



DVP 21-0177

1400 Braemar Street

Development Variance Application



Proposal

- ▶ To consider a Development Variance Permit to vary the rear yard setback from 7.5m permitted to 2.3m proposed to facilitate the construction of a second single-family dwelling.

Development Process



July 9th, 2021

Development Application Submitted



Staff Review & Circulation



Aug 11th, 2021

Public Notification Received



Sept 21st, 2021

Development Variance Permit

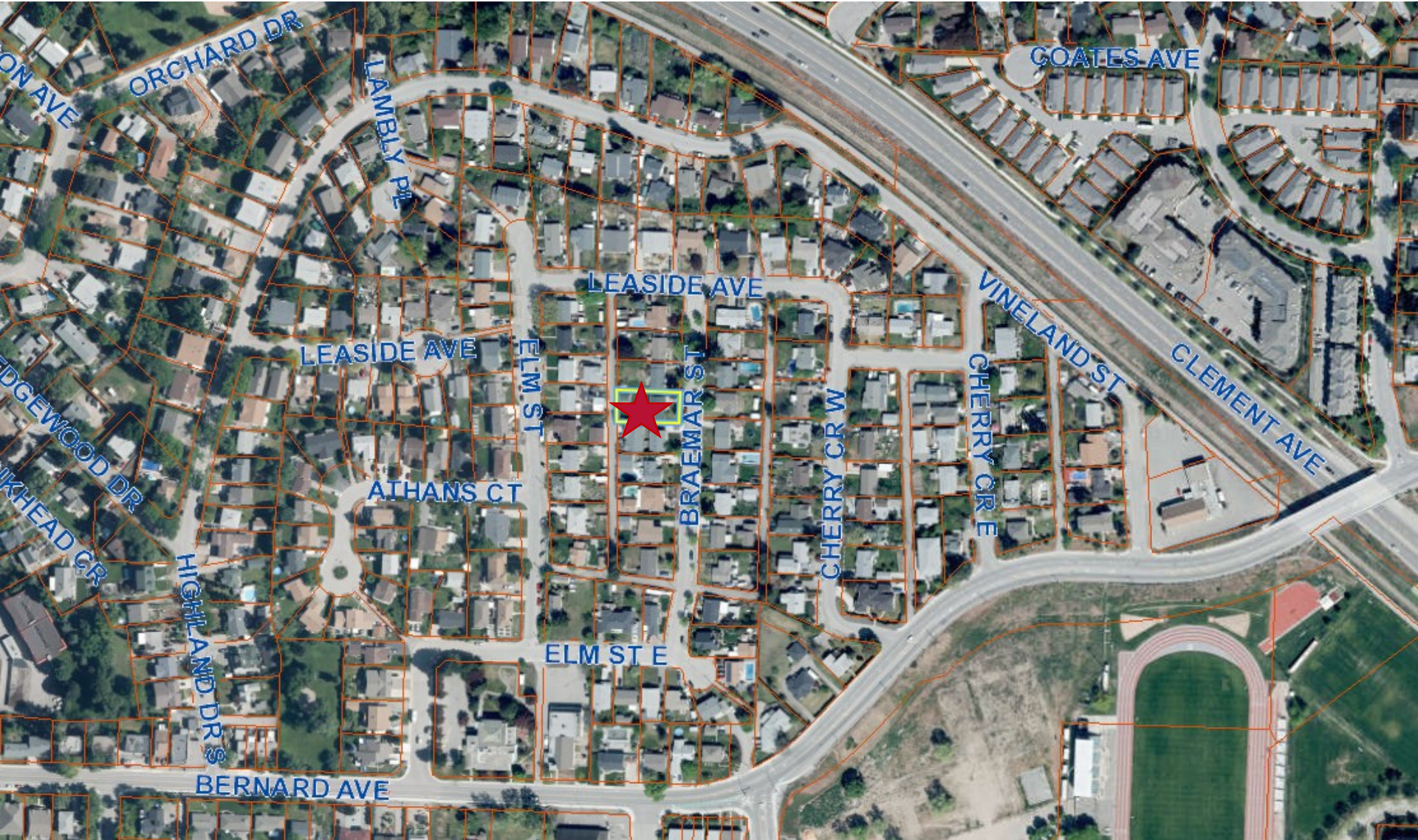


Council Approval



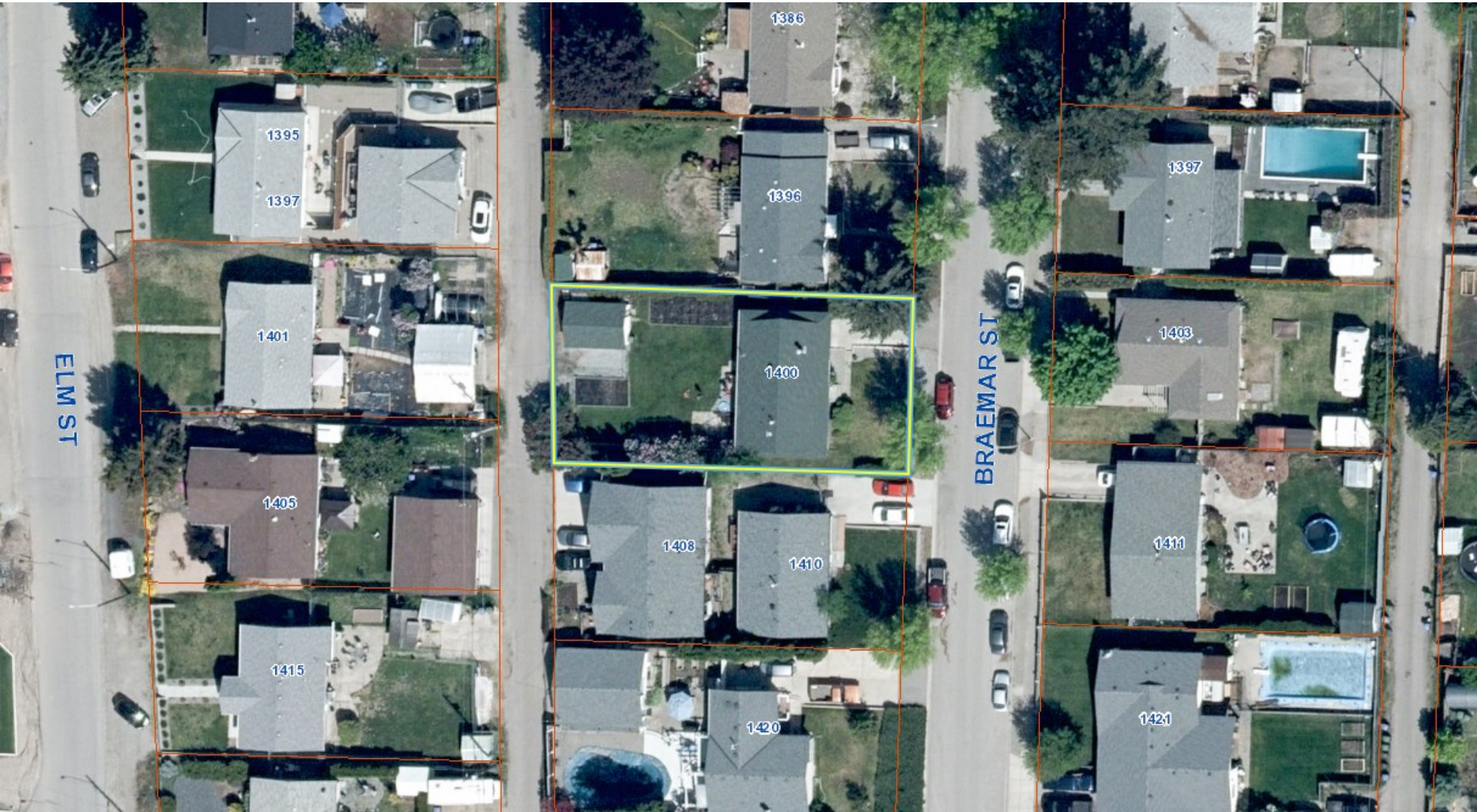
Building Permit

