

# Development Variance Permit DVP18-0081



This permit relates to land in the City of Kelowna municipally known as

**1511 Tower Ranch Drive, Kelowna, BC**

and legally known as

Lot A, Section 31, Township 27, Osoyoos Division, Yale District, Plan EPP66524, Except Strata Plan EPS2195 (Phase 2)

and permits the land to be used for the following development:

**single family dwellings on bareland strata housing development**

and permits the land to be used for the following development:

The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0081, for portions of Lot A, Section 31, Township 27, Osoyoos Division, Yale District, Plan EPP66524, Except Strata Plan EPS2195 (Phase 2), located at 1511 Tower Ranch Drive, Kelowna, BC.

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

## **Section 13.5.6: RU5 – Bareland Strata Housing (Development Regulations)**

To vary the site front yard from 4.5 m permitted to 3.0 m proposed, for the following proposed Lots of the proposed subdivision as set out in Schedules "A" and "B" attached hereto, with the exception that a garage or carport shall be no less than 6.0 metres from a curb or sidewalk:

- proposed Lot 91 to 103;
- proposed Lot 106 to 122;
- proposed Lot 124 and 125;
- proposed Lot 130 to 136; and
- proposed Lot 147 to 160.

To vary the site front yard from 4.5 m permitted to 1.5 m proposed, for the following proposed Lots of the proposed subdivision as set out in Schedules "A" and "B" attached hereto with the exception that a garage or carport shall be no less than 6.0 metres from a curb or sidewalk:

- proposed Lot 104 and 105; and
- proposed Lot 137 to 146.

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: **TBD**

Decision By: CITY COUNCIL

Issued Date: **TBD**

Development Permit Area: Environmental Development Permit Area

**This permit will not be valid if development has not commenced by **XXXXXX**.**

Existing Zone: RU5 – Bareland Strata Housing and P3 – Parks and Open Spaces

Future Land Use Designation: S2RES – Single / Two Unit Residential and PARK – Major Park and Open Space (public)

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

### **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Parkbridge Lifestyle Communities Inc.

Applicant: WSP

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

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Date

## **1. SCOPE OF APPROVAL**

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## **2. CONDITIONS OF APPROVAL**

- The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A".

This Development Permit is valid for two (2) years from the date of XXXXXXXX approval, with no opportunity to extend.

## **3. PERFORMANCE SECURITY**

Not required.

## **4. INDEMNIFICATION**

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

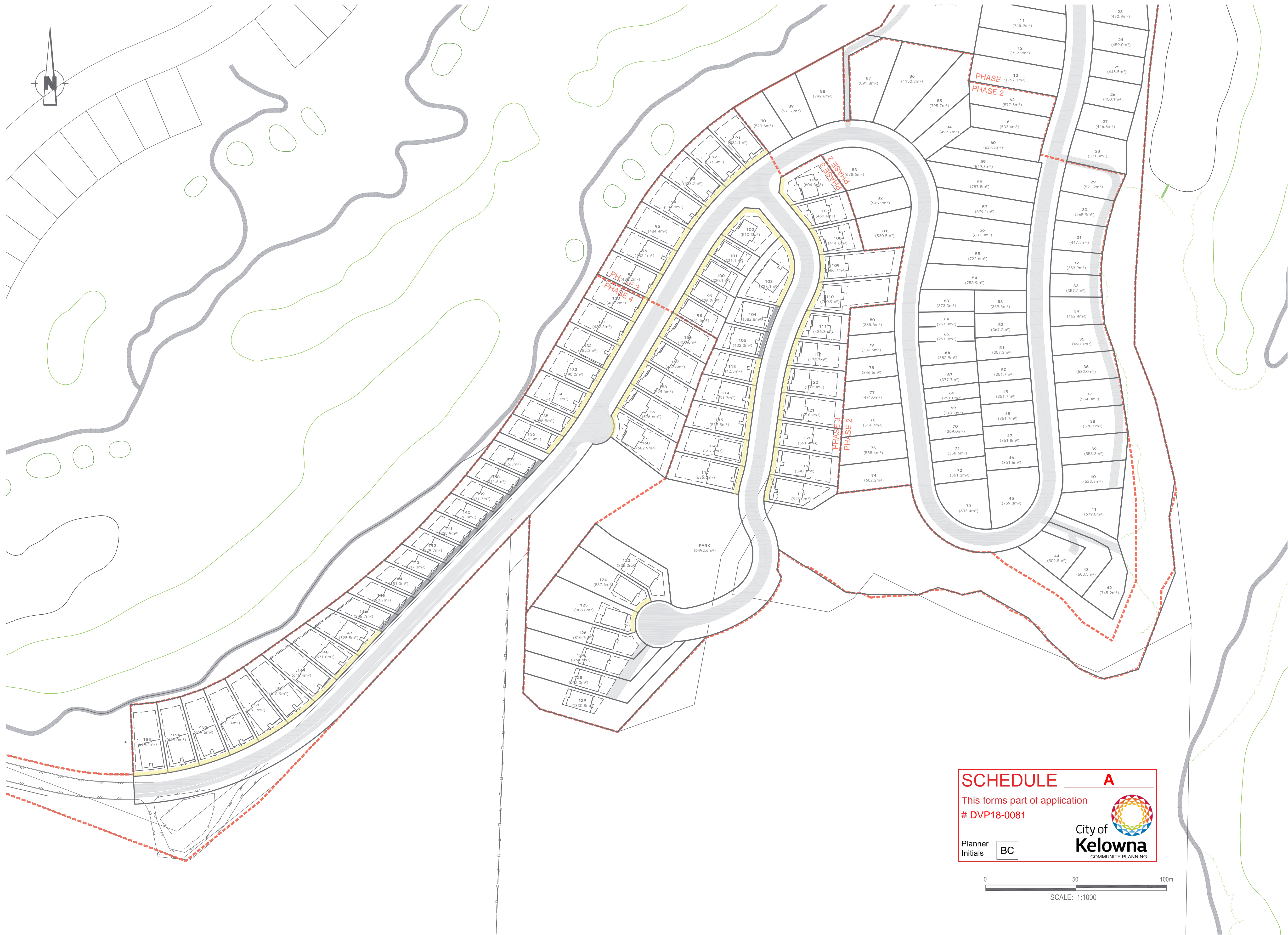
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**



