



City of
Kelowna

DVP 22-0189
5428 Tanager Ct

Development Variance Permit

Purpose

- ▶ To issue a Development Variance Permit to vary the required maximum net floor area of a carriage house from 90.0 m² to 96.52 m²

Development Process



Oct. 3, 2022

Development Application Submitted



Staff Review & Circulation



Oct. 15, 2022

Public Notification Received



Nov. 28, 2022

Initial Consideration



Jan. 17, 2023

Public Hearing



Mar. 21, 2023

Final Reading & DVP



Building Permit



Council Approvals

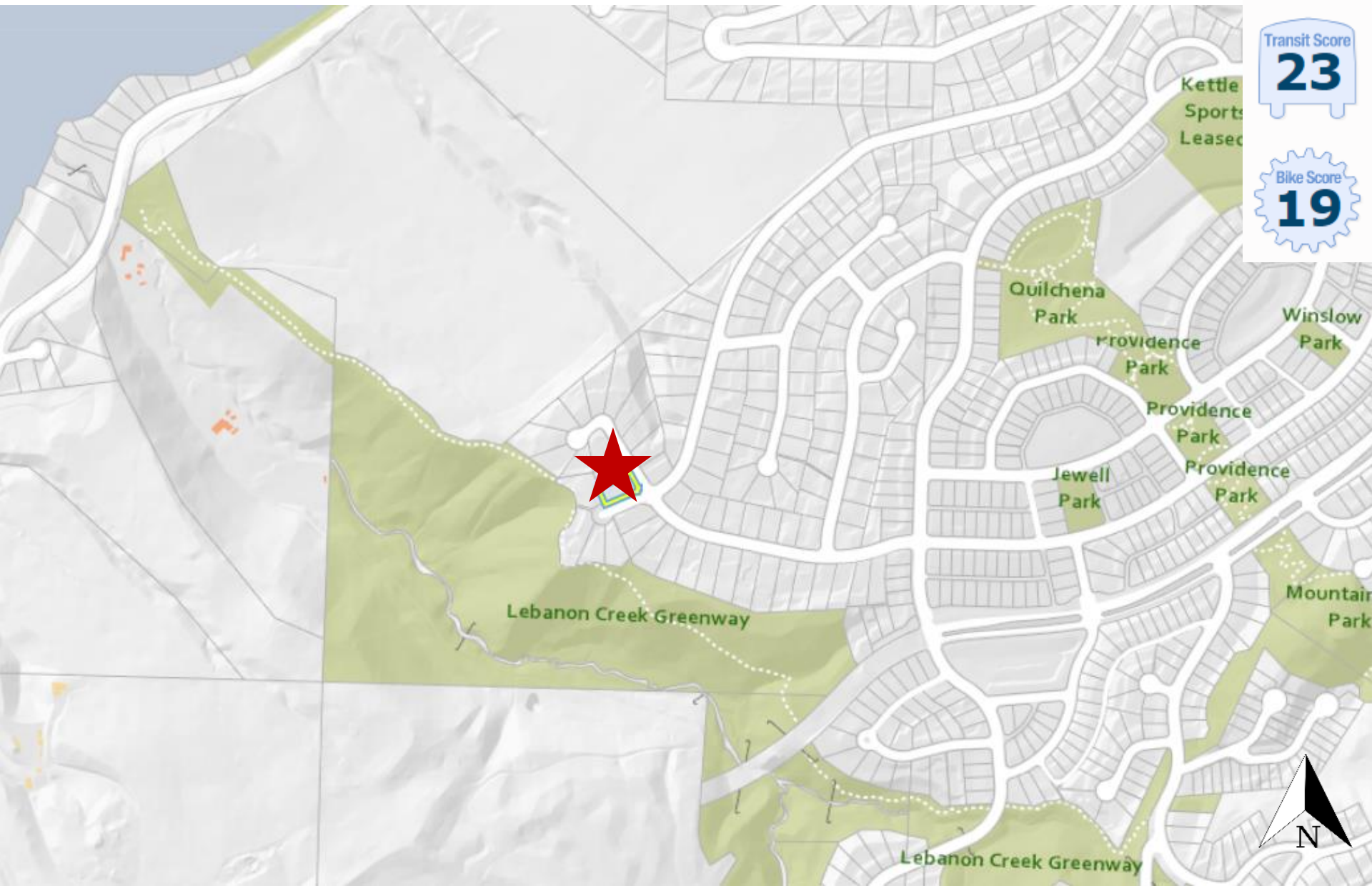


Context Map

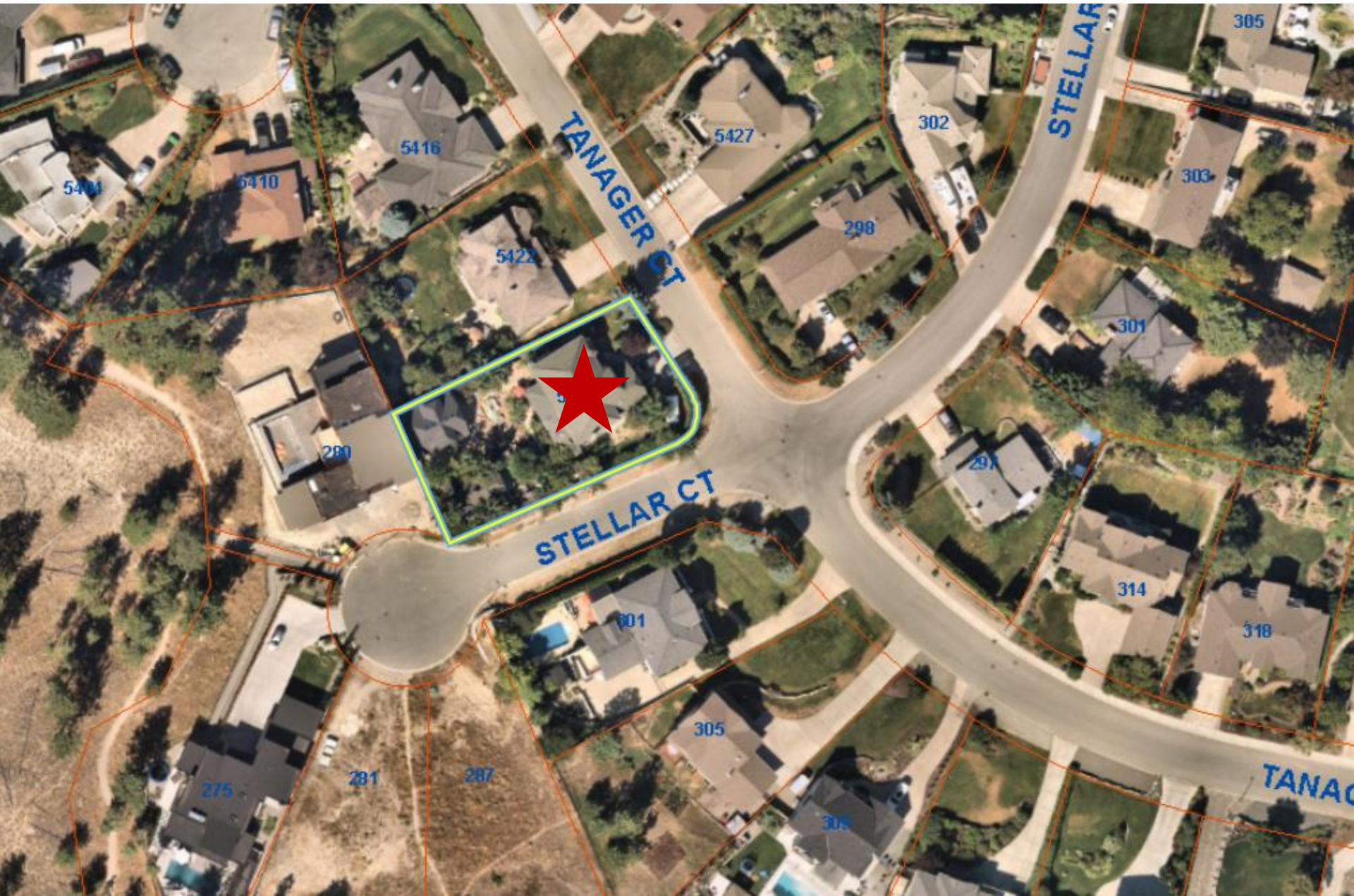
Walk Score
