



# DVP21-0103

# 3090 Holland Road

Development Variance Permit Application



# Proposal

- ▶ To consider a Staff Recommendation to issue a Development Variance Permit to vary the rear yard setback from 7.5 m to 4.8 m to facilitate a proposed two-lot subdivision.

# Development Process

Apr. 6, 2021

Development Application Submitted



Staff Review & Circulation



May. 3, 2021

Public Notification Received



Nov. 1, 2021

Initial Consideration



Nov. 22, 2021

Public Hearing  
Second & Third Readings



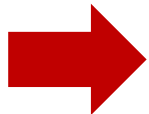
Apr. 12, 2022

Development Variance Permit

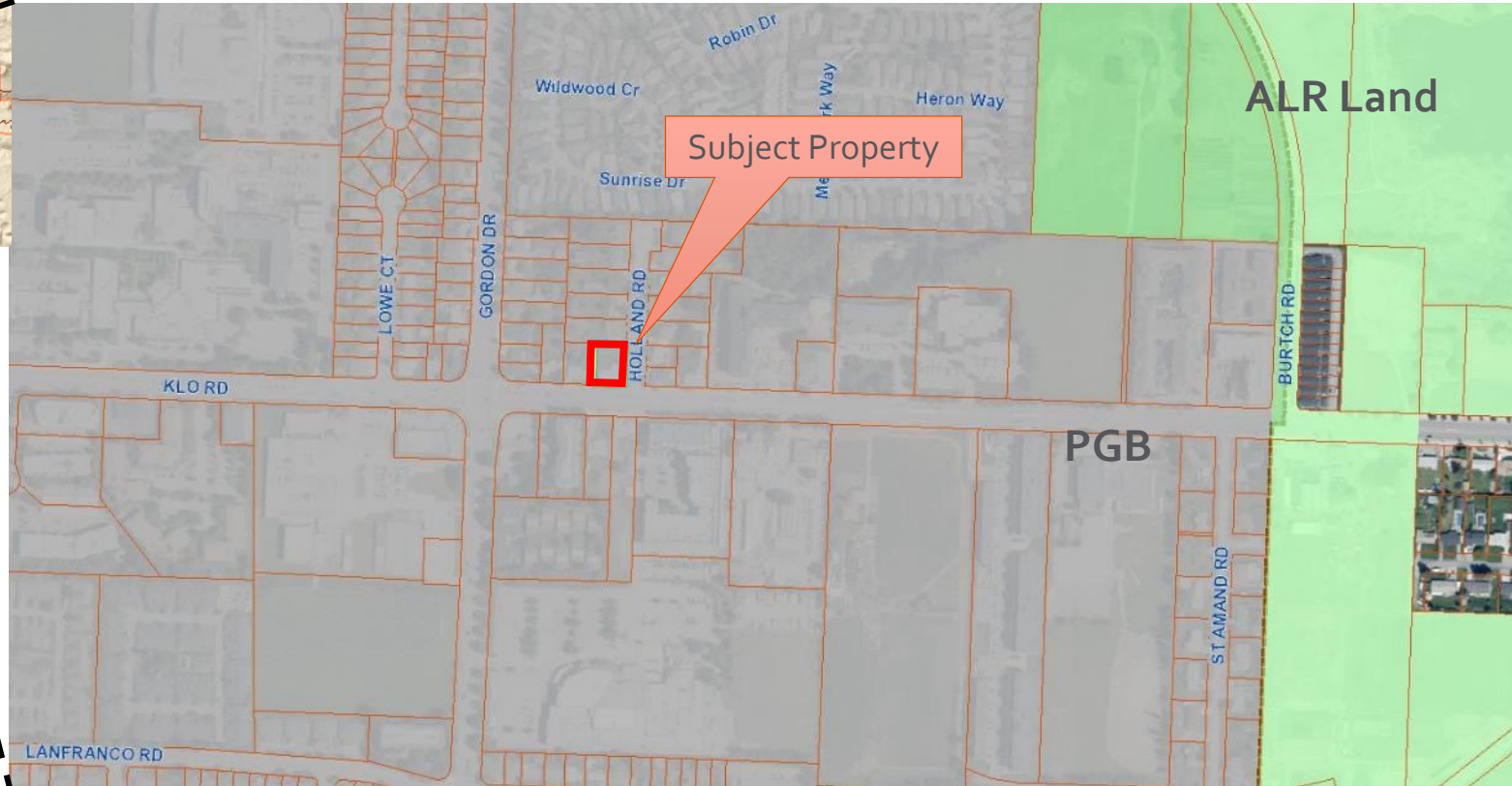
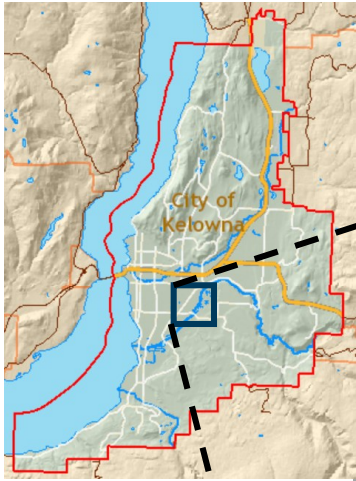


