



# DVP 21-0259

# 844 Clifton Road

Development Variance Application



# Proposal

- ▶ To consider a Development Variance Permit to vary the side yard setback from 2.0m permitted to 1.2m proposed to allow for an addition to the existing single-family dwelling.

# Development Process



Nov 30<sup>th</sup>, 2021

Development Application Submitted



Staff Review & Circulation



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

Public Notification Received



Mar 1<sup>st</sup>, 2021

Development Variance Permit

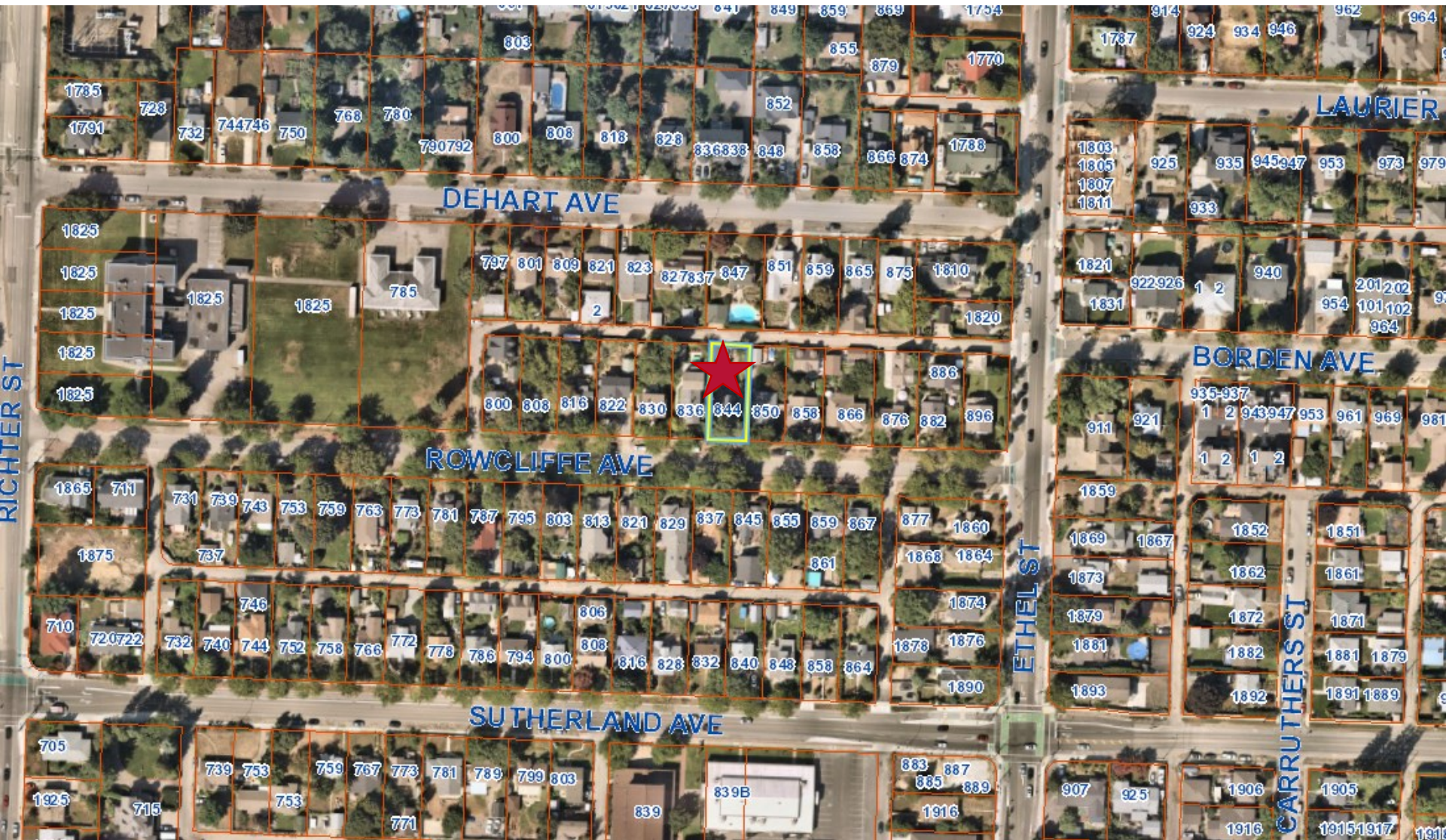
