



DVP 21-0031

4303 Ladd Court

Development Variance Application



Proposal

- ▶ To consider a Development Variance Permit to vary the minimum front yard setback from 6.0m required to 3.0m proposed, to vary the minimum rear yard setback from 7.5m required to 6.0m proposed and to vary the minimum side yard setback from 2.3m required to 1.5m proposed to facilitate the development of a single-family home.

Development Process



Feb 13th, 2021

Development Application Submitted

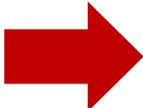


Staff Review & Circulation



Mar 5th, 2021

Public Notification Received



Apr 20th, 2021

Development Variance Permit

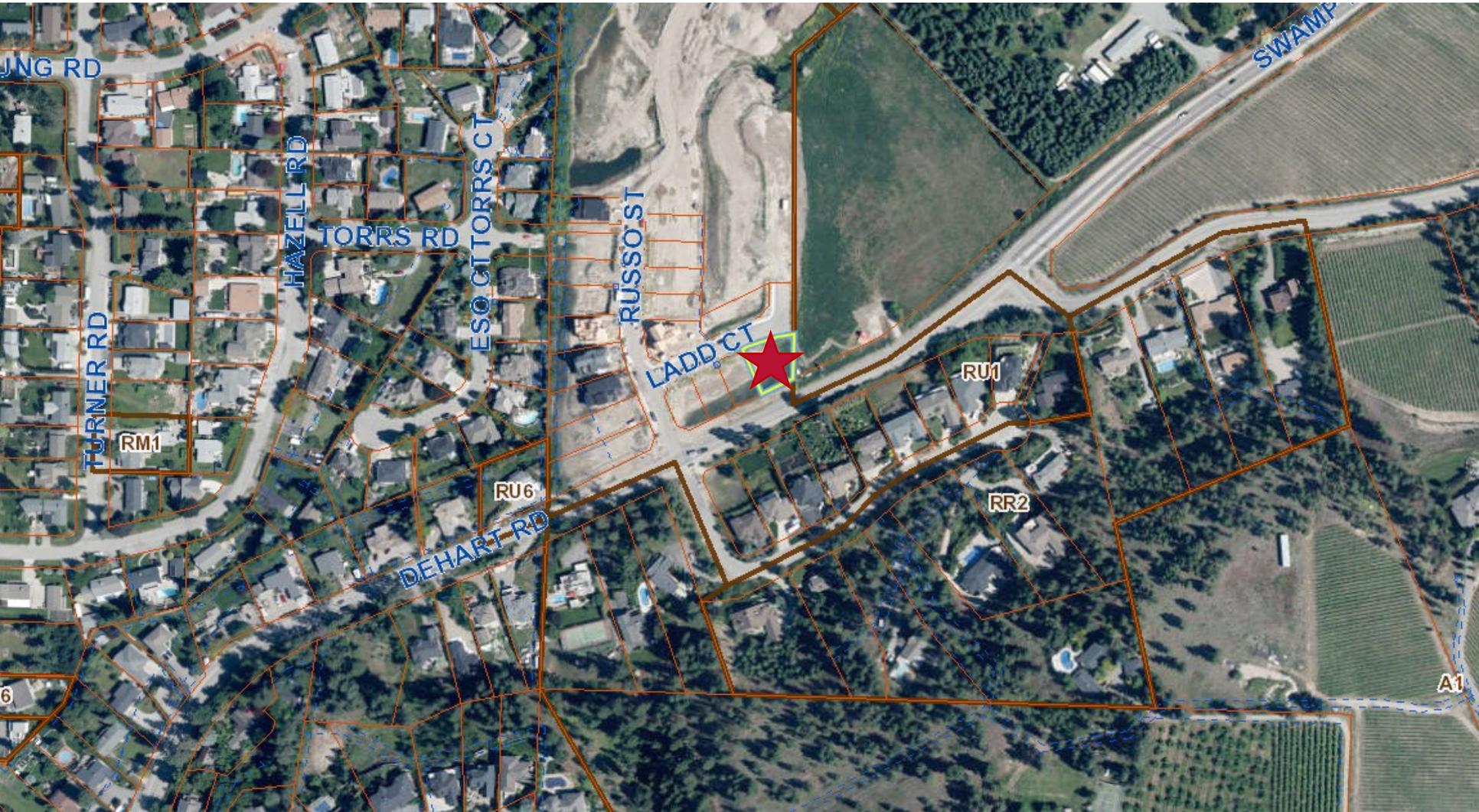


Council Approval



Building Permit

Context Map



City of Kelowna

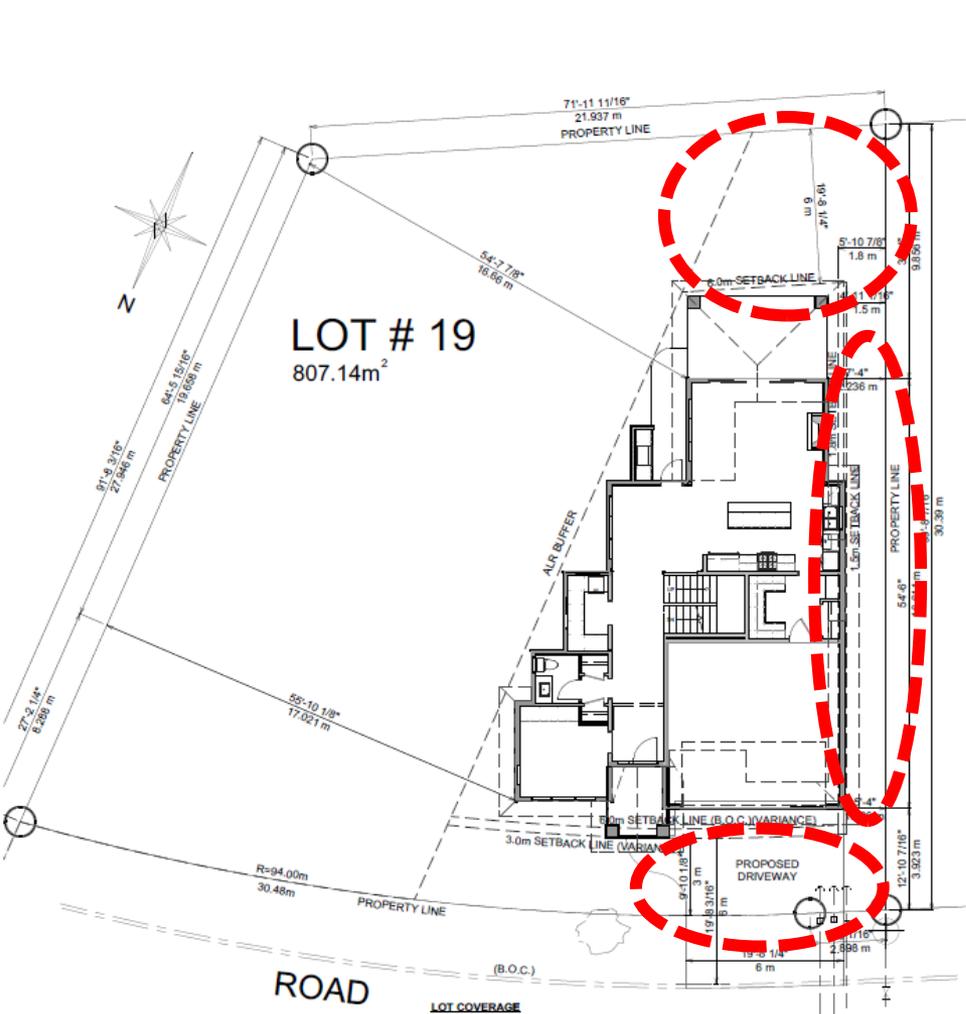
Site Map



Project/technical details

- ▶ The applicant is seeking three variances to develop a single-family home:
 - ▶ A variance to the front yard setback from 6.0m required to 3.0m proposed;
 - ▶ A variance to the side yard setback from 2.3m required to 1.5m proposed;
 - ▶ And a variance to the rear yard setback from 7.5m required to 6.0m proposed.
- ▶ The three variances are for the construction of single-family home.

