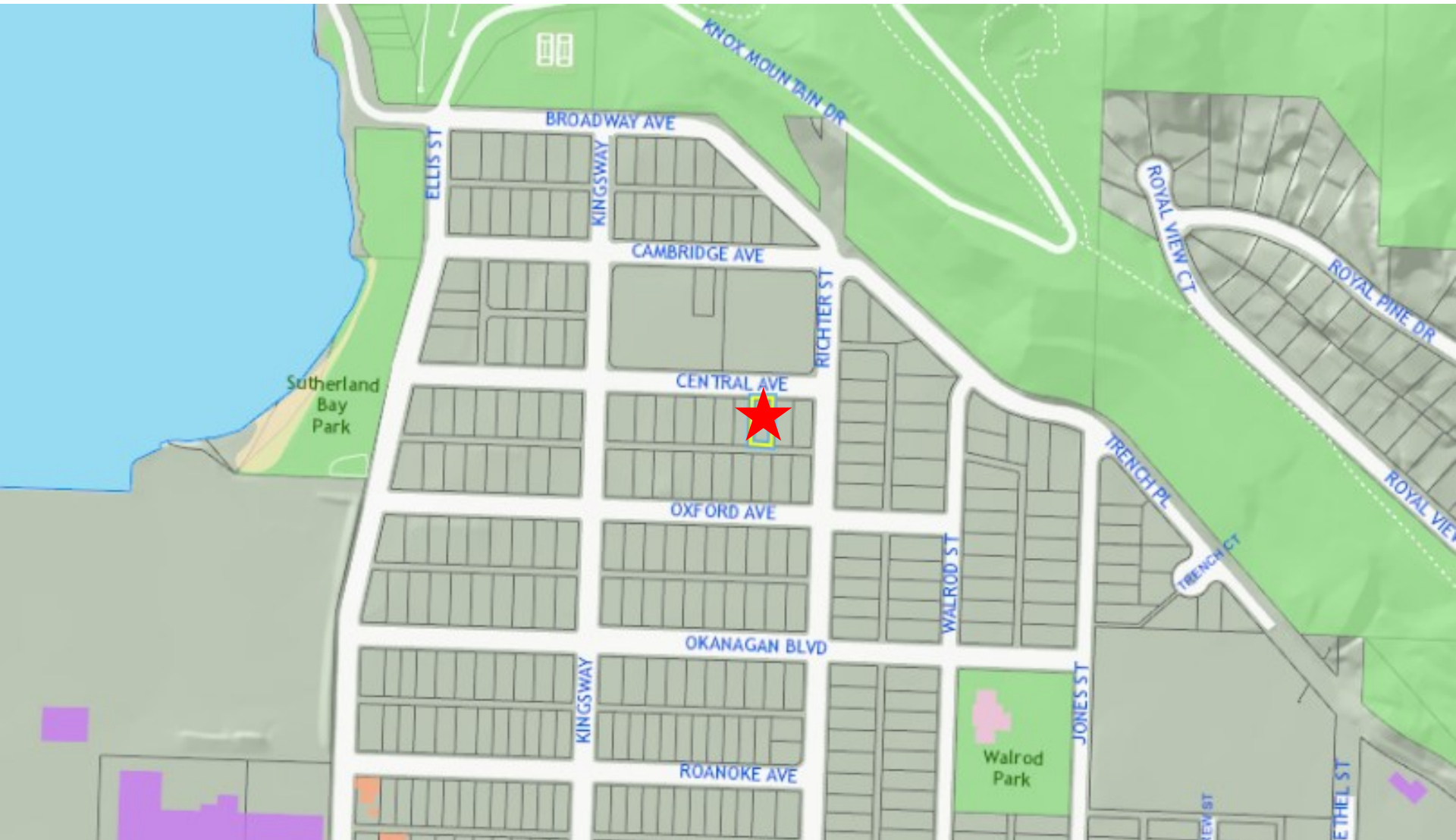
Proposal

- ▶ To vary the east side yard setback for a 1 or 1 ½ storey portion of a building from 2.0 m required to 1.61 m proposed to allow a new single-family dwelling to be constructed on the existing home foundation.