Context Map



City of Kelowna

Site Map

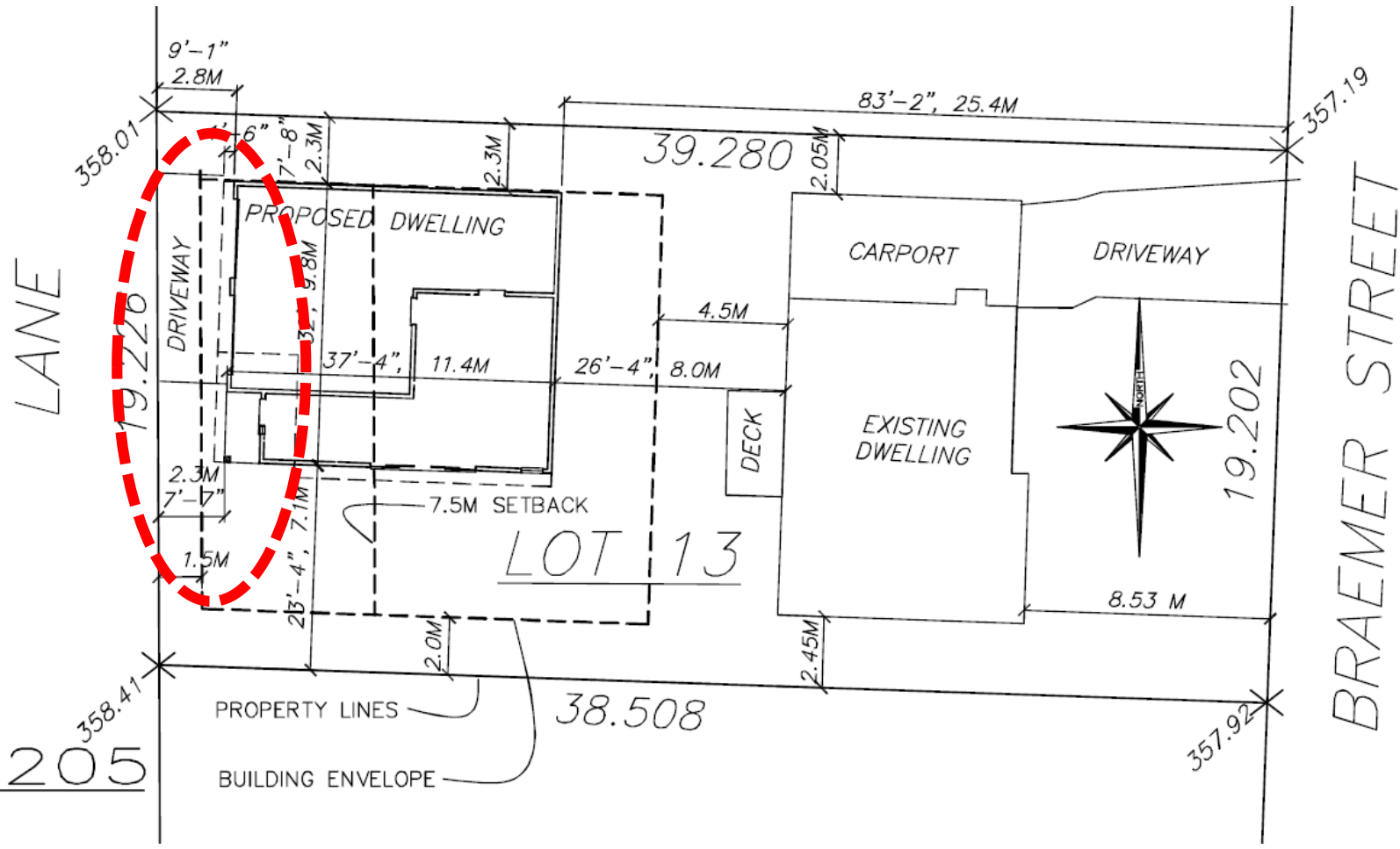


City of Kelowna

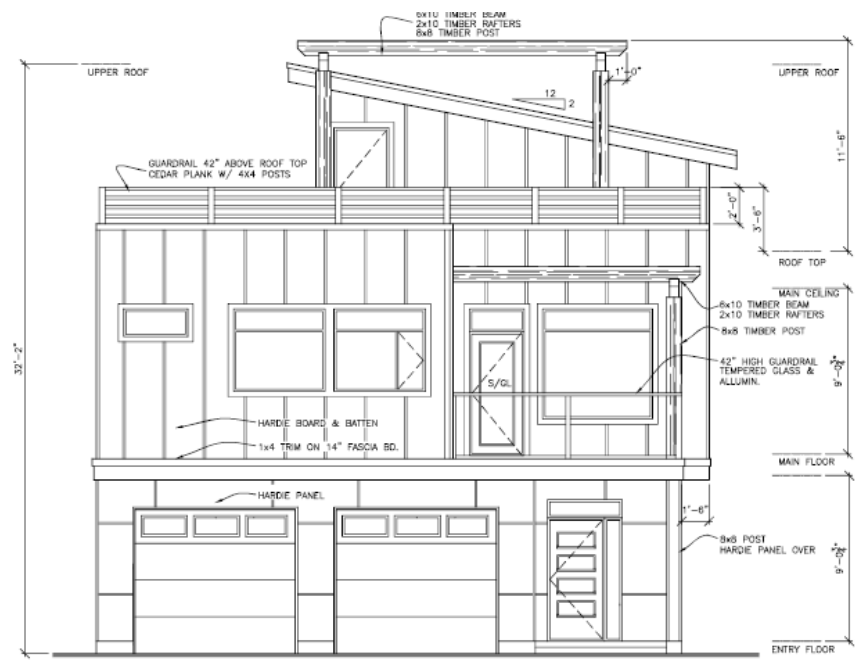
Project/technical details

- ▶ The applicant is seeking one variance to facilitate the construction of a new single-family home:
 - ▶ A variance the rear yard setback from 7.5. to 2.3m.
- ▶ The dwelling is proposed to be 2 storeys with a rooftop balcony and consists of 2 bedrooms.
- ▶ The property has laneway access, which is unique to the RU6 zone.
- ▶ Other zones with laneway access allow the rear yard setbacks as low as 0.9m.

