



City of
Kelowna

DVP 22-0223
845 Bay Avenue

Development Variance Permit

Purpose

- ▶ To vary the required minimum west side yard setback from 2.1 m permitted to 2.0 m proposed, to vary the required minimum east side yard setback from 2.1 m permitted to 1.48 m proposed, and to vary the required minimum rear yard setback from 7.5 m permitted to 3.35 m proposed to accommodate the change of use of an existing structure from a Carriage House to Single Dwelling Housing.

Development Process



Oct 11, 2022

Development Application Submitted



Dec 2, 2022

Staff Review & Circulation



Mar 24, 2023

Public Notification Received



May 9, 2023

DVP



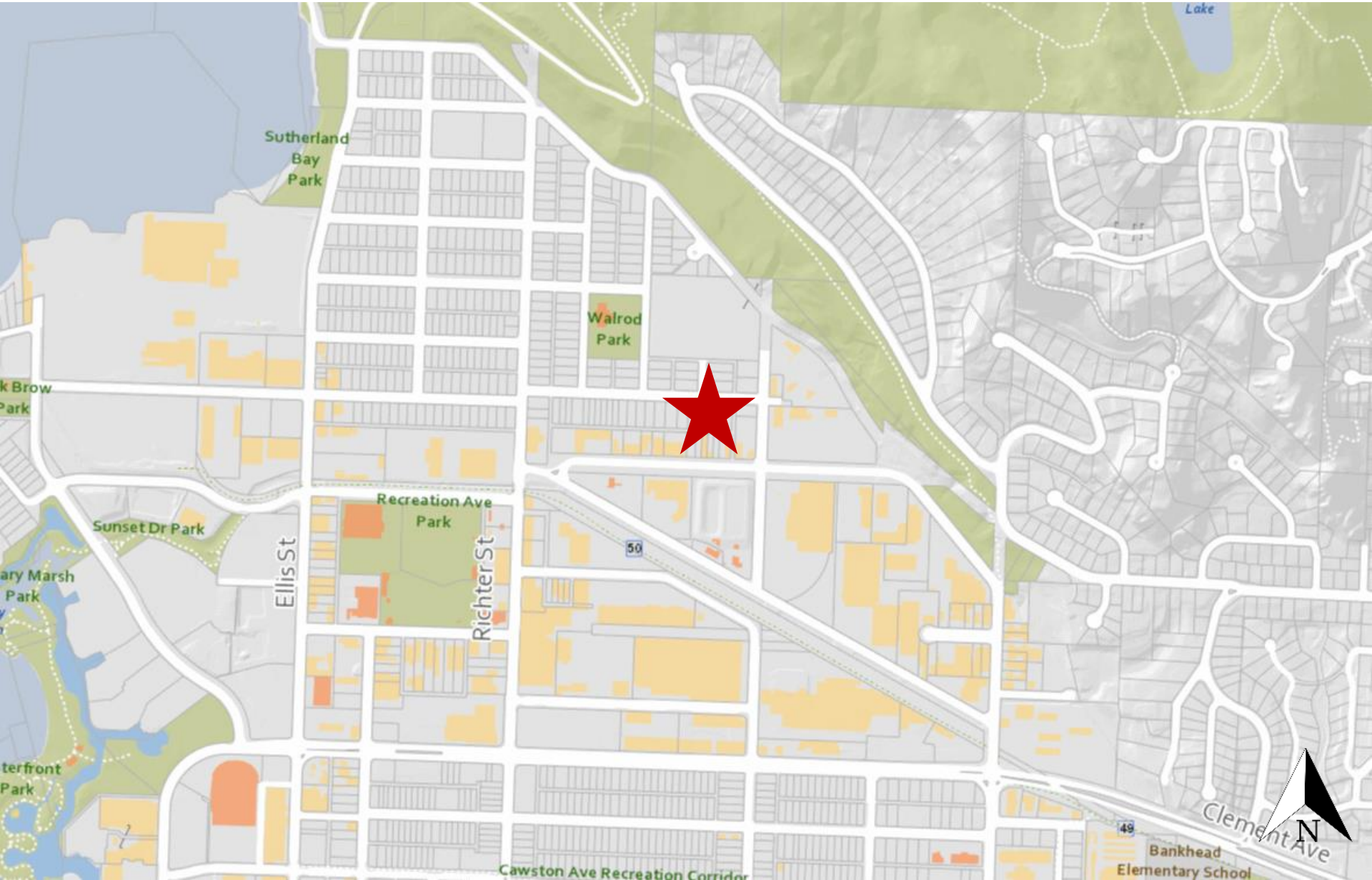
Council Approvals



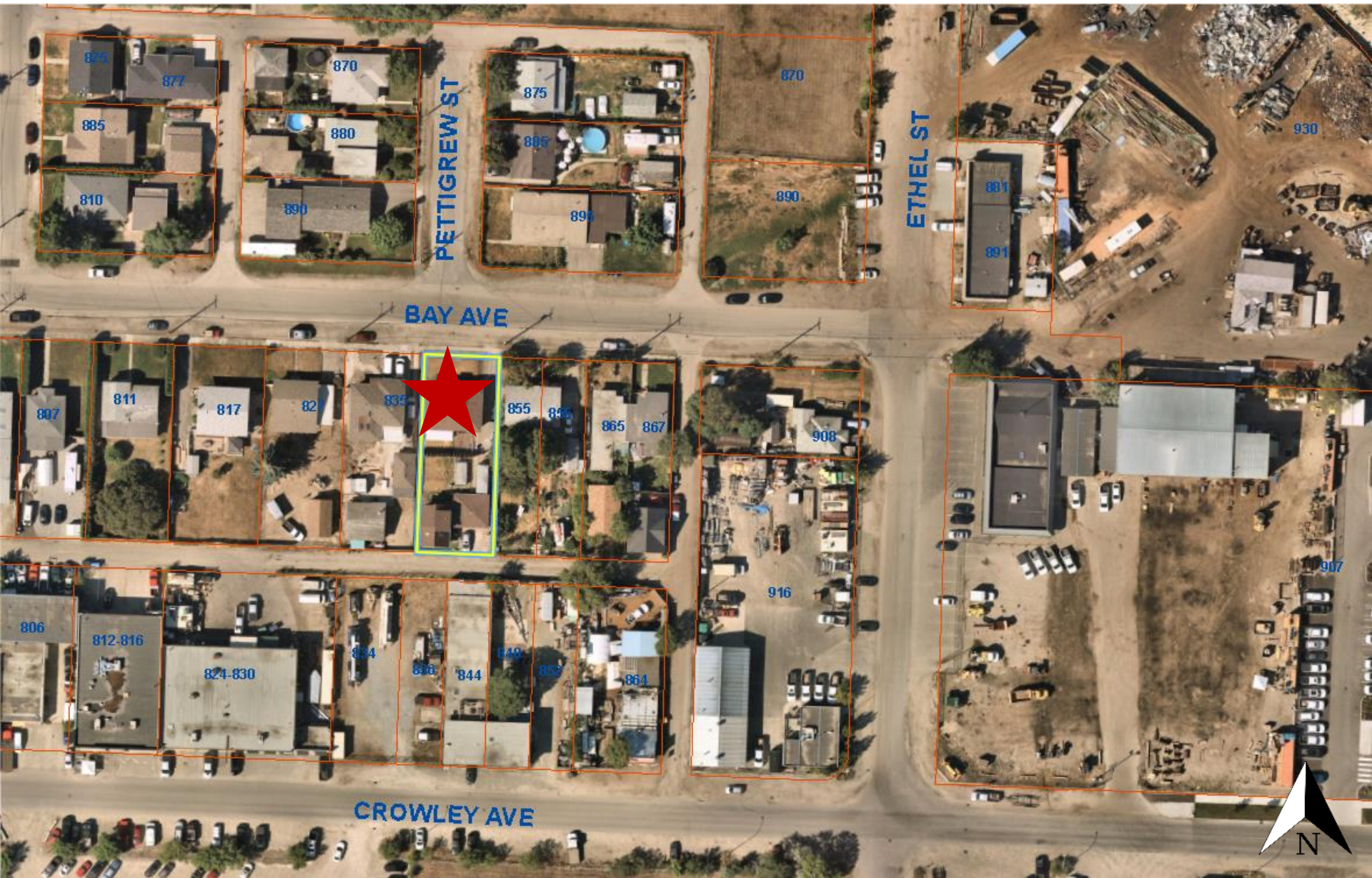
Building Permit



Context Map



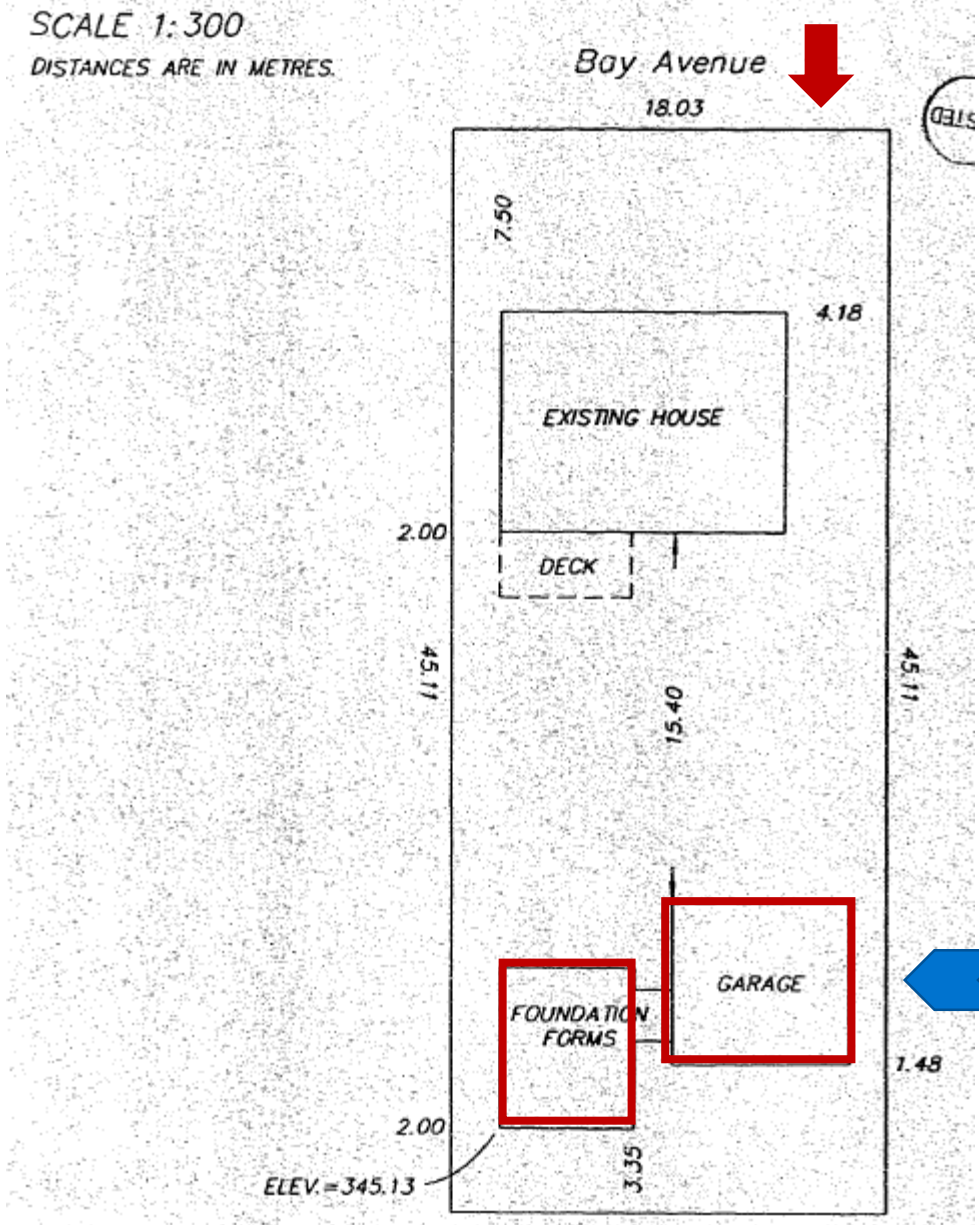
Subject Property Map



Variations

- ▶ **Section 11.5: RU4 – Duplex Housing Development Regulations** : To vary the required minimum west side yard setback from 2.1 m permitted to 2.0 m proposed and the required minimum east side yard setback from 2.1 m permitted to 1.48 m proposed.
- ▶ **Section 11.5: RU4 – Duplex Housing Development Regulations** : To vary the required minimum rear yard setback from 7.5 m permitted to 3.35 m proposed

Site Plan



Garage to be converted to living space

City of Kelowna

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Variance Permit as it:
 - ▶ Is required as a result of an interior renovation rather than a new structure
 - ▶ Provides an additional single detached dwelling, which is a primary use within the RU₄ – Duplex Housing Zone