

# DVP22-0114 200 Cariboo Road

Development Variance Permit

# Proposal

- ▶ To issue a Development Variance Permit to vary the rear yard setback from 7.5 m to 4.5 m to facilitate the development of two-dwelling housing

# Development Process



May 17, 2022

Development Application Submitted



Staff Review & Circulation



Jul. 8, 2022

Public Notification Received



Sep. 20, 2022

Development Variance Permit

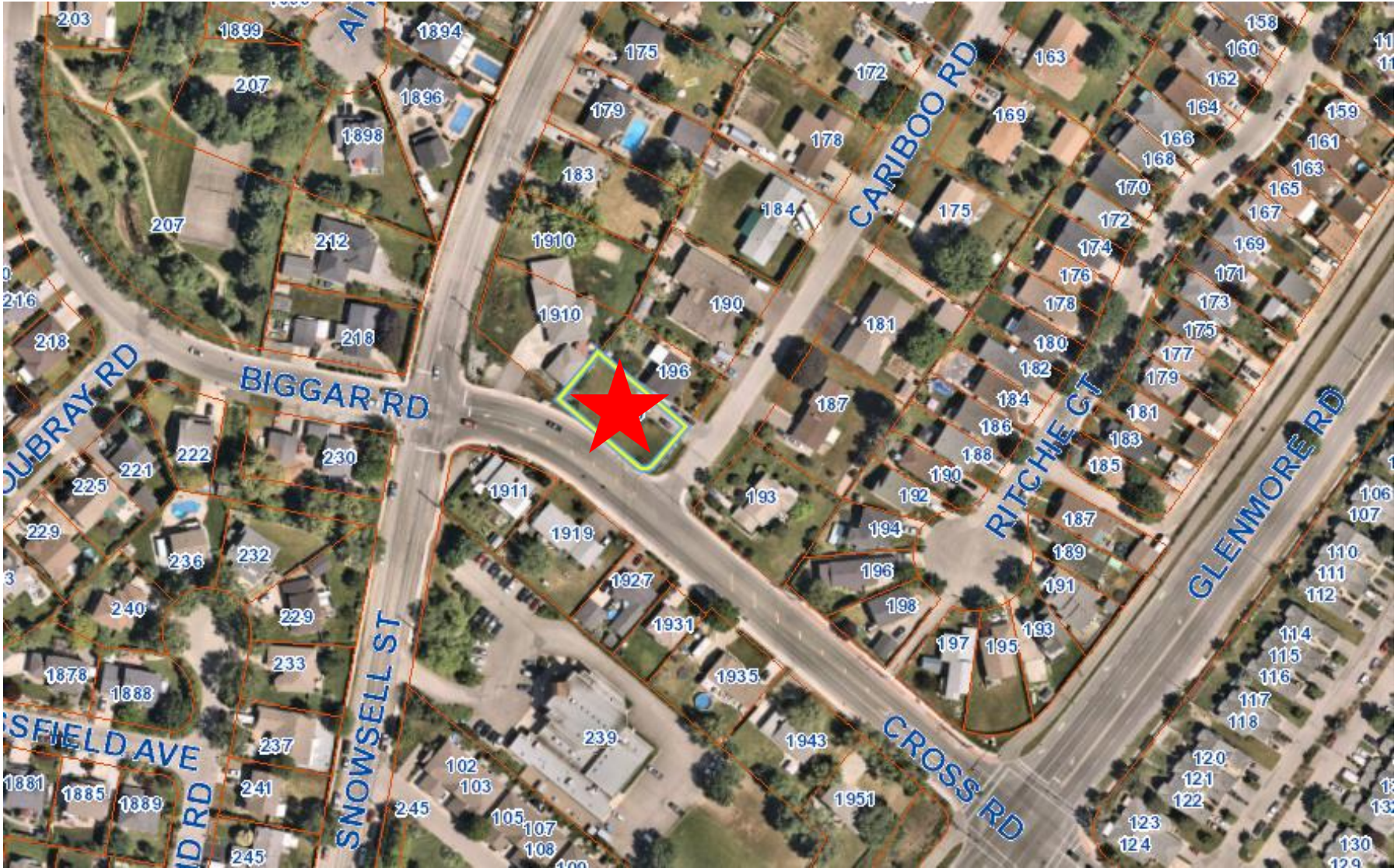


Council Approvals

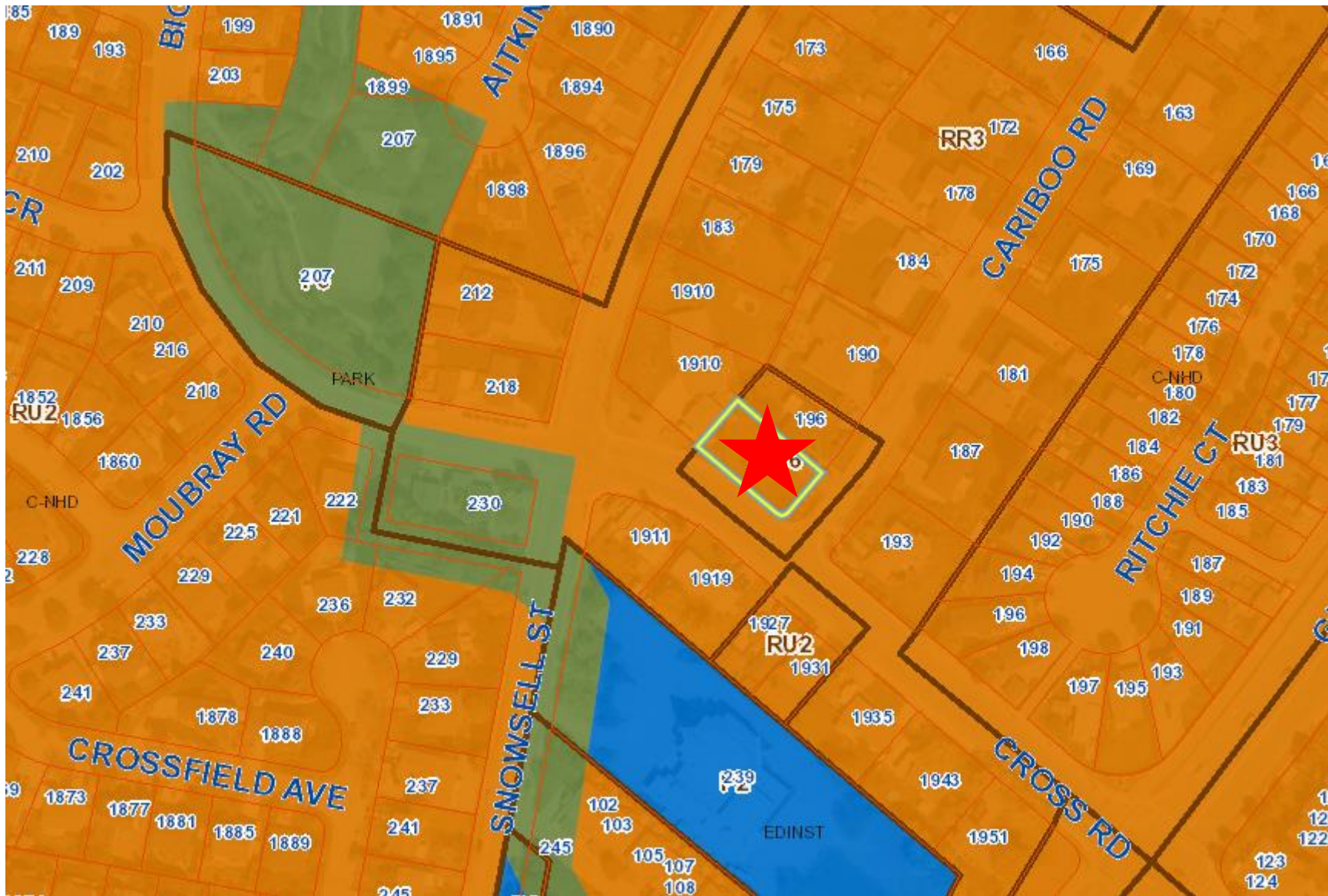


Building Permit

# Context Map



# OCP Future Land Use / Zoning



City of Kelowna

# Subject Property Map



City of Kelowna

# Project Details

- ▶ The property is 800.3 m<sup>2</sup> and meets the minimum lot size, width and depth of the RU6 zone.
- ▶ The property has the Core Area Neighbourhood (C-NHD) Future Land Use Designation
- ▶ This would facilitate the construction of two-dwelling housing on a vacant lot





# Development Policy

- ▶ Meets the intent of the Official Community Plan

## Core Area Neighbourhood

- ▶ Subject property is within the Permanent Growth Boundary and the Core Area
- ▶ Provides sensitive infill

# Staff Recommendation

- ▶ Staff recommends **support** of the proposed Development Variance Permit to vary the rear yard setback from 7.5 m to 4.5 m
  - ▶ Consistent with the surrounding neighbourhood uses
  - ▶ Meets the Future Land Use designation of C-NHD



*Conclusion of Staff Remarks*