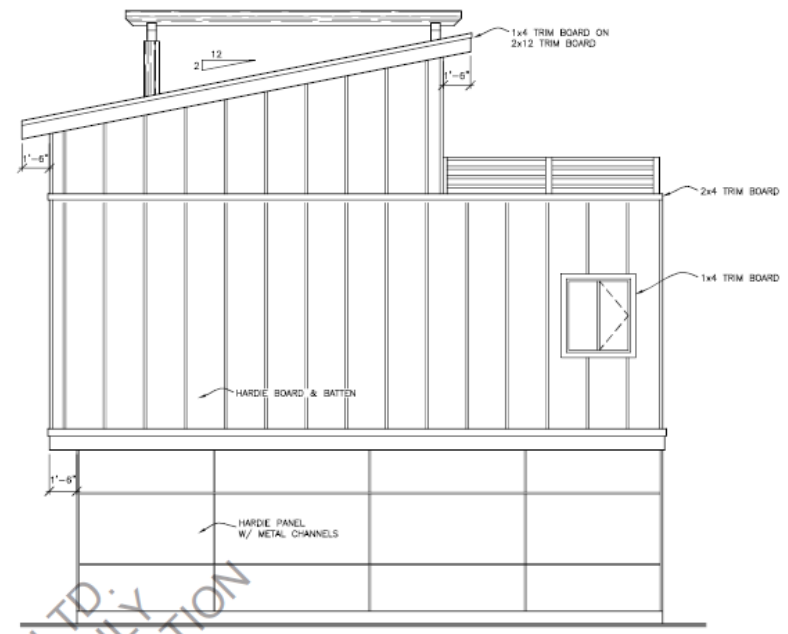
Site Plan and Variance



Conceptual Design



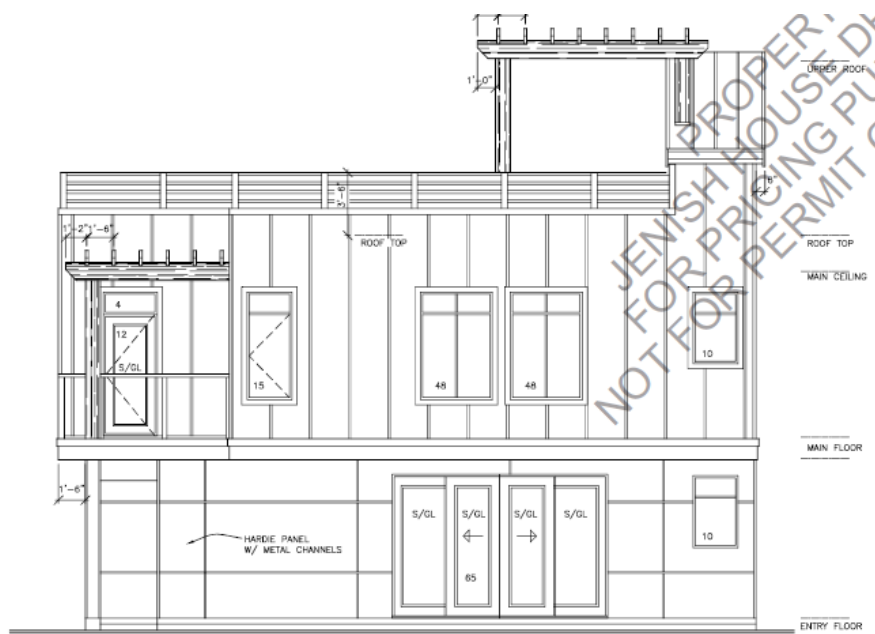
FRONT ELEVATION



REAR ELEVATION

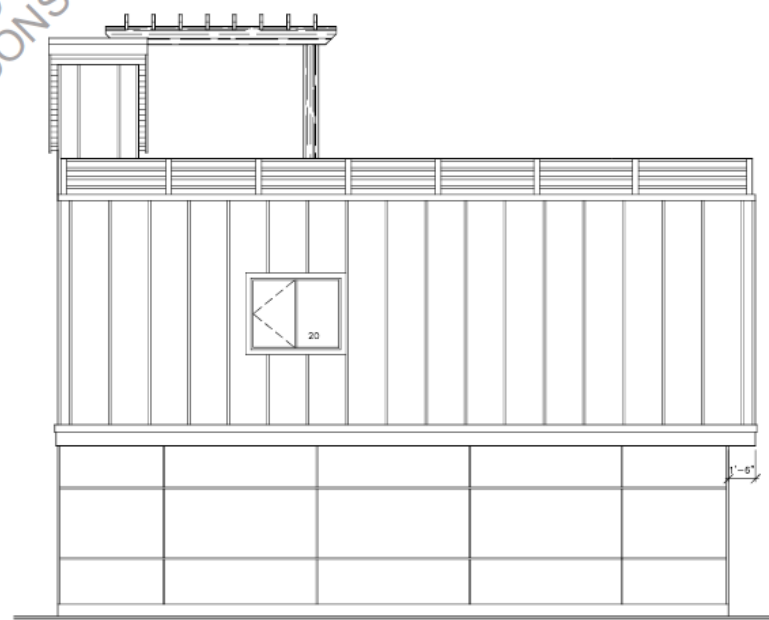
OF DESIGN LTD.
FOR CONSTRUCTION

Conceptual Design



RIGHT ELEVATION

WALL AREA = 850 SQ.FT. (79.0 SQ.M.)
 GLASS AREA = 164 SQ.FT. (15.2 SQ.M.)
 LIMITING DIST. = 7.3 M.
 UPD ALLOWABLE = 63% (19.3% PROVIDED)



LEFT ELEVATION

WALL AREA = 880 SQ.FT. (80.0 SQ.M.)
 GLASS AREA = 25 SQ.FT. (2.3 SQ.M.)
 LIMITING DIST. = 2.1 M.
 UPD ALLOWABLE = 10% (2.9% PROVIDED)

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
 - ▶ The setback is consistent with other laneway development (carriage home & RU7).
 - ▶ Allows for lanescaping and lane-oriented development.



Conclusion of Staff Remarks