Development Process

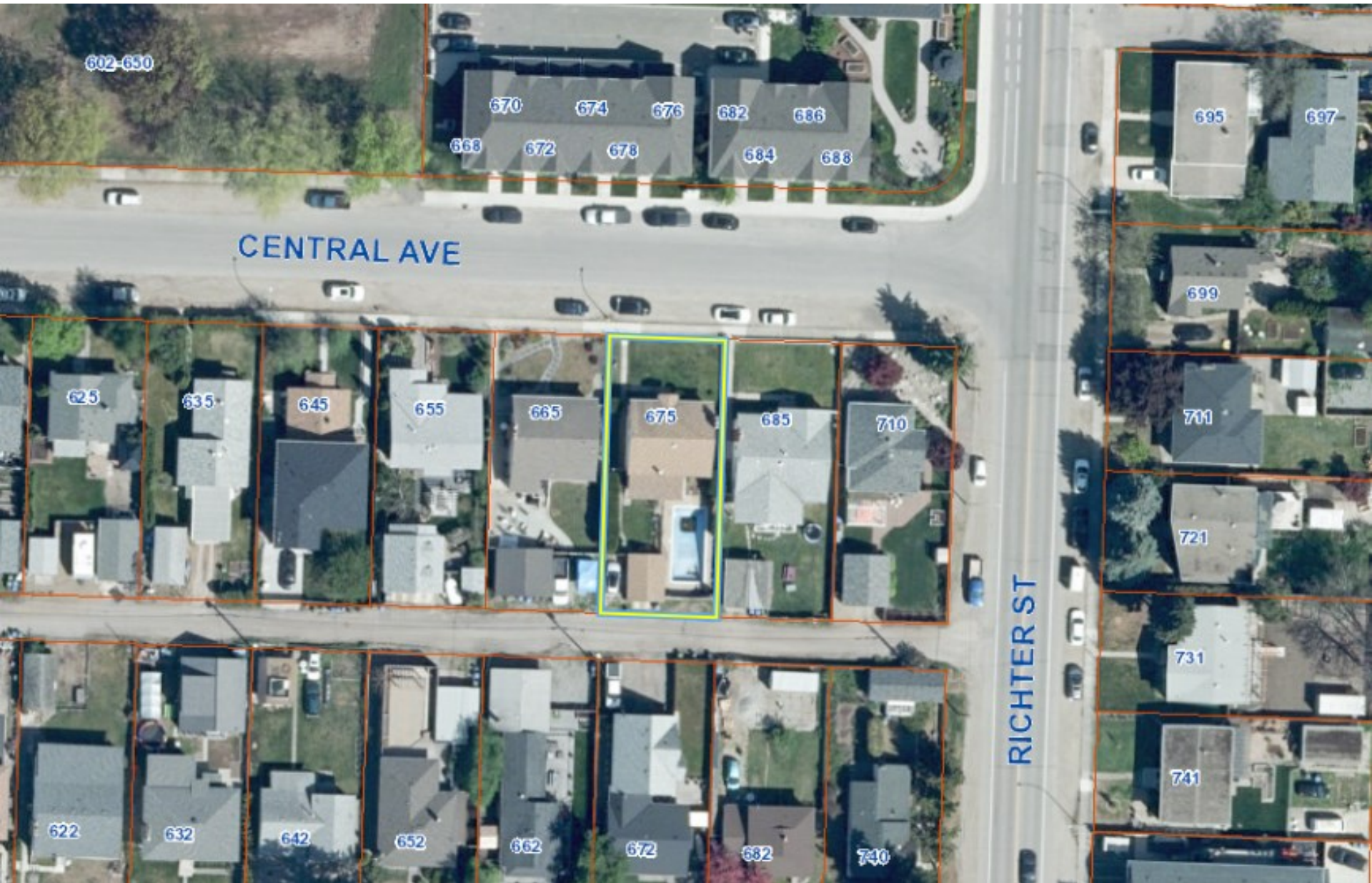


Context Map

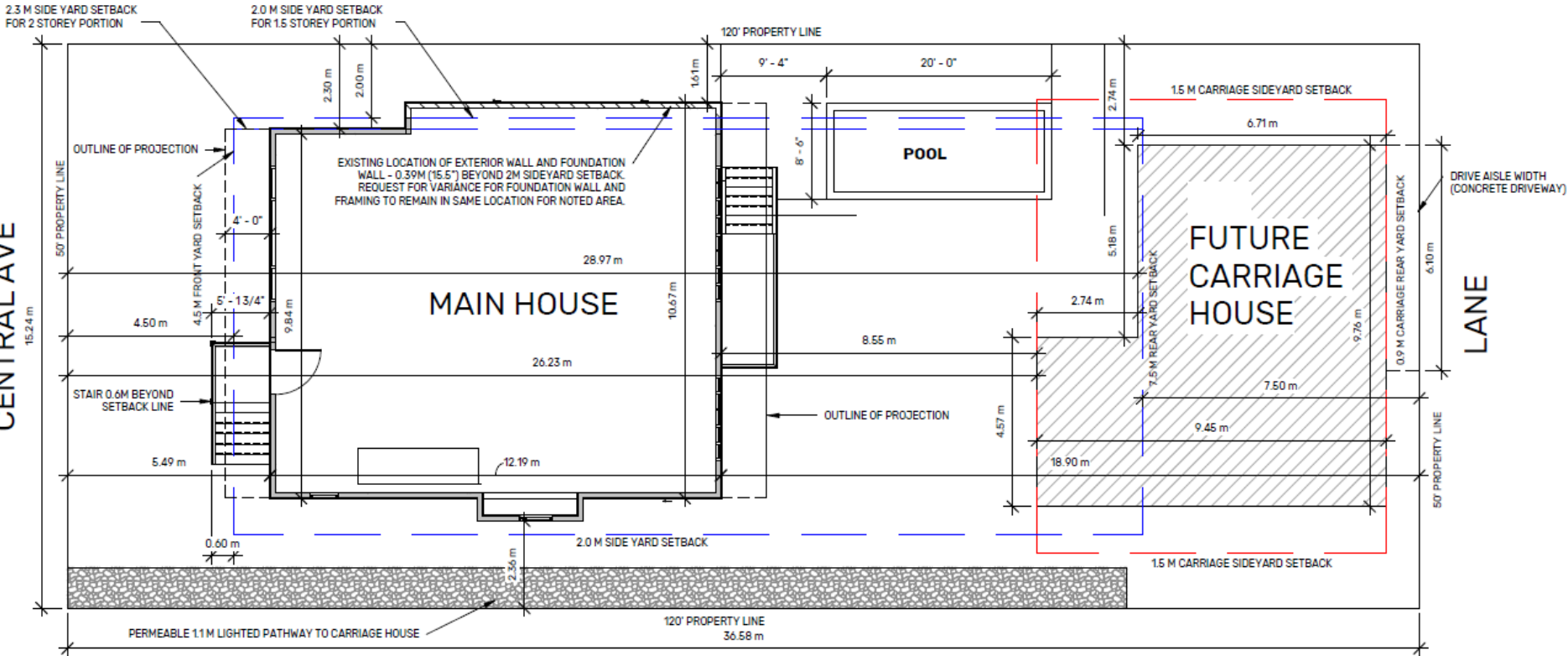