Subdivision

Council  
Approvals

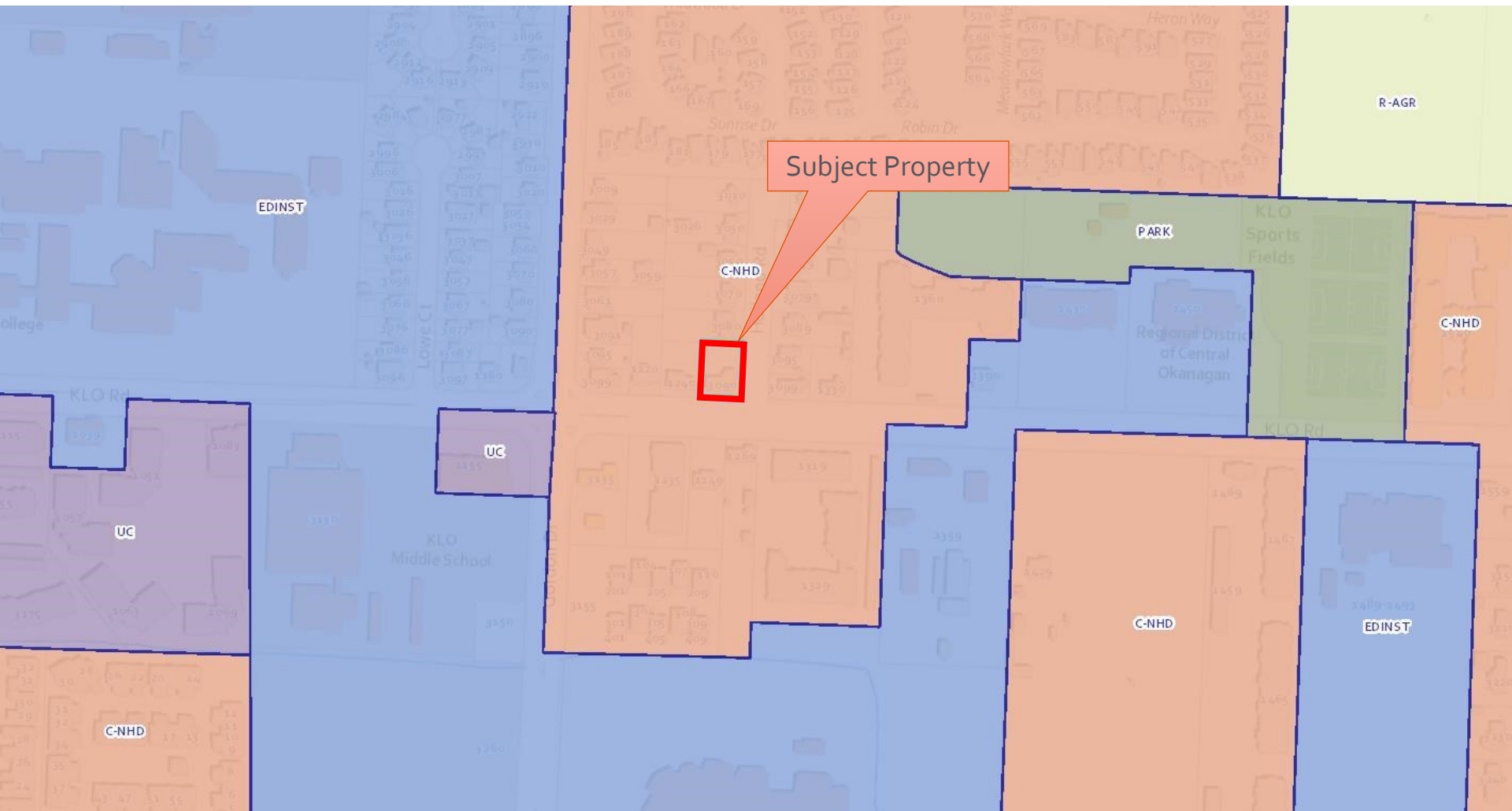


# Context Map



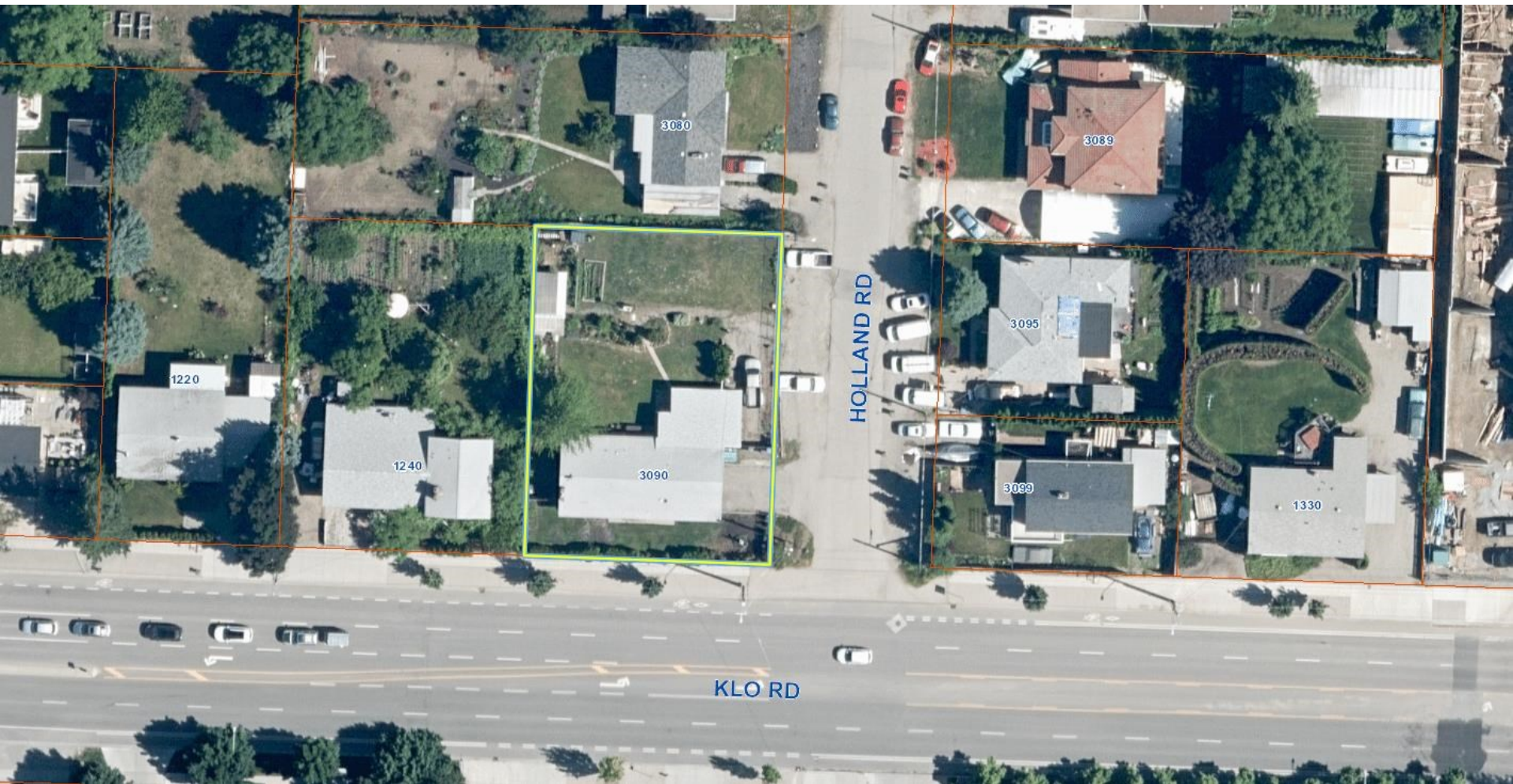
City of Kelowna

# OCP Future Land Use / Zoning





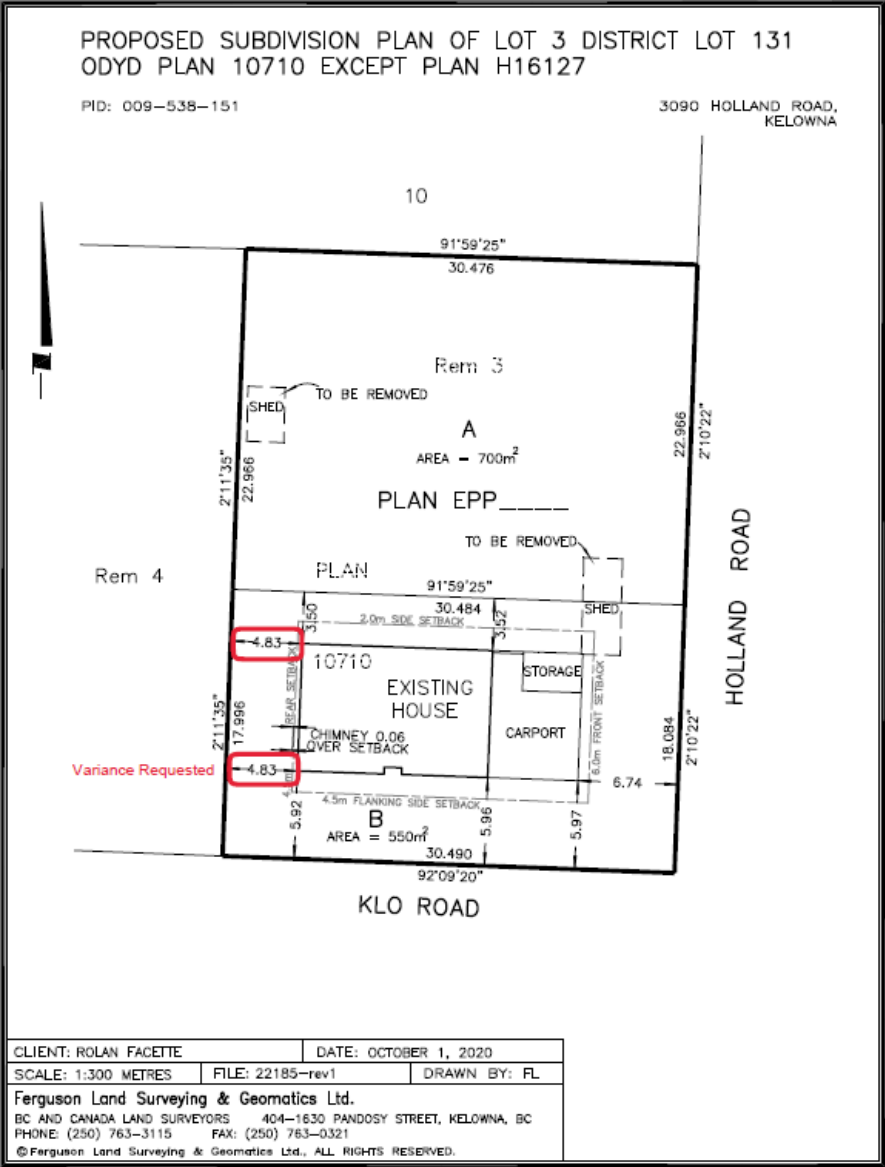
# Subject Property Map



# Project Details

- ▶ The proposal is to vary the rear yard of an existing house on a lot subject to rezoning and subdivision
- ▶ The proposed subdivision would change the orientation of both proposed lots changing the side yard to rear yard of the existing house on the proposed southern lot
- ▶ Variance from 7.5m to 4.8m is being requested to bring the existing house into conformity with the zoning bylaw

# Proposed Subdivision Plan





# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Core Area Policies by providing modest residential growth within existing neighbourhoods
  - ▶ Within Permanent Growth Boundary
  - ▶ C-NHD – Core Neighbourhood

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed variance:
  - ▶ Variance is for an existing structure
  - ▶ The proposal provides a modest increase in residential development in the Core Area



## *Conclusion of Staff Remarks*