

Development Variance Application 1885 Diamond View Drive

CITY OF WEST KELOWNA
PLANNING DEPARTMENT



ATTACHMENT: 2

FILE NO.: DVP 21-08

Proposal Summary:

A single Family Dwelling is proposed for the lot and due to the steep grade from the road to the base of the lot, the owner is proposing 2 lower levels below the main floor. The lower grade level slab is approximately 6.1m (20 feet) below the road edge and will consist of recreation areas and covered patios. The second floor will consist of bedrooms and mechanical equipment.

The Main floor will be at street level and will be the typical living area with an additional bedroom and ensuite. There will also be a 3 car garage to accommodate all required off street parking.

The upper floor area will consist of the master bedroom and ensuite bathroom and patio areas

The front elevation will be two storey and the rear walkout elevation will be 4 storey with the upper floor set back so that the building face is less imposing from the road below.

This house will fit well in the Diamond View community and every effort will taken to not adversely affect the neighbourhood. The house will be completed including all landscaping to the highest standard.

The lot depth at the north lot line is 21.29m, just under 70 feet with a no-build area along the rear parcel line restricts the building area to just over 14.6m (48 feet). A 6m setback to the garage further restricts the ability to allow an appropriate size garage. The proposal is the decrease the front yard set back at the garage entry to accommodate a 3 car garage for the required off street parking.

The property as you move south continues to narrow further restricting the available building area so the owner is requesting a front yard setback reduction to .438m to allow for the construction of the stairs, 1.831m to allow better function in the living area 3.638m to allow the exterior wall design.

The lot will be graded as per the plans provide and the construction will be supervised by a Professional Geotechnical Engineer and a Professional Structural Engineer

Data Summary:

The parcel is 777sqm and the largest footprint is 242sqm 31% lot coverage

Frontage is 58m.

Front yard setback varies from 6m to requested variance of .438m

Rear setback 3.4m, side-yard is 1.5m and exterior corner is 8m

Requesting rear elevation height variance to 4 story and a maximum height of 12.4m