City of Kelowna

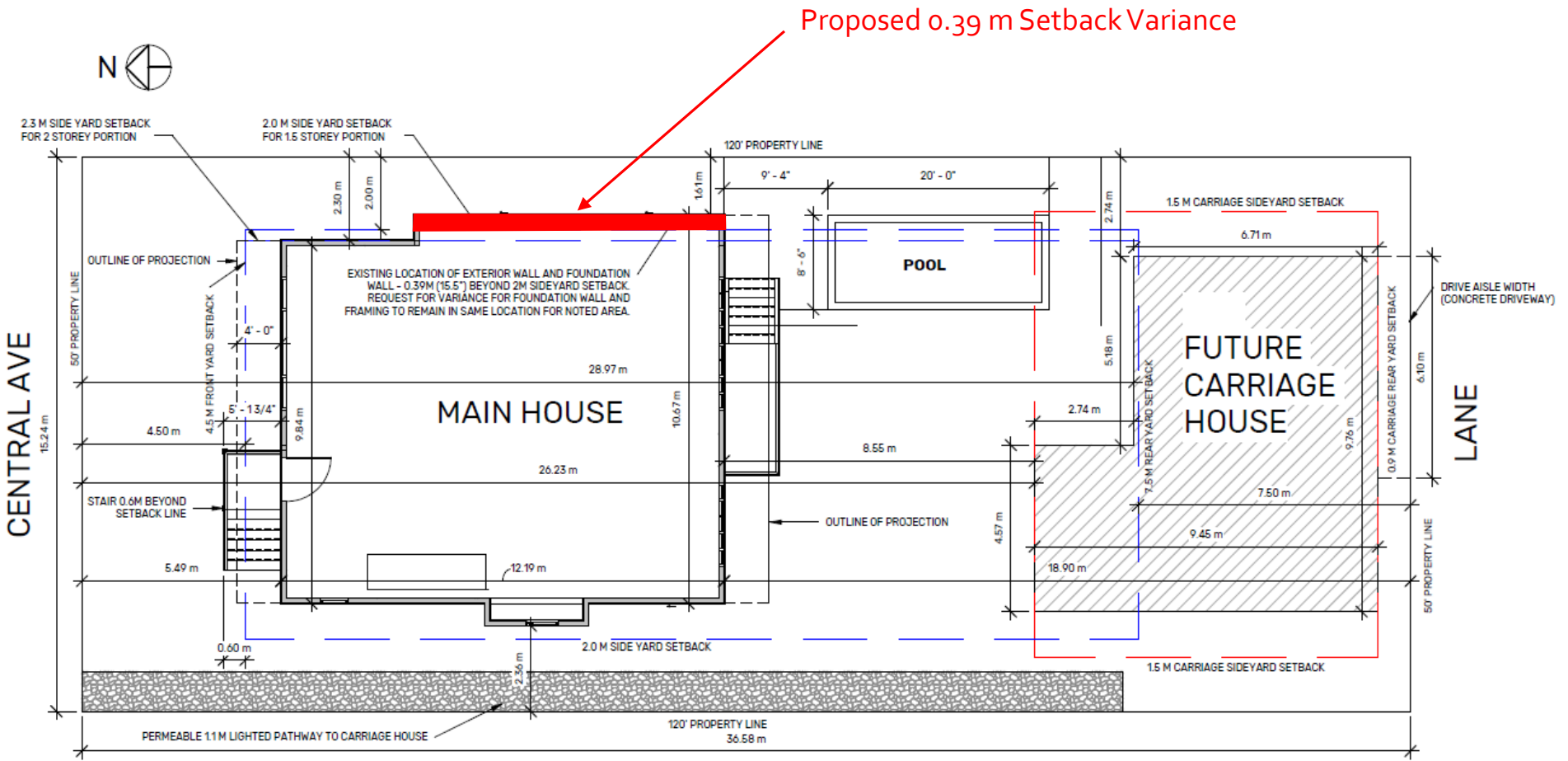
Subject Property Map



