



DVP20-0214

758 Walrod St

Development Variance Application



Proposal

- ▶ To vary the minimum side yard setback from a flanking street and the setback from a flanking street to a garage to facilitate the addition of a single-family home to facilitate a secondary suite.

Development Process



Dec 7th, 2020

Development Application Submitted

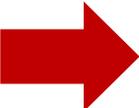


Staff Review & Circulation



Jan 7th, 2021

Public Notification Received



Apr 20th, 2021

Development Variance Permit

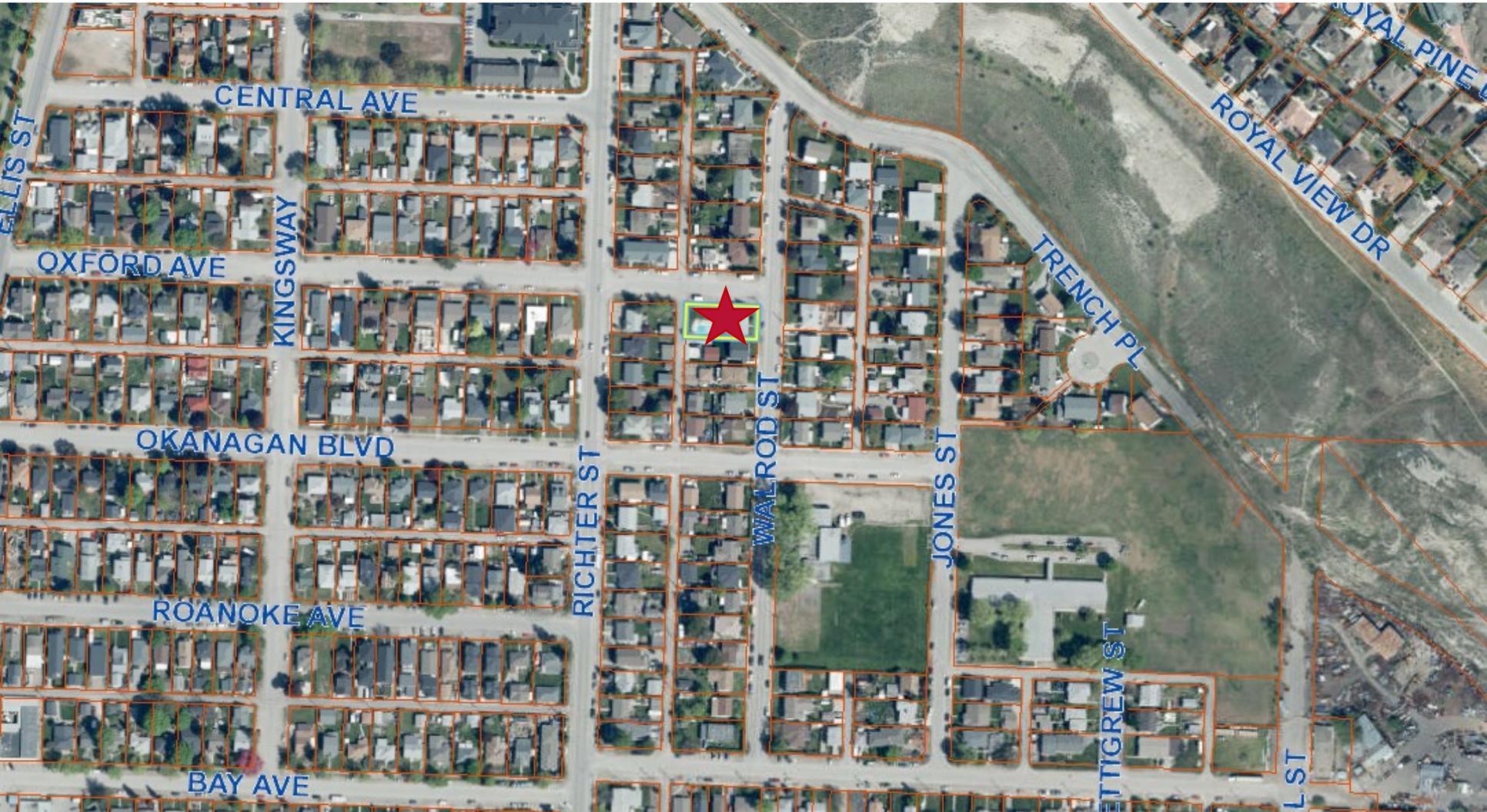


Council Approval



Building Permit

Context Map



City of Kelowna

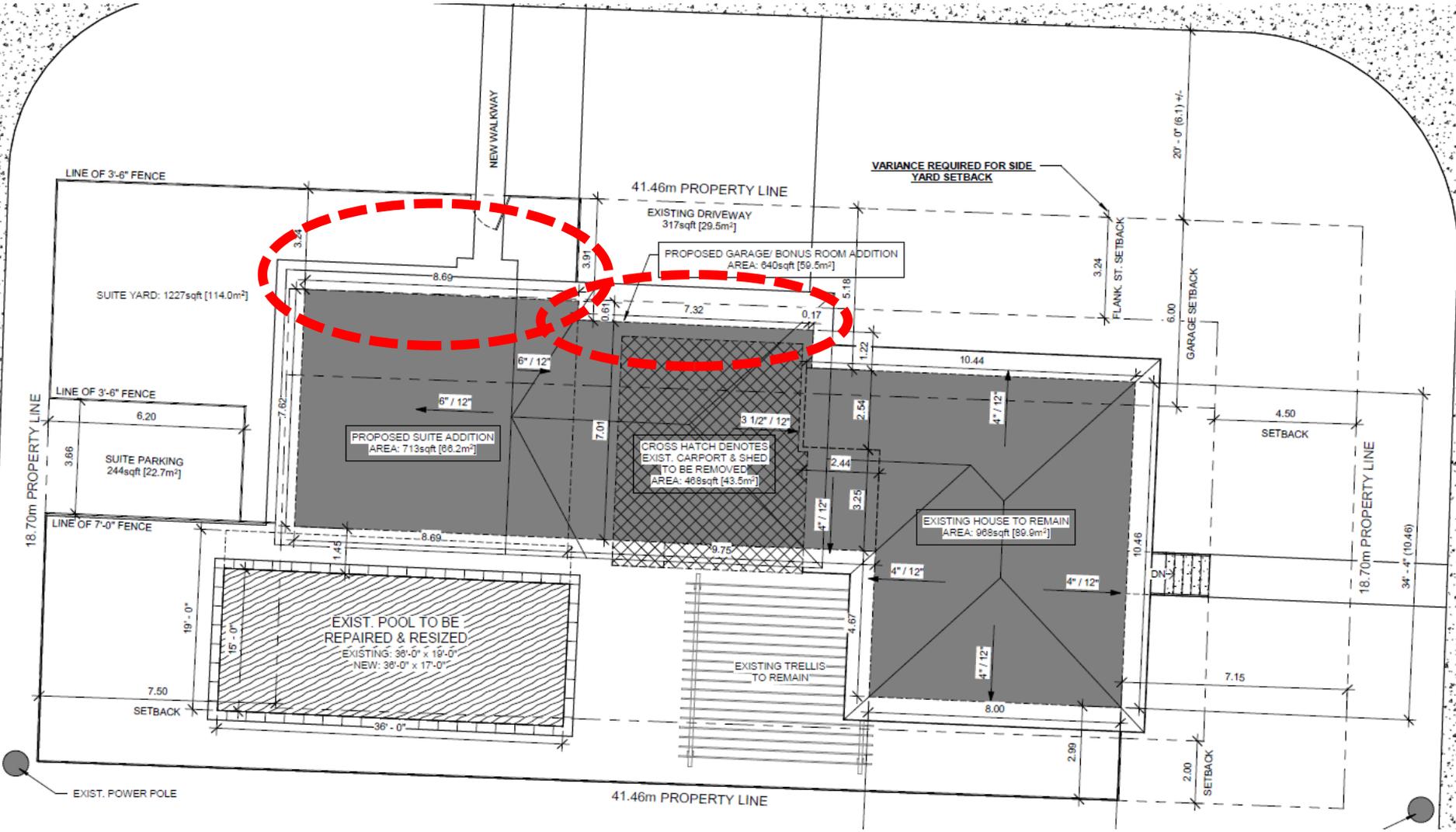
Site Map



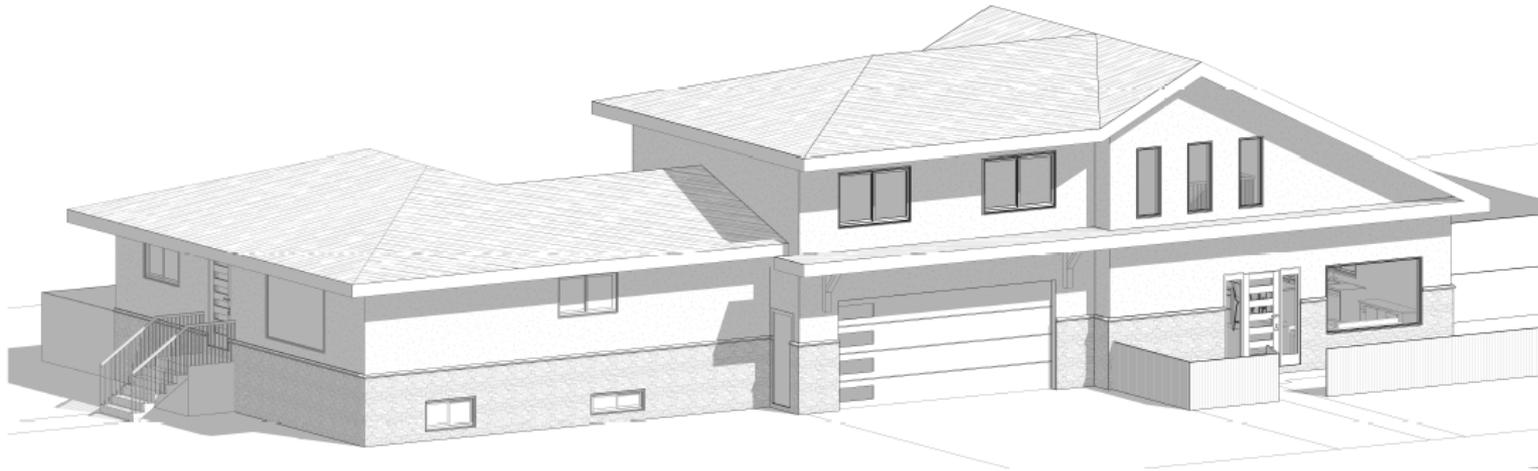
Project/technical details

- ▶ The applicant is seeking two variances.
 - ▶ A variance to the side yard setback from a flanking street from 4.5m required to 3.24m proposed.
 - ▶ A variance to the side yard setback from a garage off a flanking street from 6.0m required to 3.91m proposed.
- ▶ The two variances are to facilitate an addition to facilitate a secondary suite.

