



# DP 21-0009 / DVP 21-0012 575 Patterson Ave

Development Permit and Development Variance Permit Applications



# Proposal

- ▶ To consider a Development Permit for the form and character of a new fourplex and to consider several variances to parking and building setbacks.

# Development Process

Jan 15<sup>th</sup>, 2021

Development Application Accepted



Staff Review & Circulation



June 22<sup>nd</sup> /  
Oct 18<sup>th</sup>, 2021

Public Notification Received



July 12<sup>th</sup>, 2021

Initial Consideration



Aug 9<sup>th</sup>, 2021

Second & Third Readings



Council  
Approvals

Nov 16<sup>th</sup>, 2021

Final Reading  
DP & Variances



Building Permit



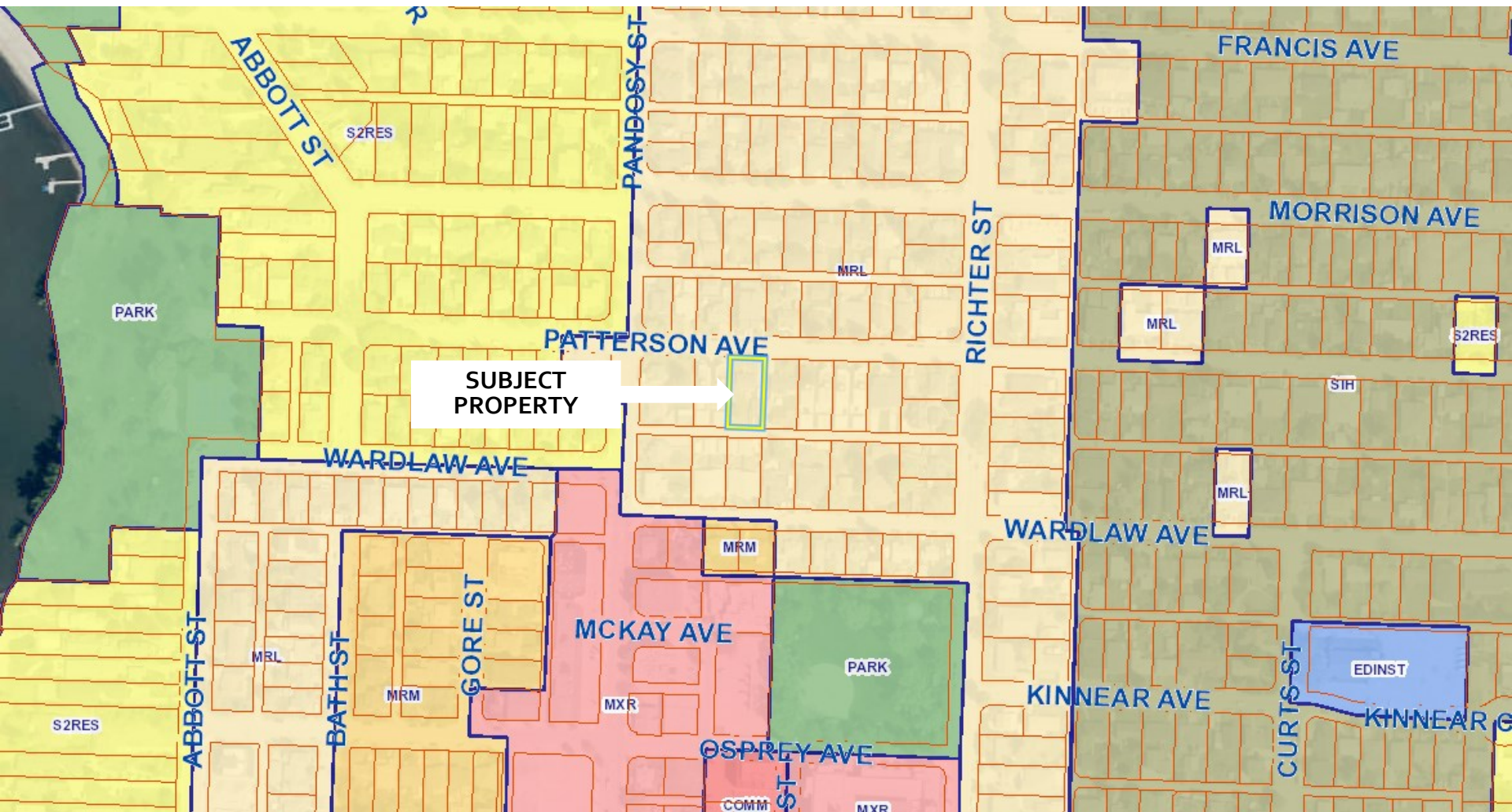


# Context Map





# Future Land Use





# Subject Property Map



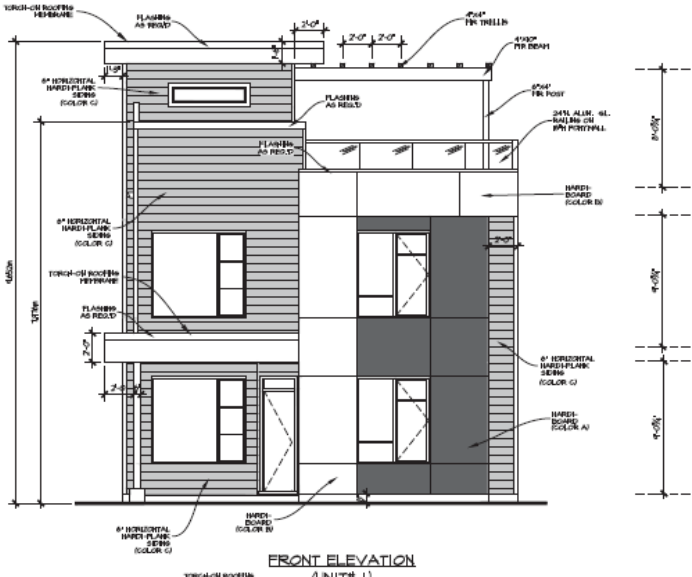
# Project details

- ▶ Development Permit for four new residential dwelling units.
  - ▶ Two detached dwellings that are ground-oriented off Patterson Avenue.
  - ▶ Two semi-detached dwellings at the rear of the property.
- ▶ All properties accessed off the rear lane.
- ▶ Existing single-family dwelling to be removed.