CENTRAL AVE



Site Plan

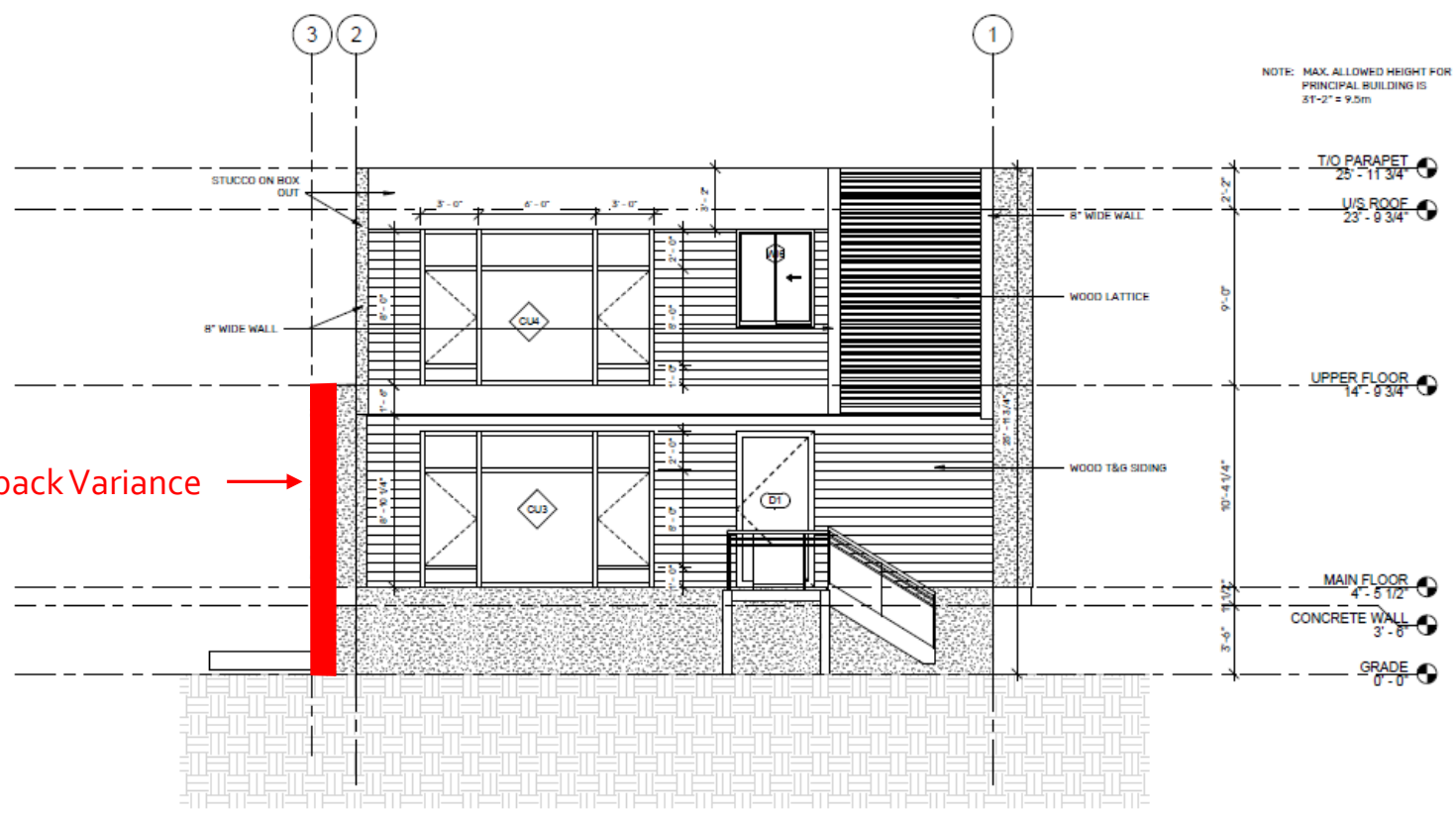


⑥ MAIN HOUSE FRONT
1/4" = 1'-0"