5

Transit Score
23

Bike Score
19



Subject Property Map



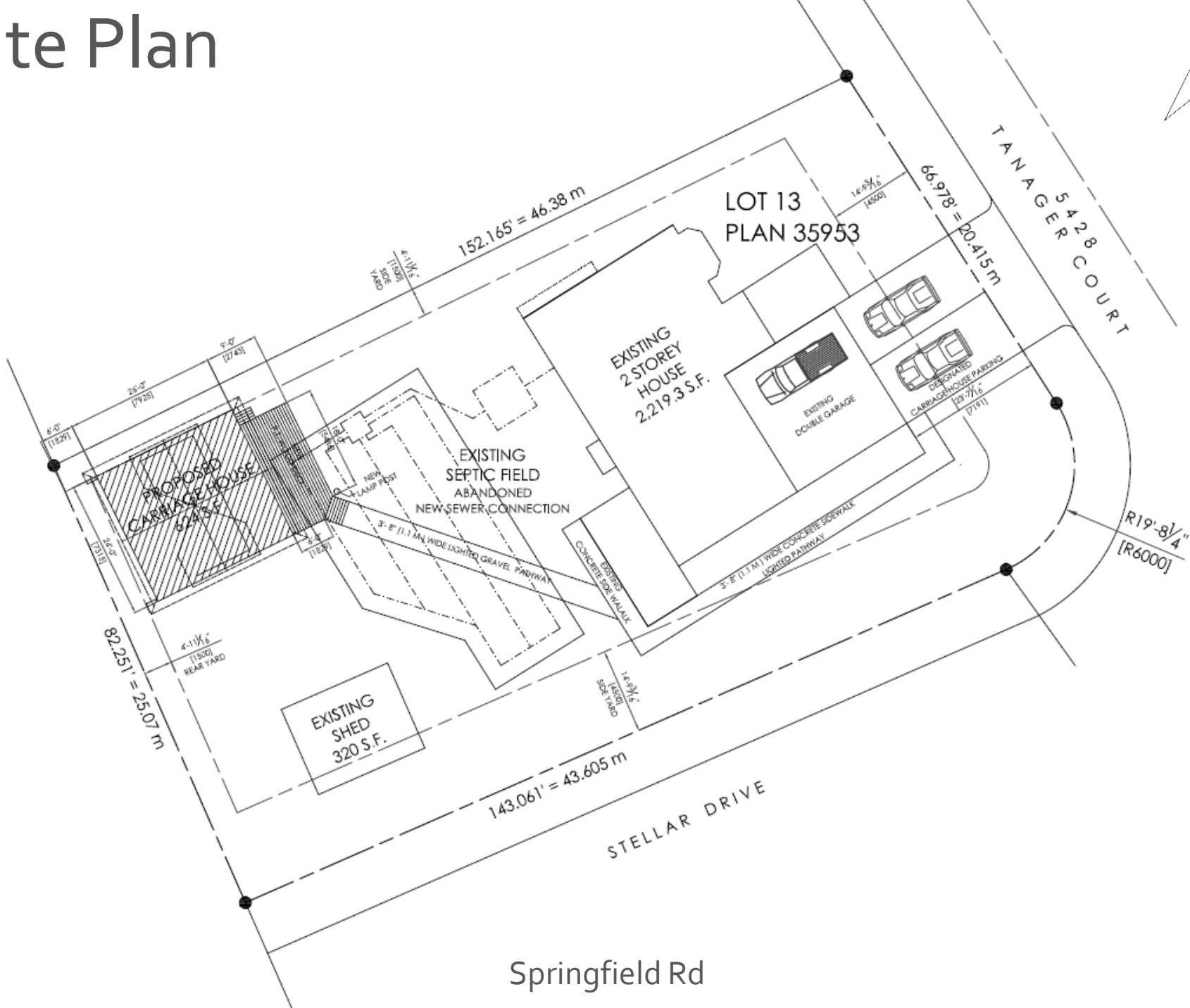
Site Photos



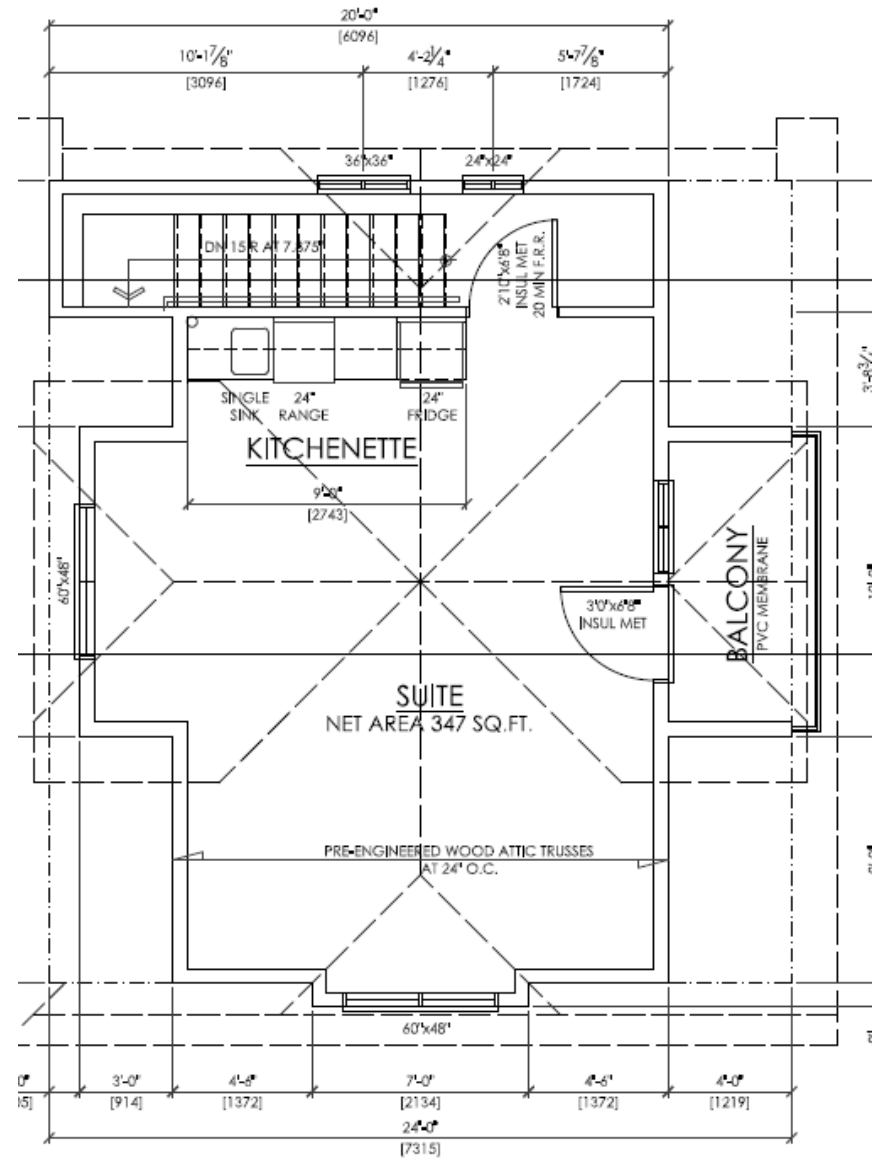
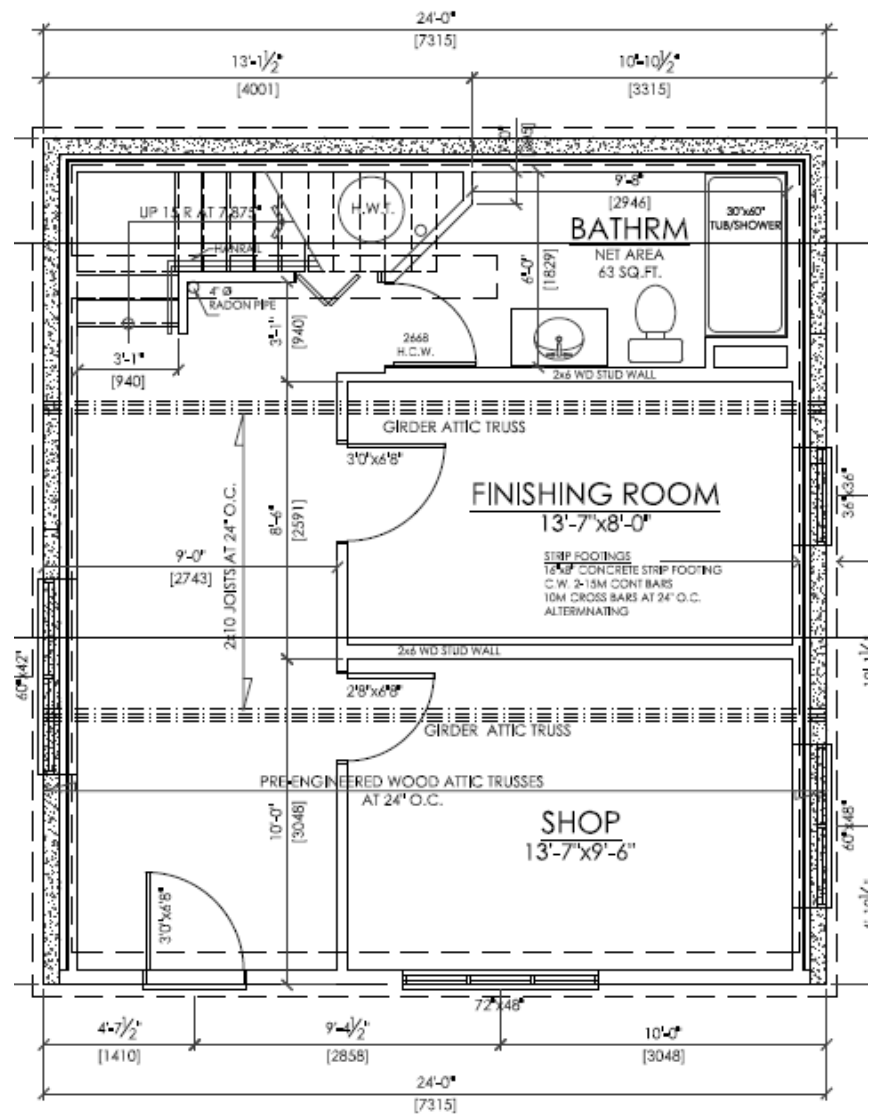
Technical Details/Variance

- ▶ Rezoning from RU₁ to RU_{1c}
- ▶ Section 11.5: RU₁ – Development Regulations:
 - ▶ To vary the maximum net floor area from 90.0 m² required to 96.52 m² proposed.
- ▶ New building permit for carriage house

Site Plan



Floor Plans



Variance to net floor area from 90.0 m² to 96.52 m²

OCP Policies

- ▶ **Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive, and adaptable**
 - ▶ Policy 7.2.1: Ground Oriented Housing

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Variance Permit as it:
 - ▶ Aligns with OCP Chapter 7 Policies
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Variance mitigated through landscaping and additional privacy screening
 - ▶ Completed Public Information Session