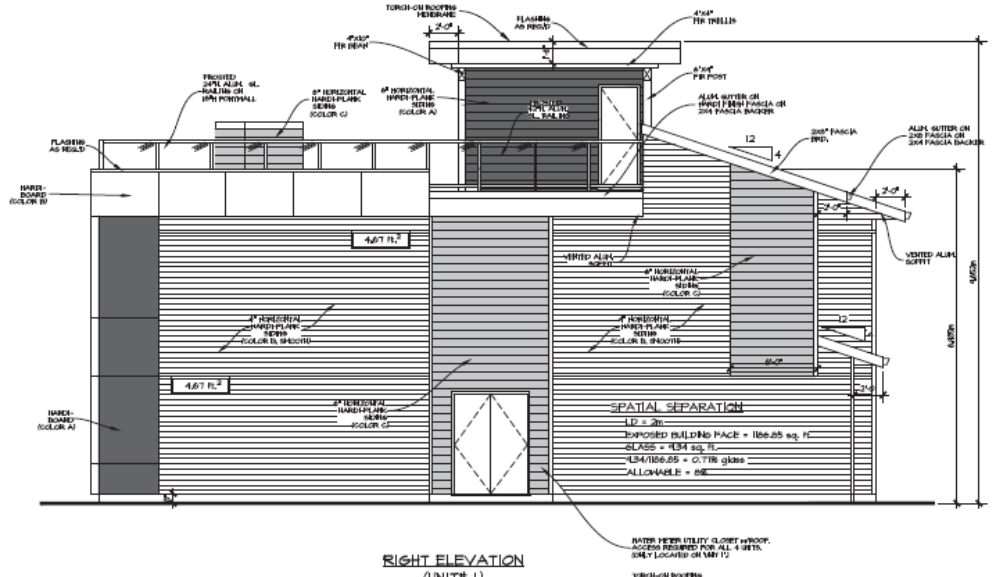




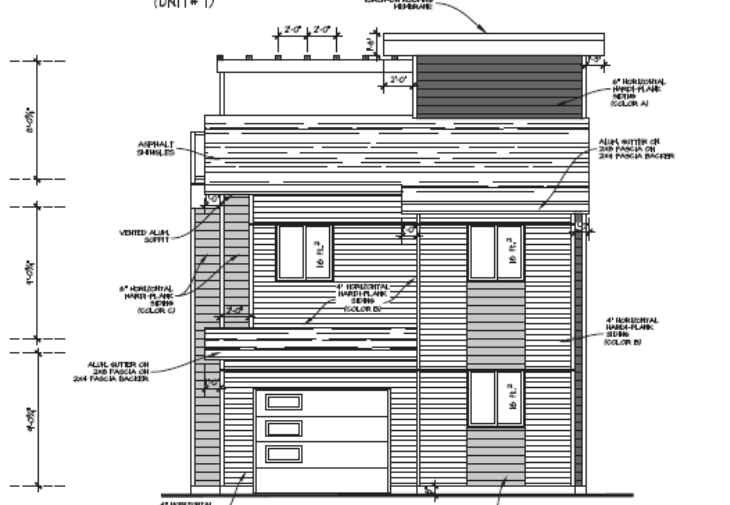
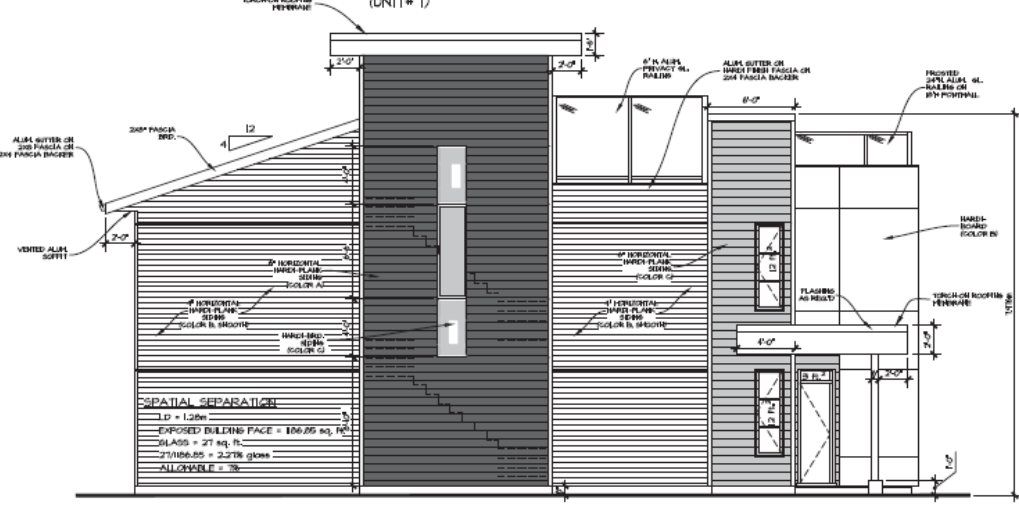
# Elevations



FRONT ELEVATION (UNIT # 1)

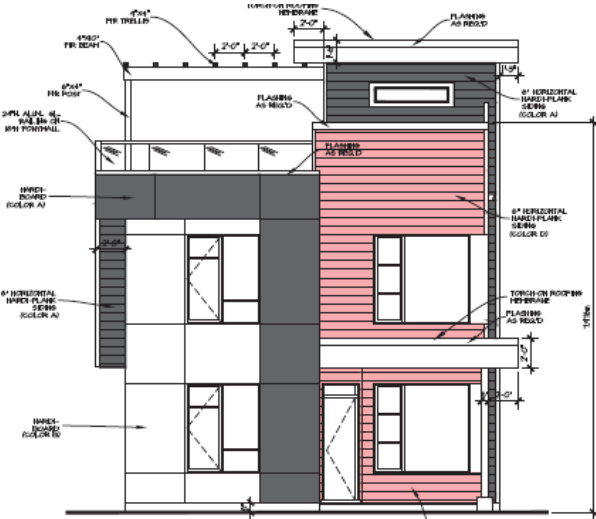


RIGHT ELEVATION (UNIT # 1)