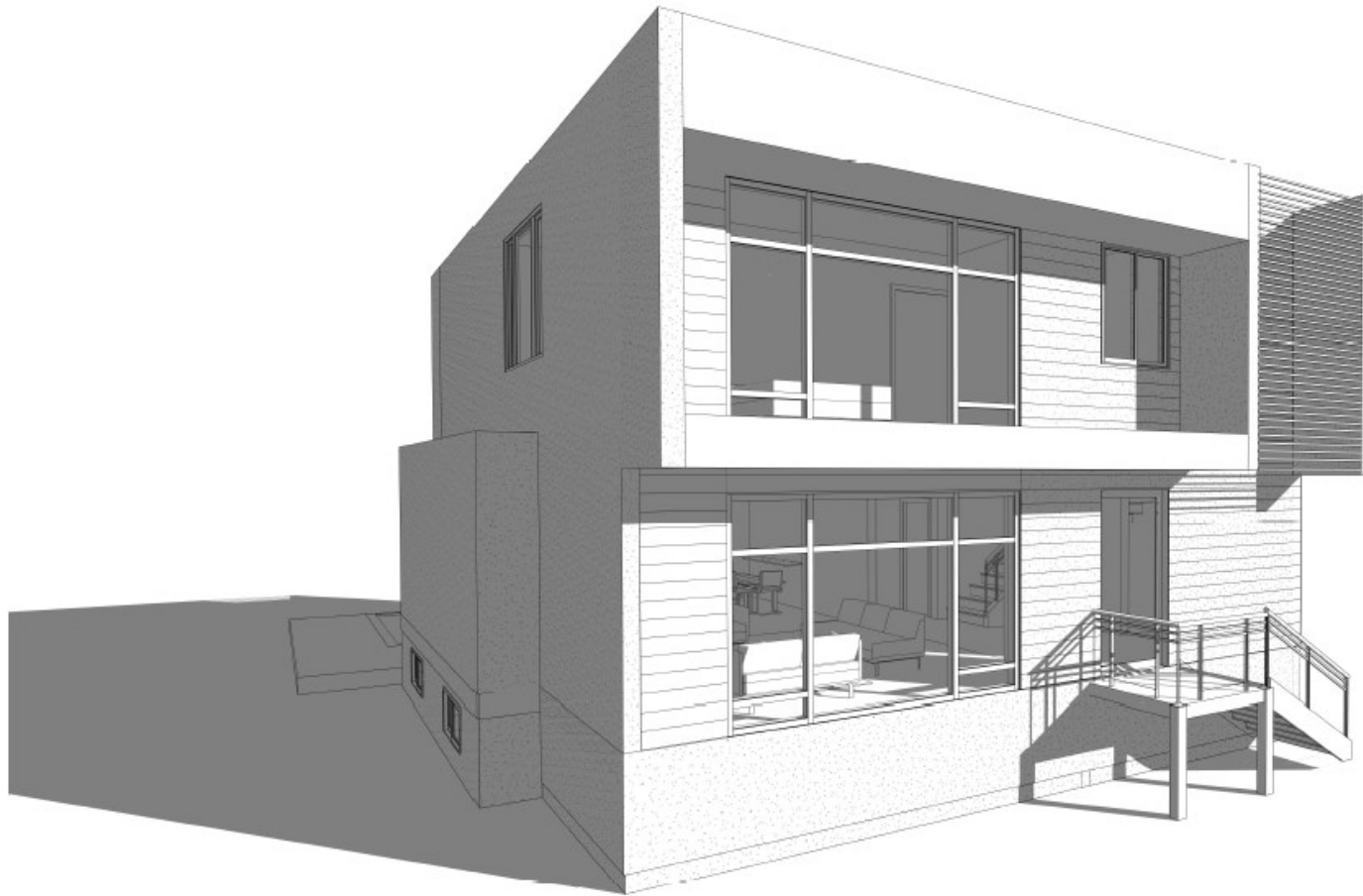
North Elevation

Proposed 0.39 m Setback Variance →