Council Approval



Building Permit



# Context Map





# Site Map

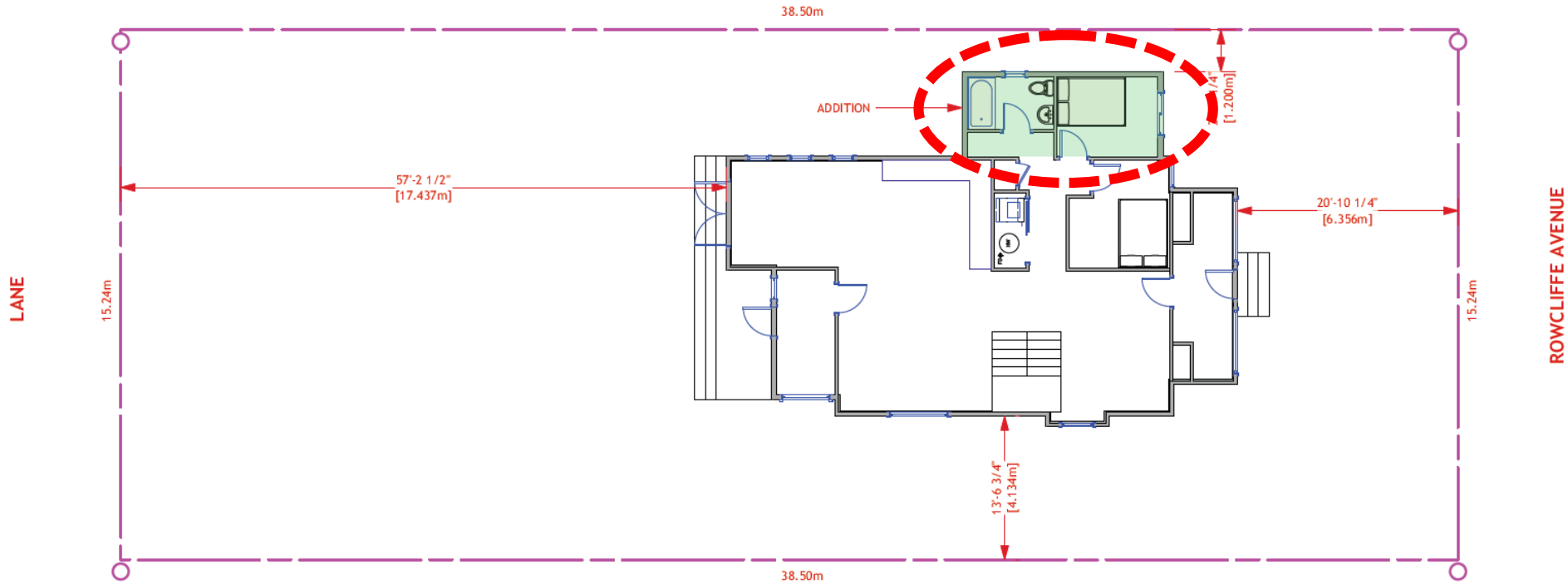


City of Kelowna

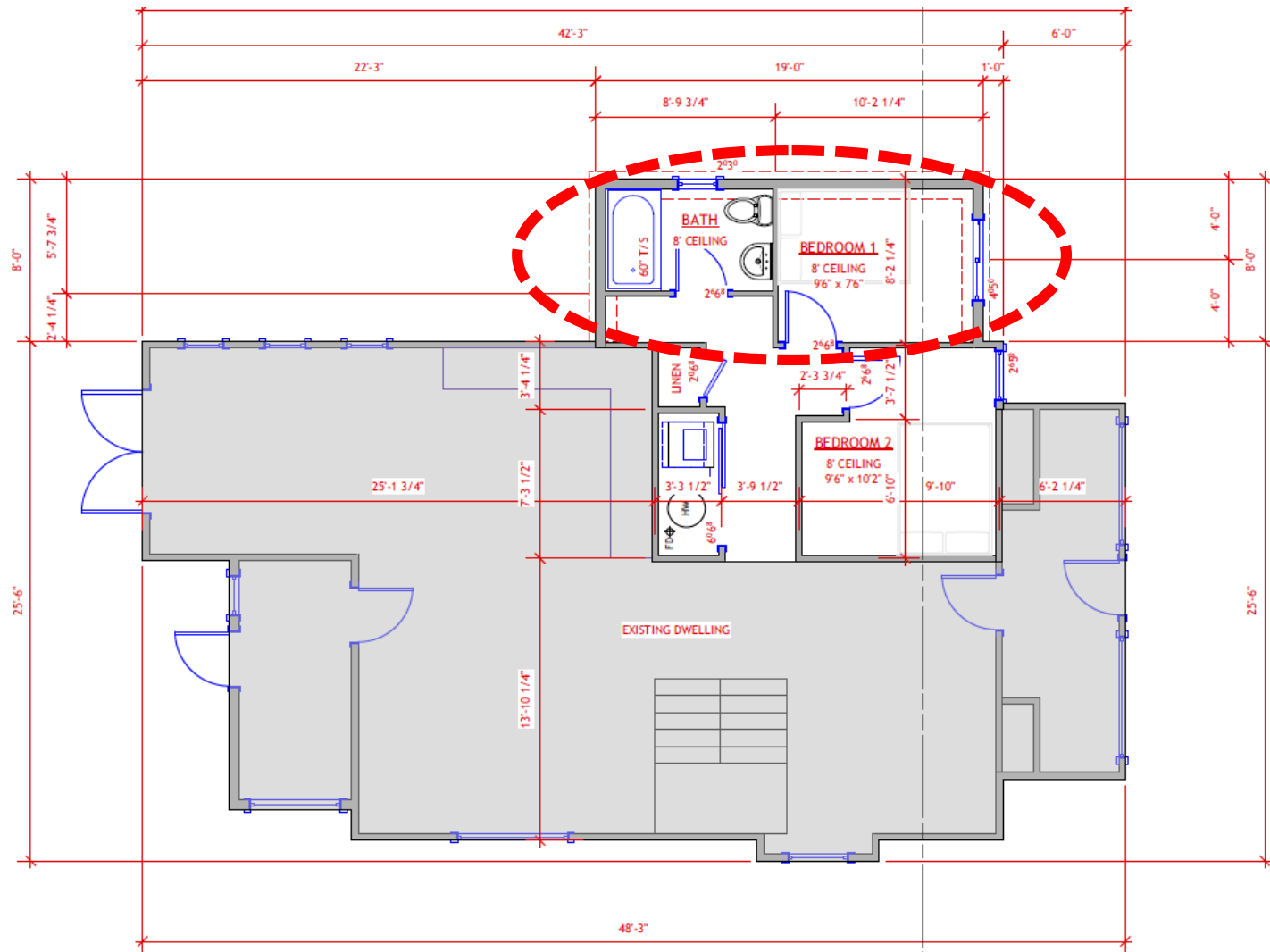
# Project/technical details

- ▶ The applicant is seeking a variance to a side yard setback to add an addition to the existing dwelling.
  - ▶ The variance would be from 2.0m permitted to 1.2m proposed.
- ▶ The applicant wants to protect mature trees at the front and west side of the property. They also have indicated plans to build a carriage house.
  - ▶ This has left minimal space to add an addition.
