



# DVP20-0110

# 410 Francis Ave

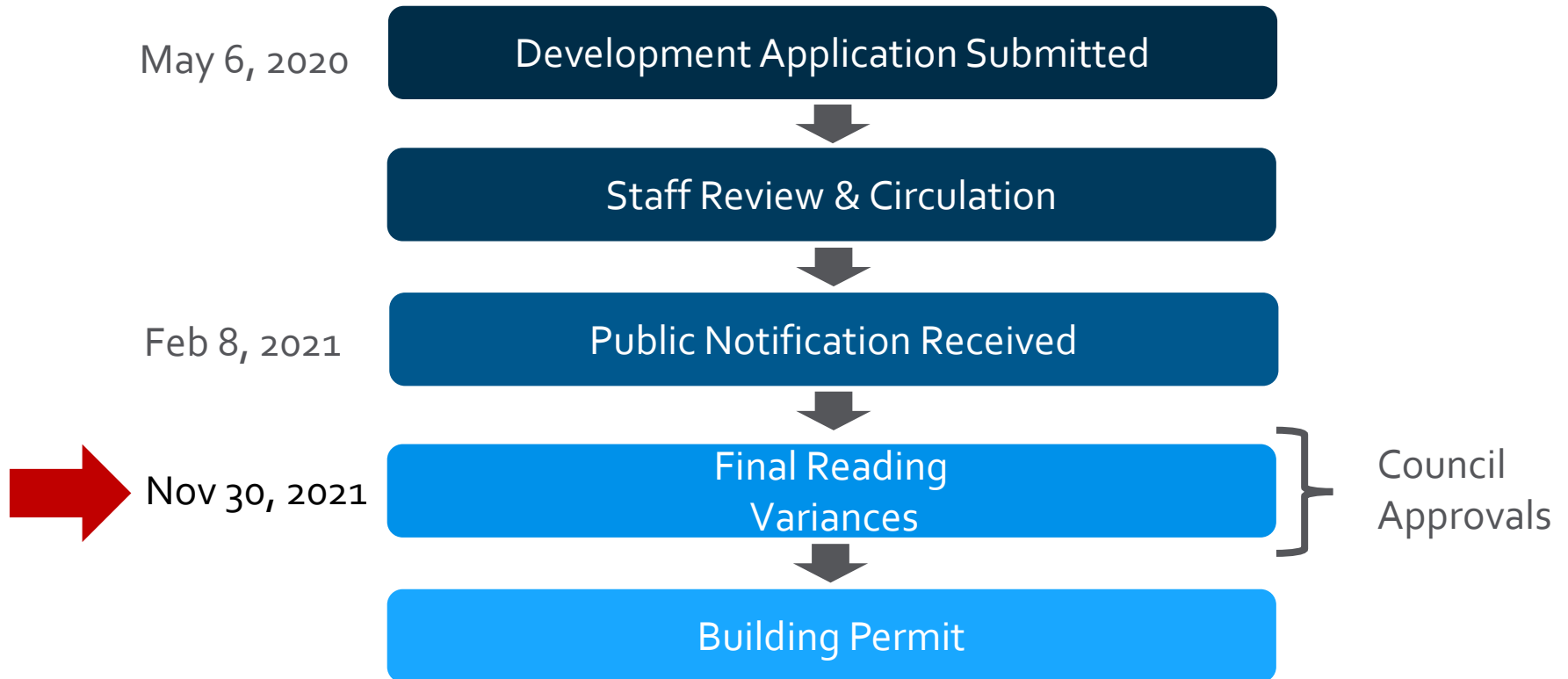
Development Variance Permit Application



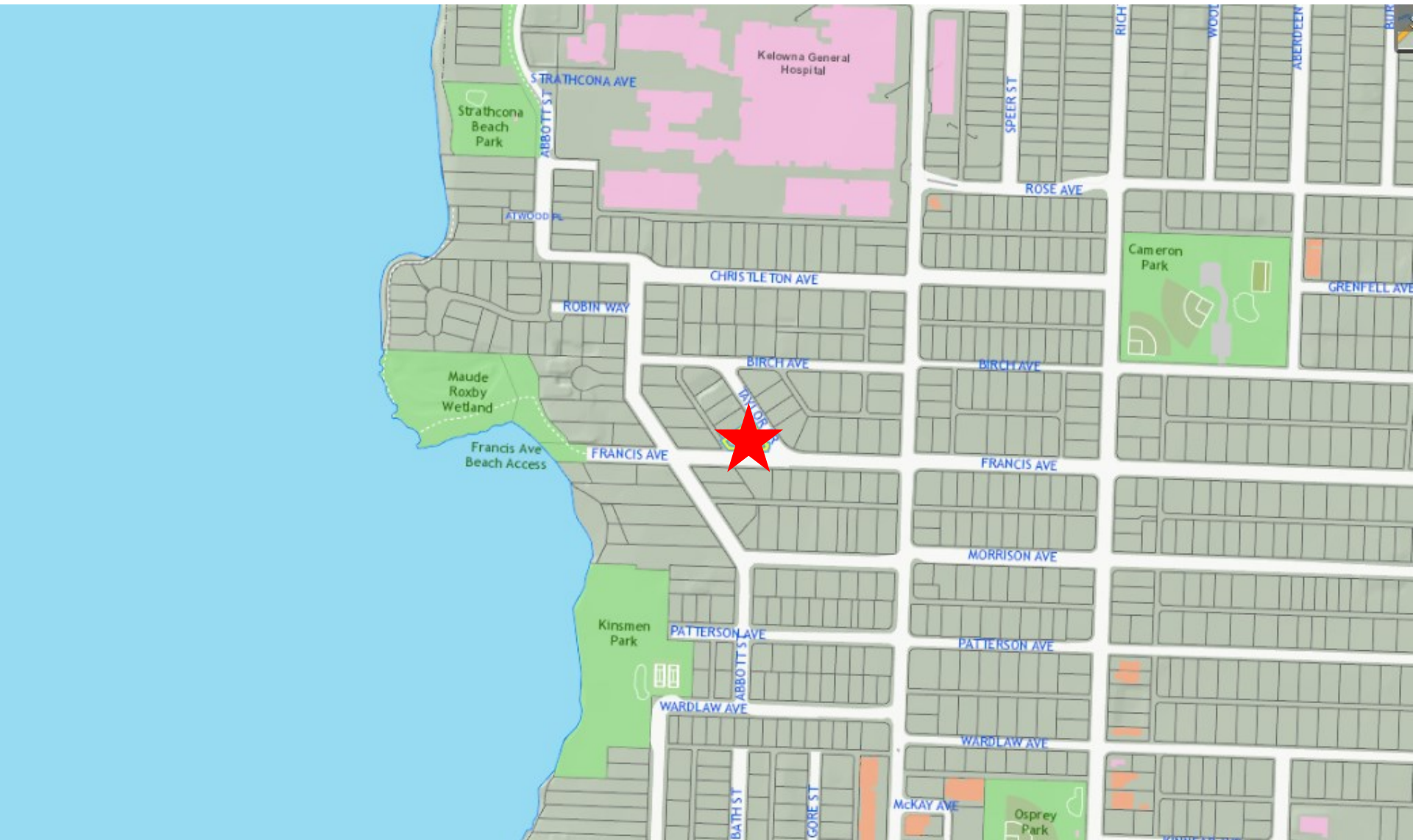
# Proposal

- ▶ To vary the front yard setback from 4.5 m required to 4.0 m proposed and flanking side yard setback from 4.5 m required to 3.5 m proposed to facilitate two detached single-family dwellings.

# Development Process



# Context Map



City of Kelowna



# Subject Property Map



City of Kelowna

# Project/technical details

- ▶ The applicant is requesting two variances:
  - ▶ To vary the minimum side yard setback from 4.5m required to 4.0m proposed.
  - ▶ To vary the minimum flanking side yard setback from 4.5m to 3.5m proposed.
- ▶ These variances are to facilitate the construction of two single-family dwellings.
- ▶ All access is proposed to be off the lane.