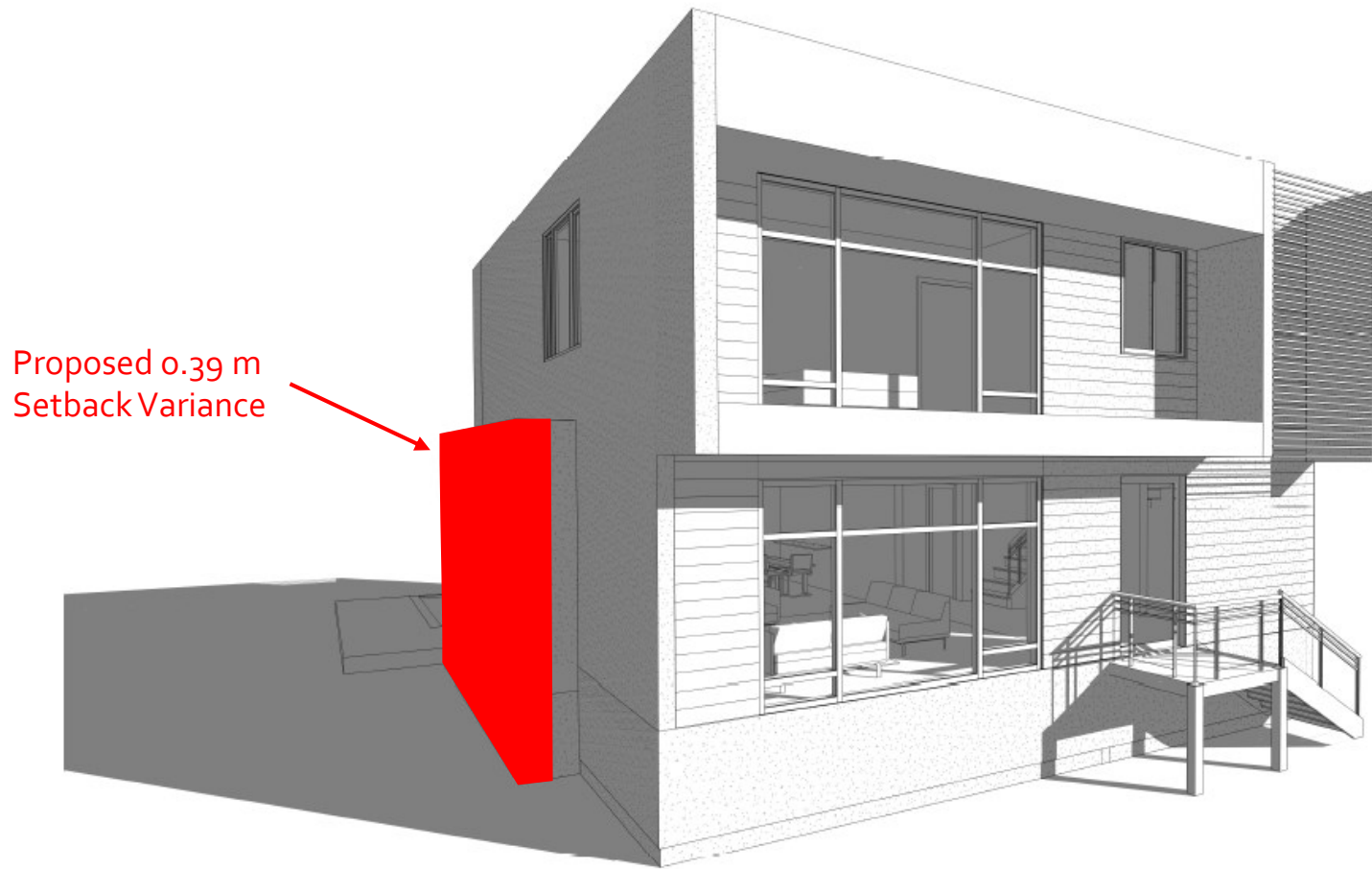
⑥ MAIN HOUSE FRONT
1/4" = 1'-0"