  - ▶ The owner has offered to place a Section 219 covenant on Title to protect the mature trees.

# Site Plan



# Floor Plan

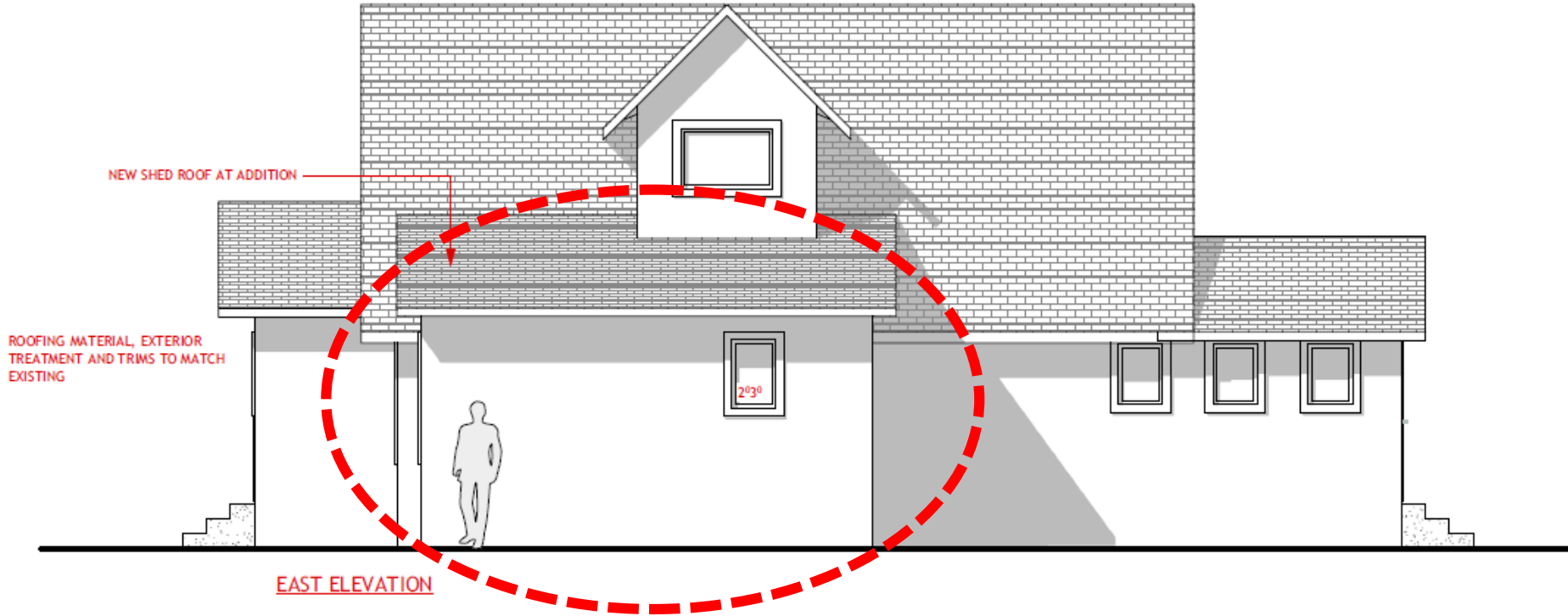


ADDITION FFA - 152 SQ.FT.  
 TOTAL RENOVATION AREA - 339 SQ.FT.





# Conceptual Elevation



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
  - ▶ The addition protects existing mature trees.
  - ▶ Applicant has offered to register Section 219 covenant on Title to protect the tree.
  - ▶ Minimal neighbourhood impacts are anticipated.



## *Conclusion of Staff Remarks*