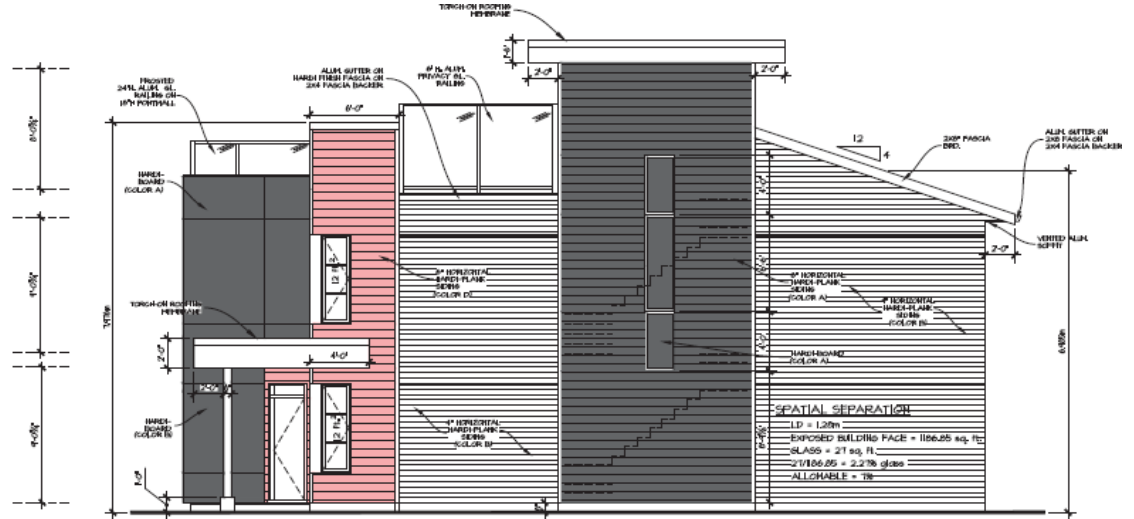


Building 1 (Unit 1)  
Facing toward Patterson Avenue

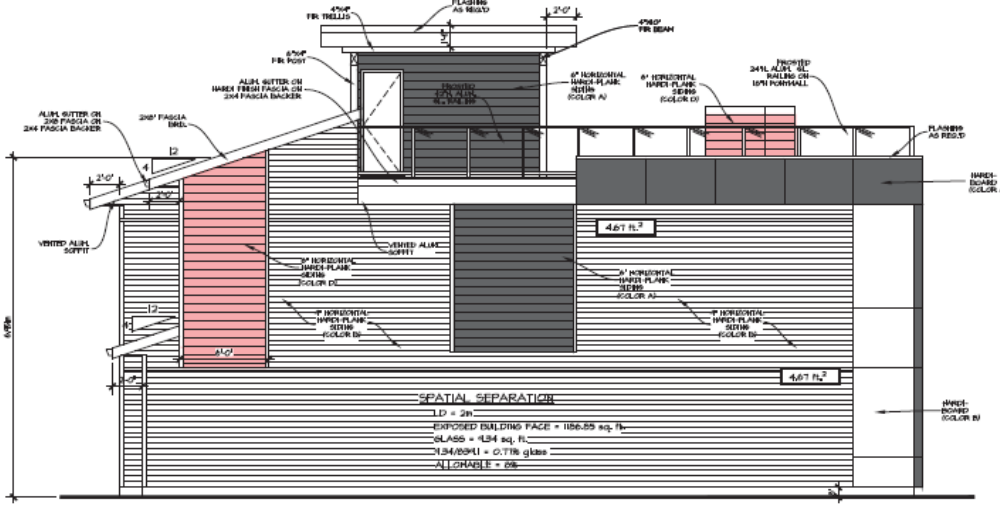
# Elevations



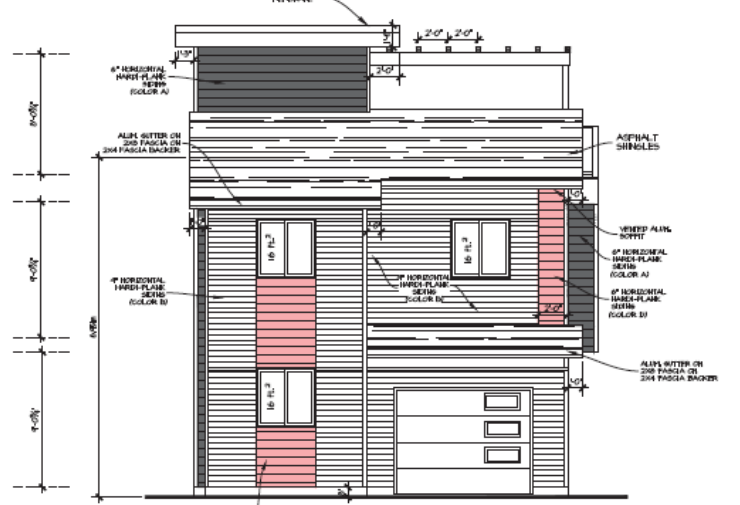
**FRONT ELEVATION**  
(UNIT# 2)



**RIGHT ELEVATION**  
(UNIT# 2)



**SPATIAL SEPARATION**  
LD = 20'  
EXPOSED BUILDING FACE = 186.85 sq. ft.  
GLASS = 184 sq. ft.  
1.34/2041 = 0.71% glass  
ALLOWABLE = 2%