Rendering



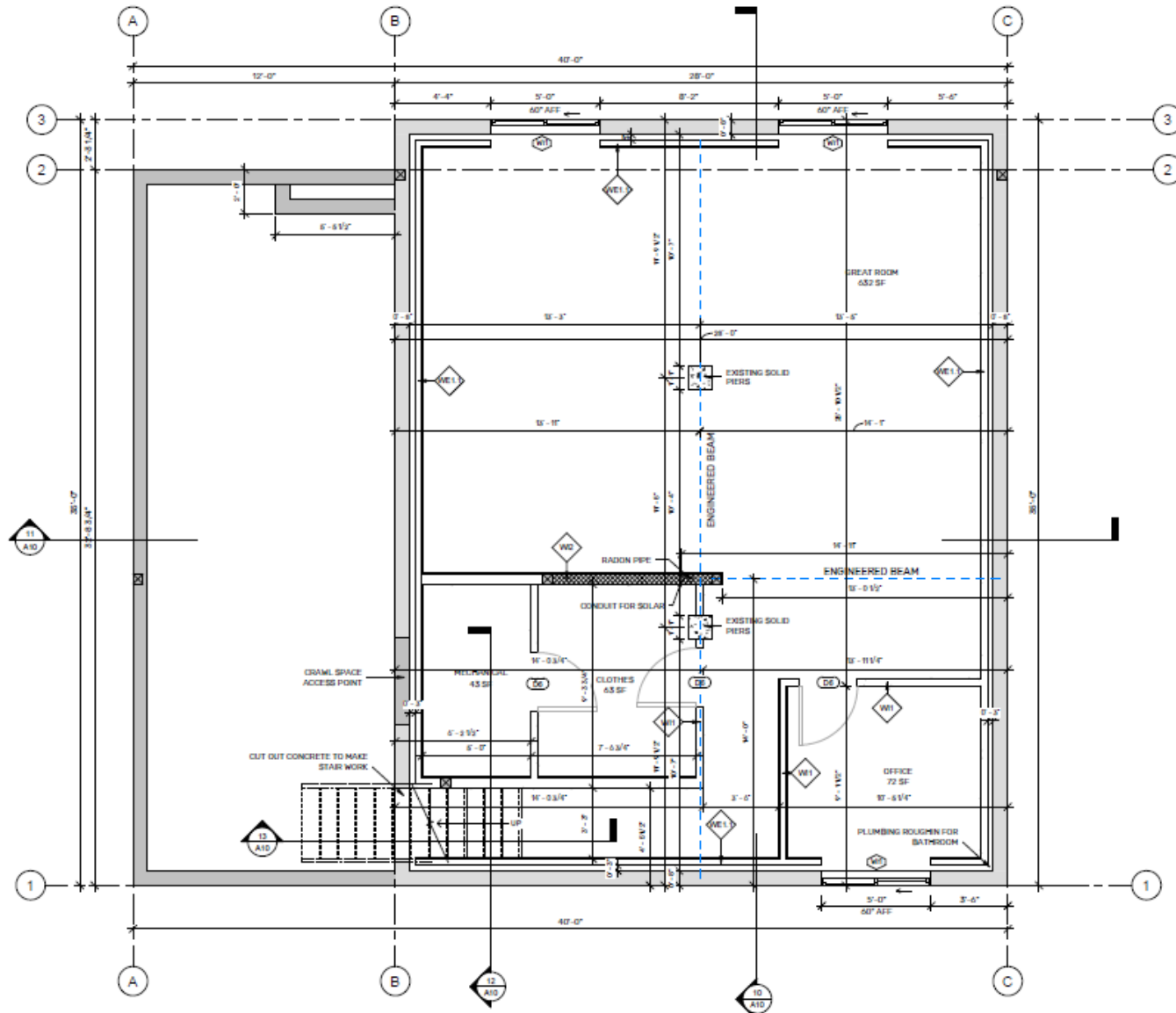
① LEFT FRONT VIEW

Rendering



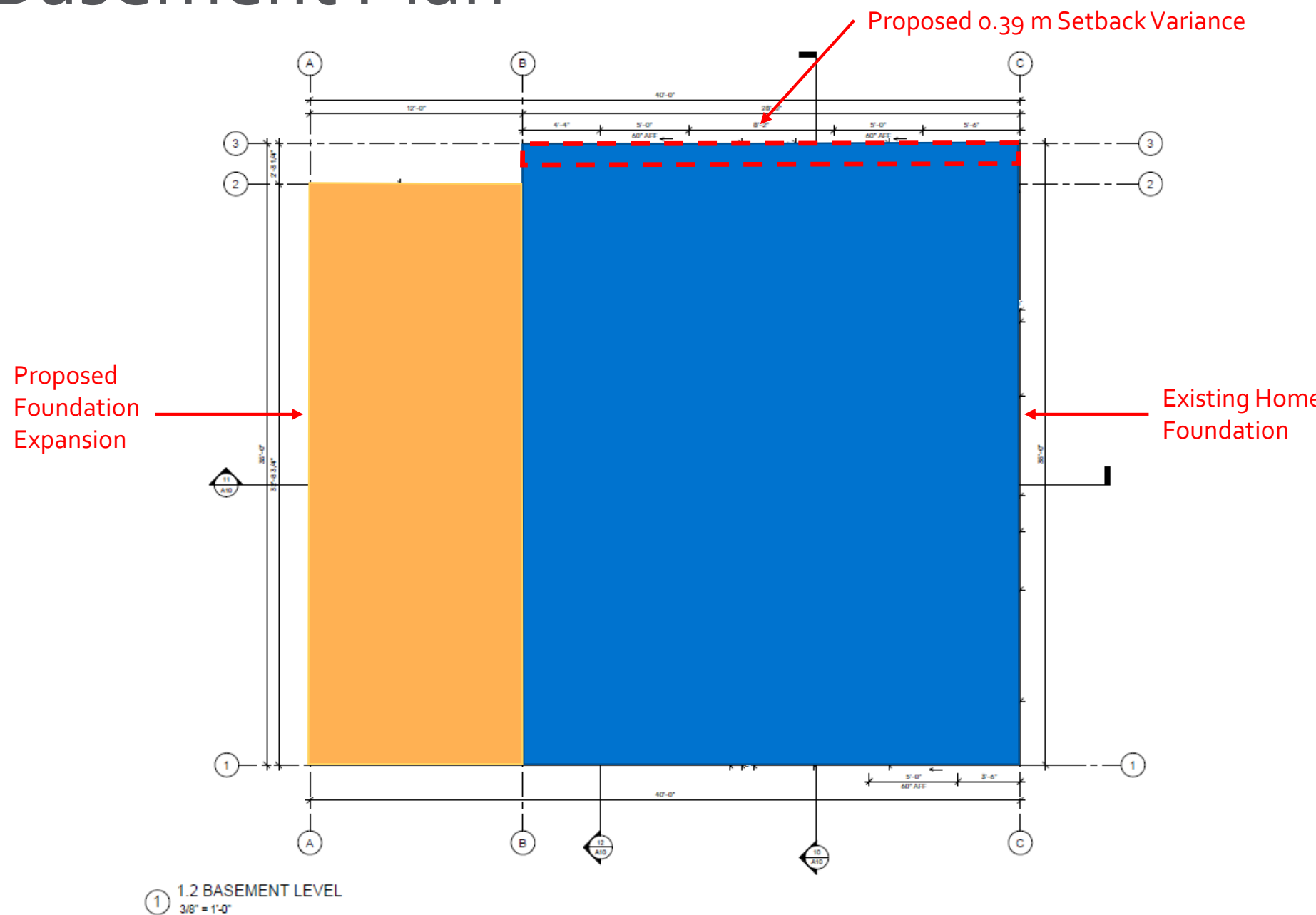
① LEFT FRONT VIEW

Basement Plan



① 1.2 BASEMENT LEVEL
3/8" = 1'-0"

Basement Plan



Project/technical details

- ▶ Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations
 - ▶ To vary the minimum side yard setback for a 1 or 1 ½ storey portion of a building from 2.0 m required to 1.61 m proposed.

Staff Recommendation

- ▶ Staff are recommending **support** for the proposed variance:
 - ▶ Variance is considered minor in nature
 - ▶ New home proposed to be constructed on existing foundation
 - ▶ Foundation originally poured too close to adjacent property
 - ▶ Neighbours supportive of proposed variance
 - ▶ Variance is only for basement and first floor of proposed SFD



Conclusion of Staff Remarks

Site Plan