USER: Cheeks  
CTB: mmm-paritalcolour.ctb  
LAYOUT: SP-5\_REQUIRED VARIANCES  
PLOTTED: 2018-06-04 - 3:16 PM

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IMAGES: Final\_Solstice\_logo.jpg  
FILE: w:\5113\050-000\_tower ranch\500 - production\520 - drawings\521 - current\figures\plr - phase 3 & 4\5113-050\_parcels figures.dwg



**legend**

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- ELECTRICAL POWER
- COMMUNICATIONS
- PAVEMENT EDGE
- GRAVEL EDGE
- FENCE
- CONTOUR
- BOTTOM OF SLOPE
- TOP OF SLOPE
- CS CURB STOP
- HYDRANT
- REDUCER
- LINE VALVE
- MANHOLE
- CB CATCH BASIN
- DW DRYWELL
- UTILITY POLE
- POLE ANCHOR
- ELEC BOX
- TEL BOX
- CABLE BOX

NOTES:  
• OBJECTS WITH HEAVIER LINE WEIGHTS ARE DENOTING PROPOSED WORKS.  
• THE CONTOUR INTERVAL DEPICTED IN THIS DRAWING IS 1.0m

**MMM GROUP**

540 Leon Avenue, Kelowna, BC V1Y 6J6  
t. 250.869.1334, f. 250.862.4849, www.mmm.ca

no	date	description	by
C	2018-06-04	ISSUED FOR PLR UPDATE	SC
B	2017-10-17	ISSUED FOR PLR SUBMISSION	SC
A	2017-03-08	ISSUED FOR PLR SUBMISSION	SC
revision			

**client**

**PARKBRIDGE LIFESTYLE COMMUNITIES INC.**

**variances**

- FRONT YARD VARIANCE TO 3.0m SETBACK
- FRONT YARD VARIANCE TO 1.5m SETBACK

**project**

**SOLSTICE**  
A Parkbridge Community  
at Tower Ranch

**sheet**

**REQUIRED VARIANCES**

designed by	DG	sheet no.	SP-5
drawn by	SC		
checked by	DG		
project no.	5113-050-000		
scale	1:1000		