**Building 2 (Unit 2)**  
Facing toward Patterson Avenue





# Conceptual Renderings



City of Kelowna

# Conceptual Renderings



City of Kelowna



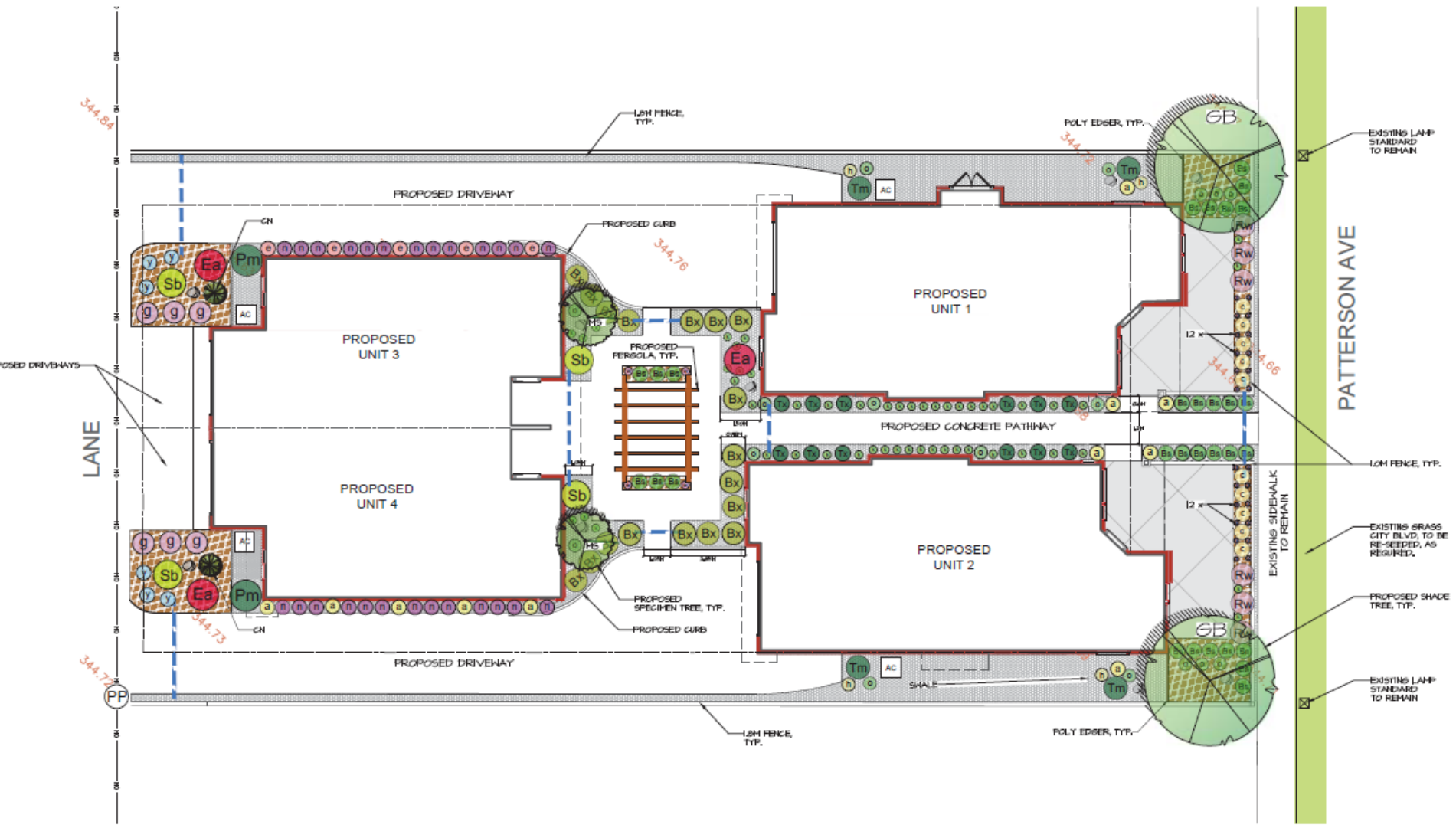
# Conceptual Renderings



City of Kelowna



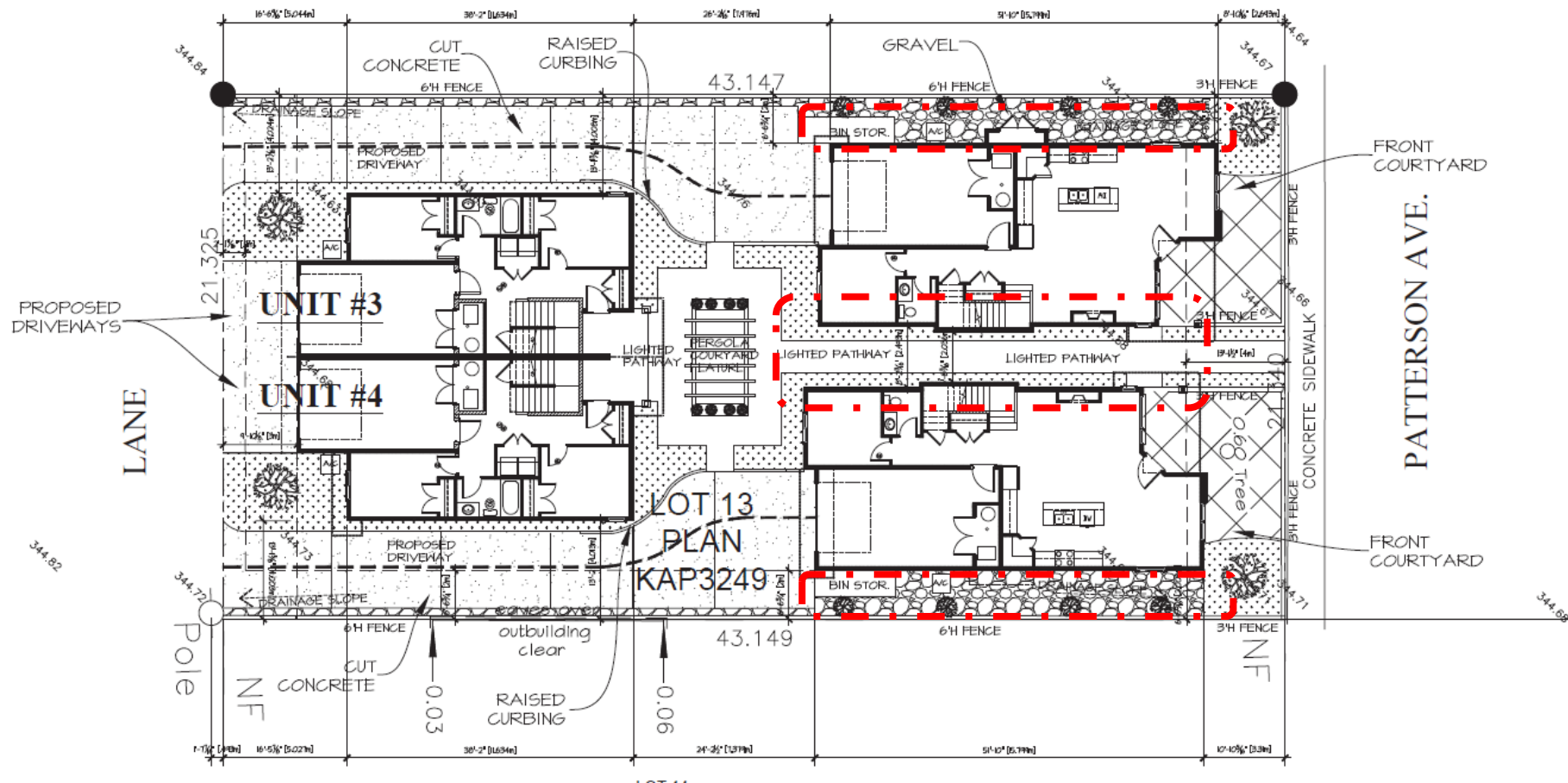
# Landscape Plan



# Project details

- ▶ Applicant is requesting four variances for the fourplex:
  - ▶ The minimum distance between two principal dwellings from 3.0m required to 2.0m proposed.
  - ▶ The minimum side yard setback from 4.5m required to 2.0m proposed.
  - ▶ The required parking from 9 stalls to 4 proposed.
  - ▶ The required accessible stall from 1 required to 0.

# Variations





# Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
  - ▶ Compact Urban Form
  - ▶ Sensitive Infill
  - ▶ Ground-Oriented Housing

# Staff Recommendation

- ▶ Staff recommend support for the Rezoning application
  - ▶ Supported by policies in the OCP
    - ▶ Consistent with Future Land Use Designation
  - ▶ The variances are consistent with other fourplex zones and minimal neighbourhood impacts are anticipated.



## *Conclusion of Staff Remarks*