Conceptual Site Plan

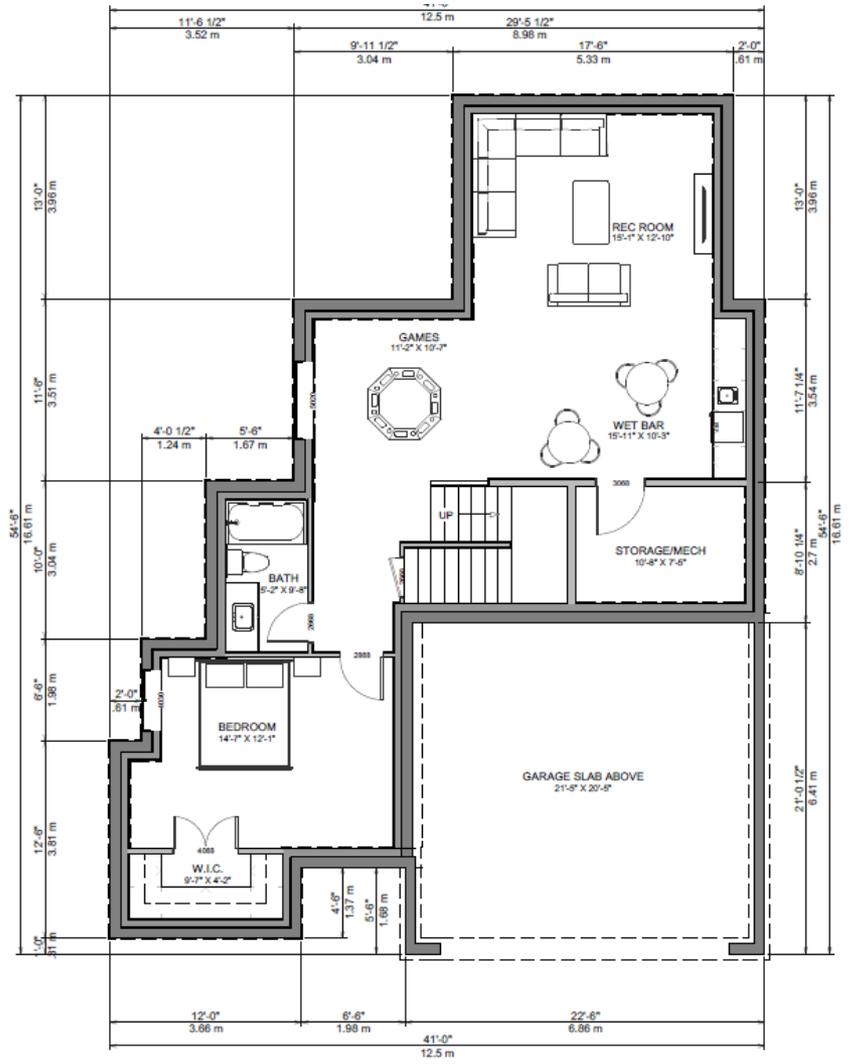


LOT # 19
807.14m²

LOT COVERAGE

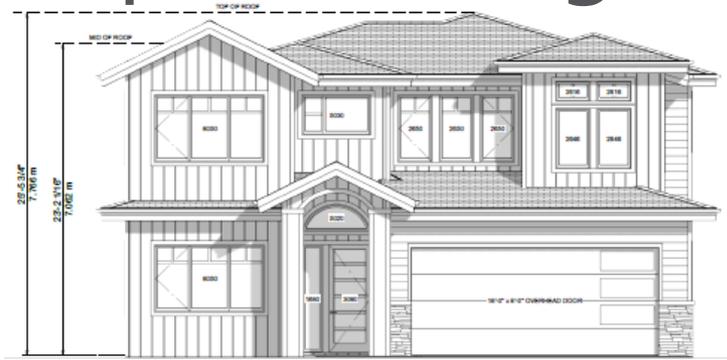
| | | |
|---------------------|---|-----------------|
| MAIN FLOORS | = | 1,210 SQ.FT. |
| GARAGES | = | 466 SQ.FT. |
| COVERED DECKS/PATIO | = | 183 SQ.FT. |
| COVERED ENTRY(S) | = | 62 SQ.FT. |
| TOTAL FOOTPRINT | = | 1,921 SQ.FT. |
| TOTAL LOT SQ.FT. | = | 8,687.96 SQ.FT. |
| TOTAL COVERAGE | = | 22.1% |

PLOT PLAN
SCALE: 1/8" = 1'
****NOTE****
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.



LOWER FLOOR
AREA: 1,014 SQ. FT.
(EXCLUDING STAIRS & STORAGE/MECH)

Conceptual Design



FRONT ELEVATION



RIGHT ELEVATION

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
 - ▶ Unique triangular shape parcel due to the required Agricultural Buffer.
 - ▶ No/Minimal neighbourhood impacts are anticipated.



Conclusion of Staff Remarks