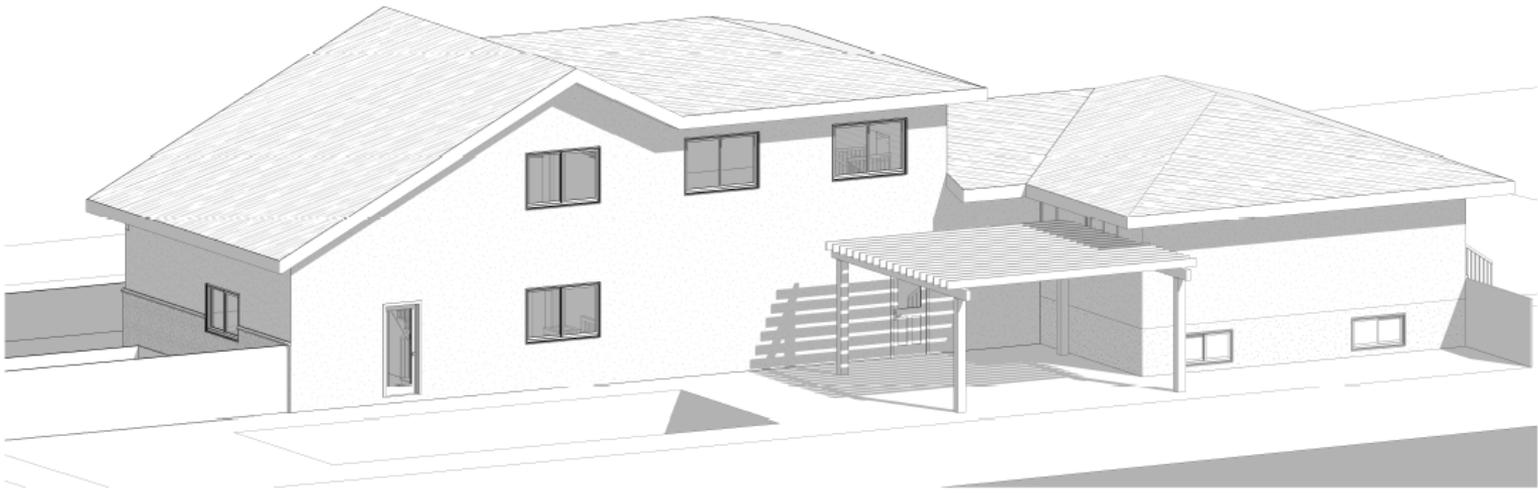
Conceptual Site Plan



Conceptual Design

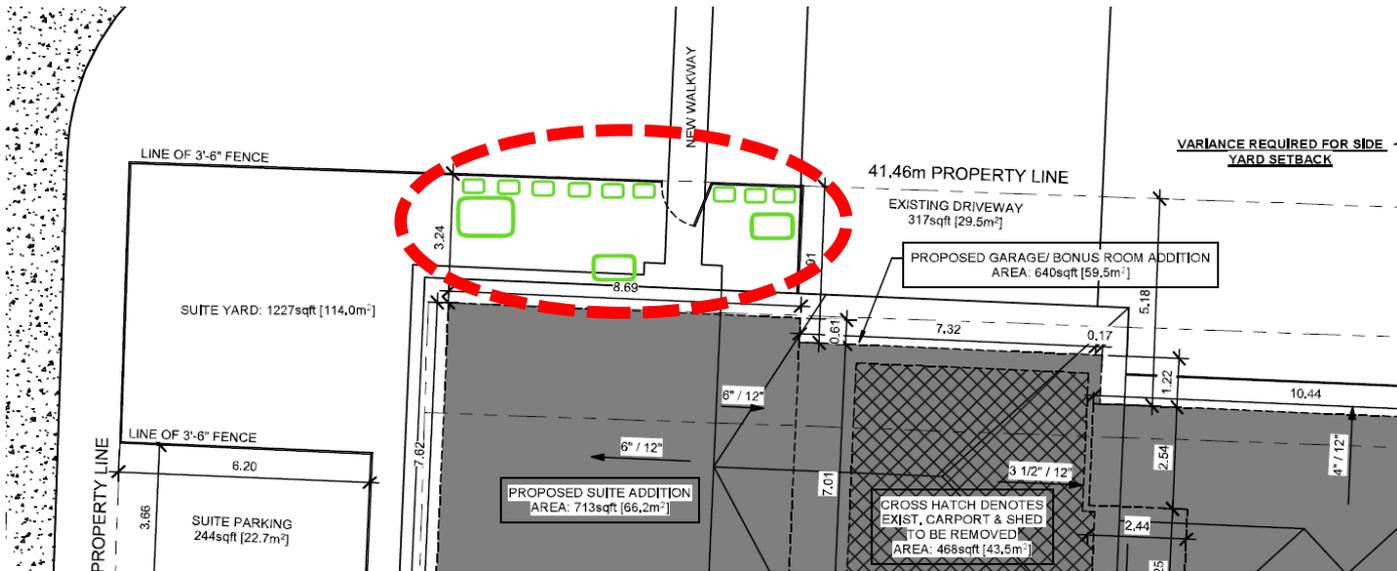


① FRONT VIEW



② REAR VIEW

Landscape Plan



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
 - ▶ Existing site conditions and pool make an addition challenges
 - ▶ Addition is for a secondary suite, which will add dwelling unit in the Central City OCP Sector.
 - ▶ Applicant has agreed to plant street trees, which will be significant community benefit.



Conclusion of Staff Remarks