

DP22-0148/ DVP22-0149 921 Borden Avenue

Development Permit and Development Variance Permit
Application

Proposal

- ▶ To consider a Development Permit and Development Variance Permit to vary the required barrier screen for the parallel parking on the flanking lane.

MF₁ – Infill Housing

- ▶ Aligned with Future Land Use Designation – *C-NHD – Core Area Neighbourhood*
- ▶ Infill development in the Core Area Neighbourhood
- ▶ Unit density is based on the lot area
- ▶ Promotes ground-oriented units up to 2 storeys

Background

- ▶ Previous application (DP20-0020 and DVP20-0021) with a similar proposal and variance.
- ▶ Approved by Council June 2, 2020.
- ▶ Expired June 2, 2022.

Development Process

June 24th, 2022

Development Application Submitted



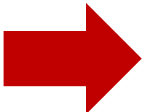
Staff Review & Circulation



August 2nd, 2022

Public Notification Received



 Nov. 15th, 2022

Development Variance Permit



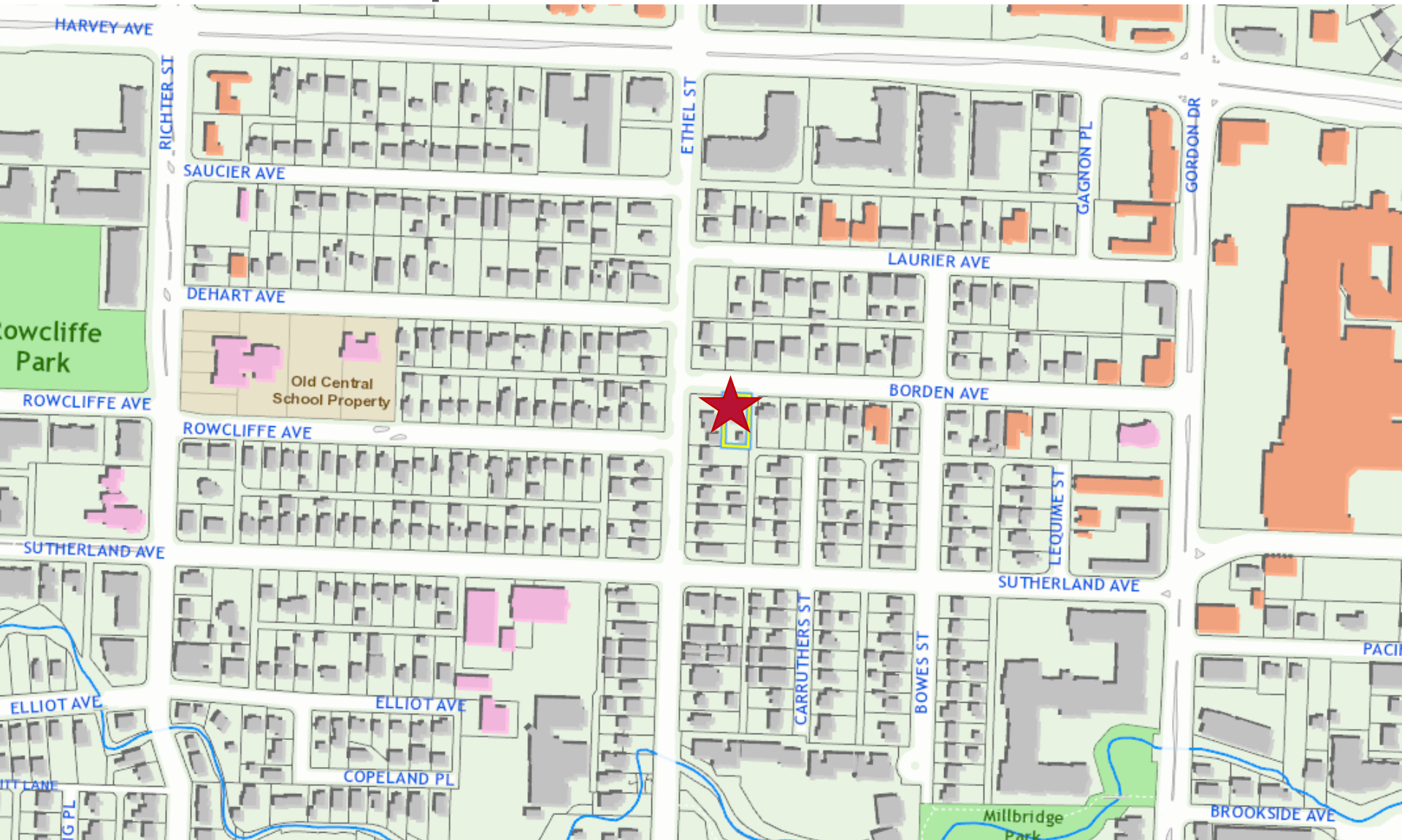
Development Permit



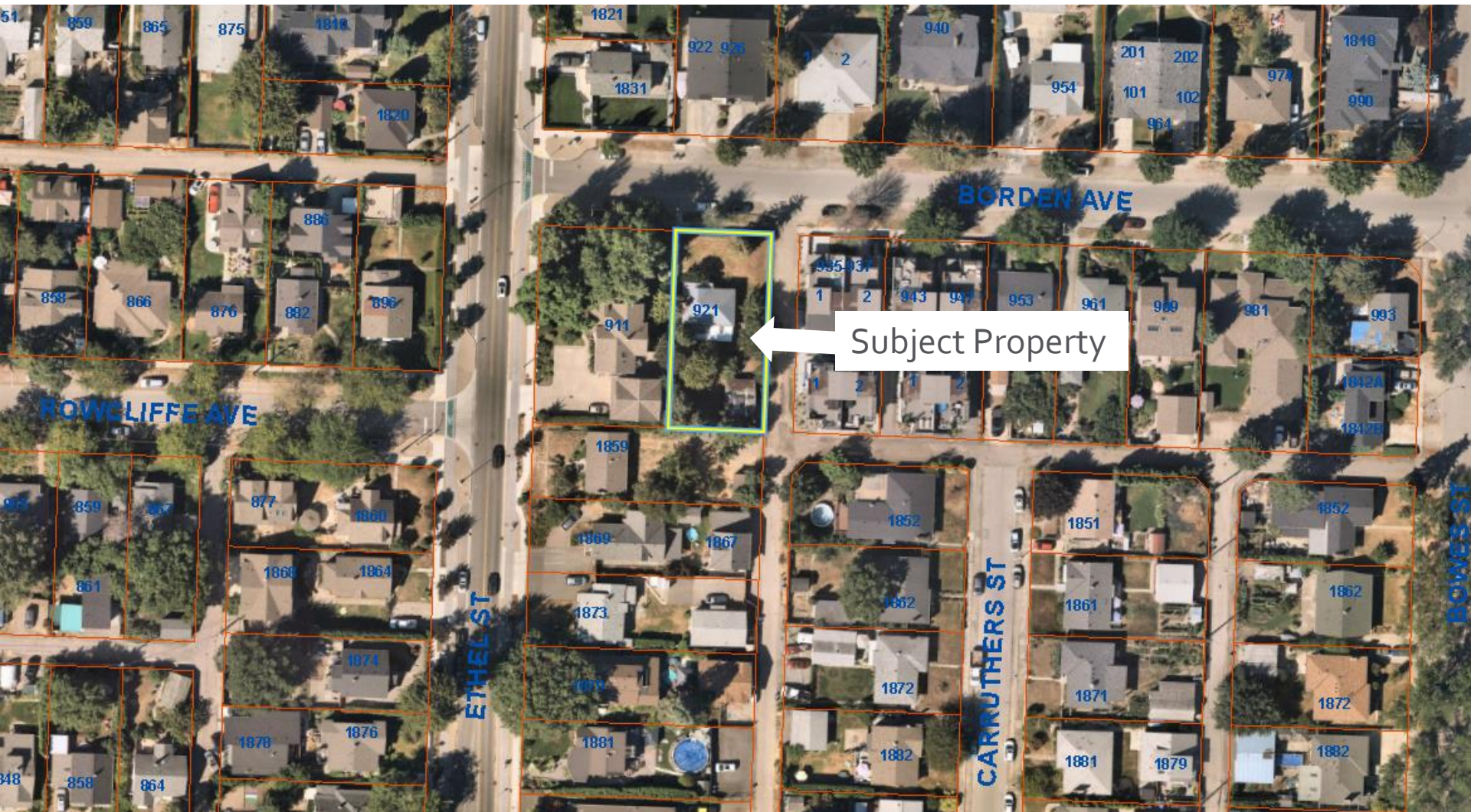
Building Permit

} Council
Approval

Context Map



Site Map



[illegible]

Conceptual Design



City of Kelowna

Project/technical details

- The property has the Core Area Neighbourhood (C-NHD) Future Land Use Designation.
- The MF1 proposal meets Development Permit Design Guidelines but requires one variance.
 - A variance to required physical barrier to parallel parking on flanking lane.
- This would facilitate the construction of four dwellings on the lot.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit and Development Variance Permit application.
 - ▶ Unique orientation of lot due to lane on the side of property.
 - ▶ Difficult to orientate buildings towards Borden Ave and provide parking requirements.
 - ▶ No/Minimal neighbourhood impacts are anticipated.



Conclusion of Staff Remarks