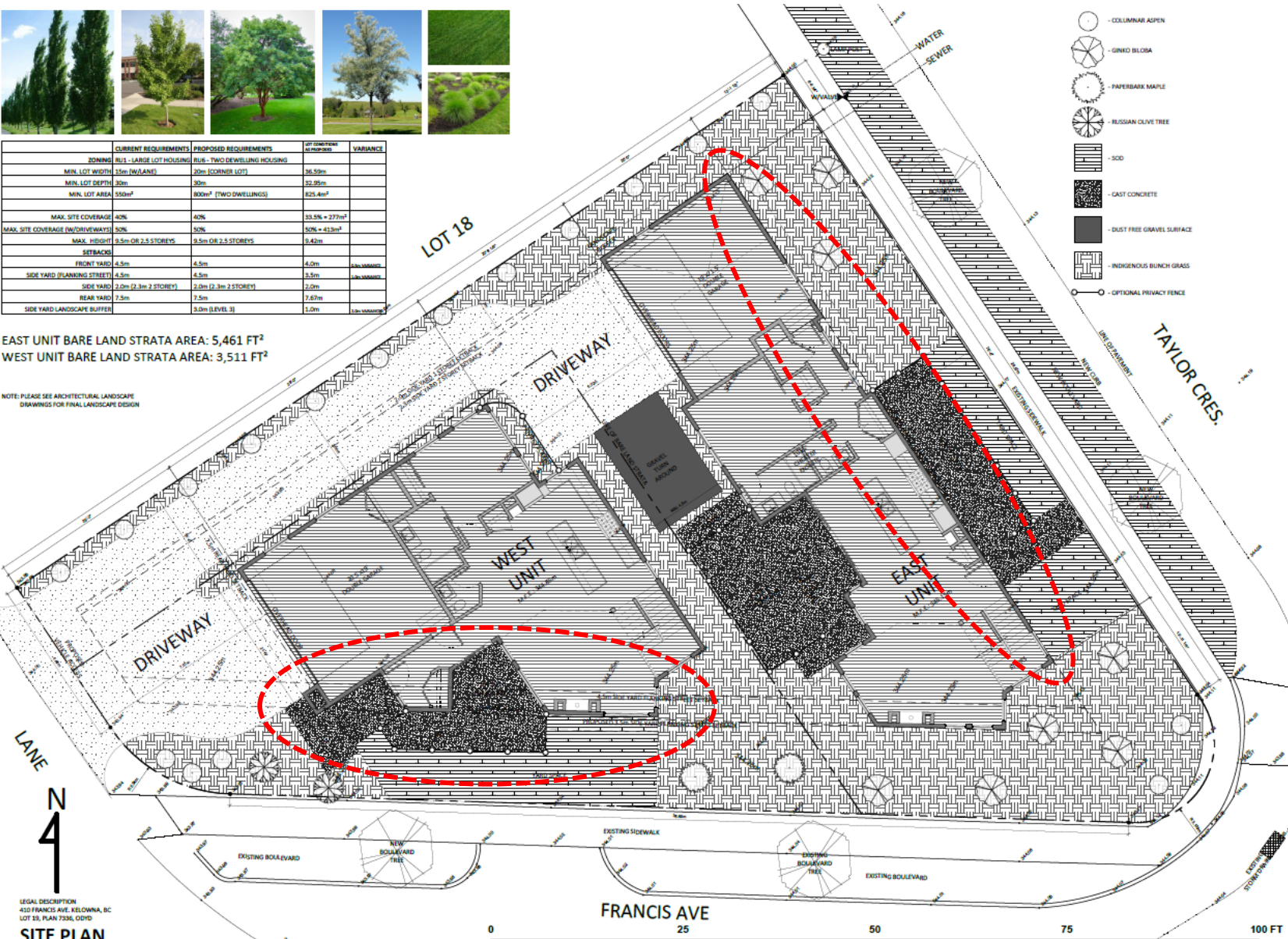
# Site Plan



	CURRENT REQUIREMENTS	PROPOSED REQUIREMENTS	LOT COVERAGE 25.00%	VARIANCE
ZONING	BUS - LARGE LOT HOUSING	BUS - TWO DWELLING HOUSING		
MIN. LOT WIDTH	35m (W/LAND)	20m (CORNER LOT)	36.50m	
MIN. LOT DEPTH	30m	30m	32.95m	
MIN. LOT AREA	550m²	800m² (TWO DWELLINGS)	825.4m²	
MAX. SITE COVERAGE	40%	40%	33.5% + 271m²	
MAX. SITE COVERAGE (ADJACENTWAYS)	50%	50%	50% + 413m²	
MAX. HEIGHT	3.5m OR 2.5 STOREYS	3.5m OR 2.5 STOREYS	3.42m	
SETBACKS				
FRONT YARD	4.5m	4.5m	4.0m	4.0m VARIANCE
SIDE YARD (FLANKING STREET)	4.5m	4.5m	3.5m	4.0m VARIANCE
SIDE YARD (2.5m 2 STOREYS)	2.0m (2.5m 2 STOREYS)	2.0m (2.5m 2 STOREYS)	2.0m	
REAR YARD	2.5m	2.5m	2.67m	
SIDE YARD LANDSCAPE BUFFER		0.0m (LEVEL 3)	0.0m	0.0m VARIANCE

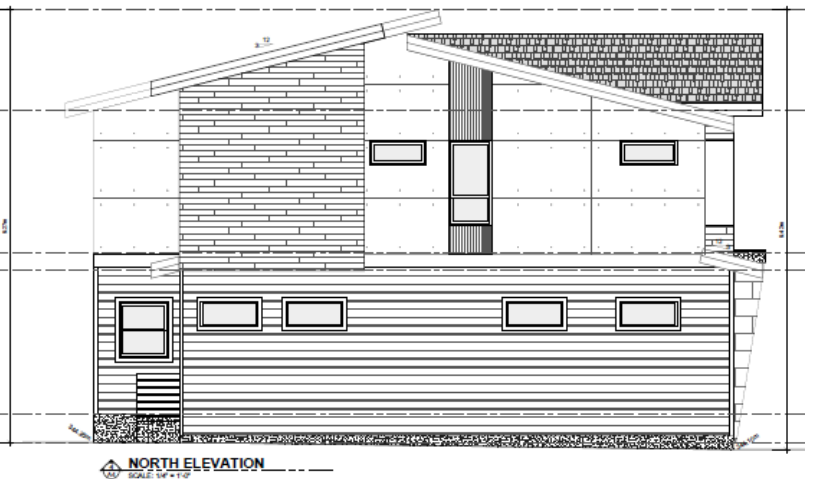
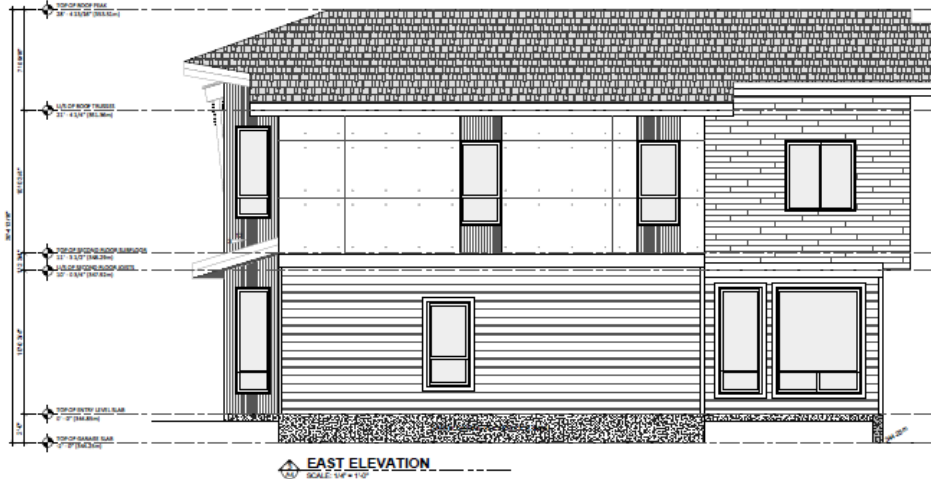
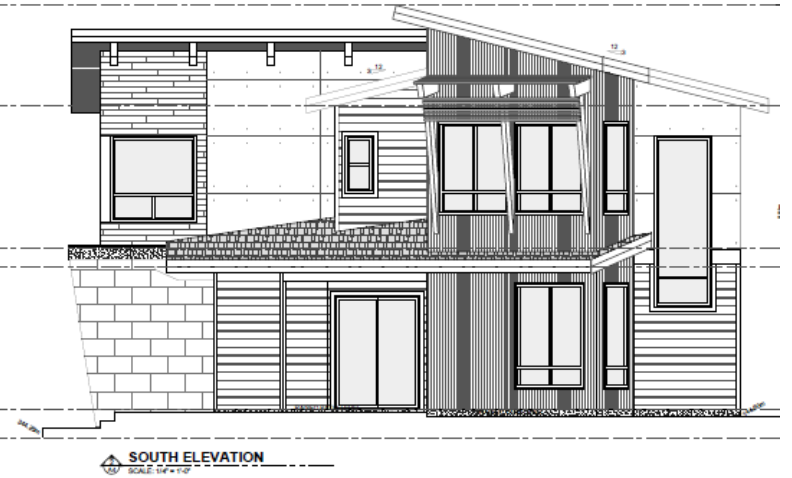
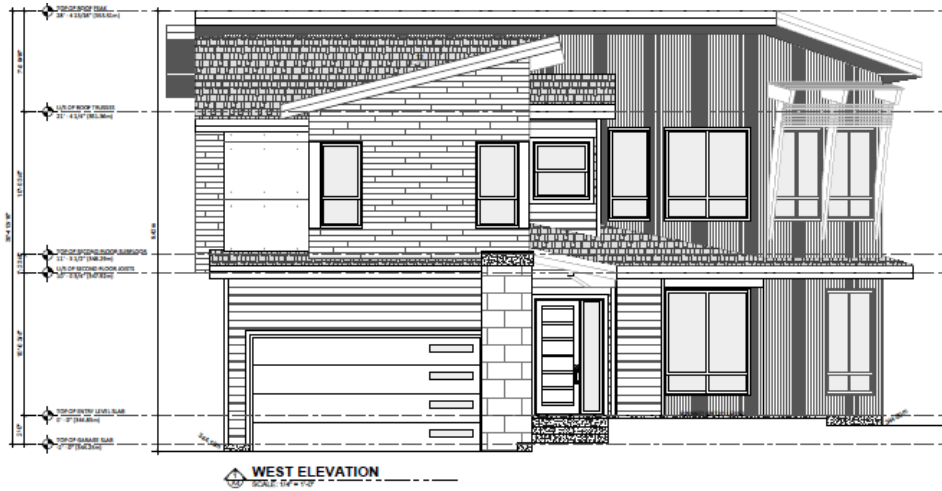
EAST UNIT BARE LAND STRATA AREA: 5,461 FT²  
WEST UNIT BARE LAND STRATA AREA: 3,511 FT²

NOTE: PLEASE SEE ARCHITECTURAL LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE DESIGN



LEGAL DESCRIPTION  
410 FRANCIS AVE, KELLOWNA, BC  
LOT 18, PLAN 7336, COVD  
**SITE PLAN**

# Elevation Drawings





# Renderings



City of Kelowna



# Landscape Plan



# Development Policy

- ▶ Official Community Plan
  - ▶ Objective 5.3 Focus development to designated growth areas
    - ▶ Policy. 2 Compact Urban Form
  - ▶ Object 5.22 Ensure context sensitive housing development
    - ▶ Policy .6 Sensitive Infill

# Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit
  - ▶ Irregular lot, which makes two dwellings challenging to meet the setbacks.
  - ▶ High quality landscaping and tree preservation
  - ▶ Consistent with the Official Community Plan.





## *Conclusion of Staff Remarks*