**SCHEDULE A**

This forms part of application  
# DVP18-0081

Planner Initials **BC**

City of **Kelowna**  
COMMUNITY PLANNING

0 50 100m  
SCALE: 1:1000





SOLSTICE PHASE 3 & 4 BOULEVARD PLANT LIST							
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H x W)	NOTES
TREES	73						
PPP	18	Prunus cerasifera 'Pissardi'	Pissardi Purple Leaf Plum	60mm Cal.	B&B	6.00m x 5.00m	1.8m Clear Stem Height
OMA	30	Sorbus hybrida	Oak Leaf Mountain Ash	60mm Cal.	B&B	9.00m x 6.00m	1.8m Clear Stem Height
ISL	25	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	60mm Cal.	B&B	6.00m x 4.00m	1.8m Clear Stem Height



540 Leon Avenue, Kelowna, BC V1Y6J6  
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B	2018-02-09	ISSUED FOR DVP	RF
A	2017-03-01	ISSUED FOR DISCUSSION	RF
no	date	description	by
revision			

**client**

**PARKBRIDGE LIFESTYLE  
COMMUNITIES INC.**

## project

# SOLSTICE AT TOWER RANCH

## KELOWNA, BC

sheet

## PHASE 3 & 4 BOULEVARD PLAN

designed by	RF
drawn by	BL
checked by	RF
project no.	5113-050-000
scale	1:1000

sheet no.	L5
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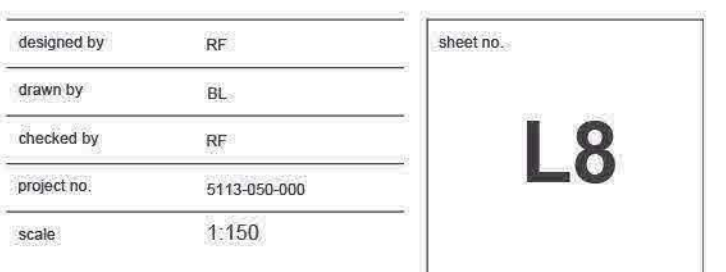
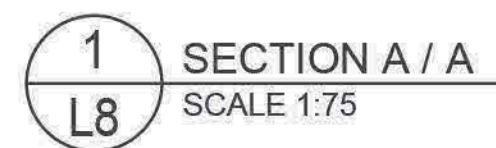
## L5

# SCHEDULE     A

This forms part of application  
# DVP18-0081

Planner Initials BC





City of Kelowna  
COMMUNITY PLANNING






























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CTB: mmm-fallback.ctb  
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PLOTTED: 2018-01-19 - 8:35 AM

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CTB: mmm-fallback.ctb  
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## legend

	W	WATER MAIN		CS	CURB STOP
	S	SANITARY SEWER			HYDRANT
	—●—	STORM SEWER			REDUCER
	G	NATURAL GAS			LINE VALVE
	E	ELECTRICAL POWER			
	T	COMMUNICATIONS			MANHOLE
	—/—/—	PAVEMENT EDGE			
	—x—x—	GRAVEL EDGE		CB	CATCH BASIN
	—·—·—	FENCE		DW	DRYWELL
	—·—·—	CONTOUR			
	—v—v—	BOTTOM OF SLOPE			UTILITY POLE
	—^—^—	TOP OF SLOPE			POLE ANCHOR
					ELEC BOX
					TEL BOX
					CABLE BOX



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no	date	description	revision
A	2018-01-18	FOR DVP SUBMISSION	MTD

client  
**PARKBRIDGE LIFESTYLE COMMUNITIES INC.**

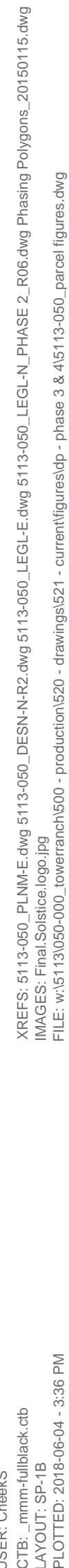
variances  
**FRONT YARD VARIANCE TO 1.5m SETBACK**

project  
**SOLSTICE**  
at Tower Ranch  
A Parkbridge Community

sheet  
**ZONE RU5 VARIANCE (1.5m FYSB)**

designed by	DG	sheet no.	SP-1A
drawn by	SC		
checked by	DG		
project no.	5113-050-000		
scale	1:500		





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B	2018-04-30	FOR DVP SUBMISSION	SMC
A	2018-01-18	FOR DVP SUBMISSION	MTD
no	date	description	by


revision

**PARKBRIDGE LIFESTYLE  
COMMUNITIES INC.**

**variances**

FRONT YARD VARIANCE  
TO 3.0M SETBACK

project



**SOLSTICE**  
at Tower Ranch

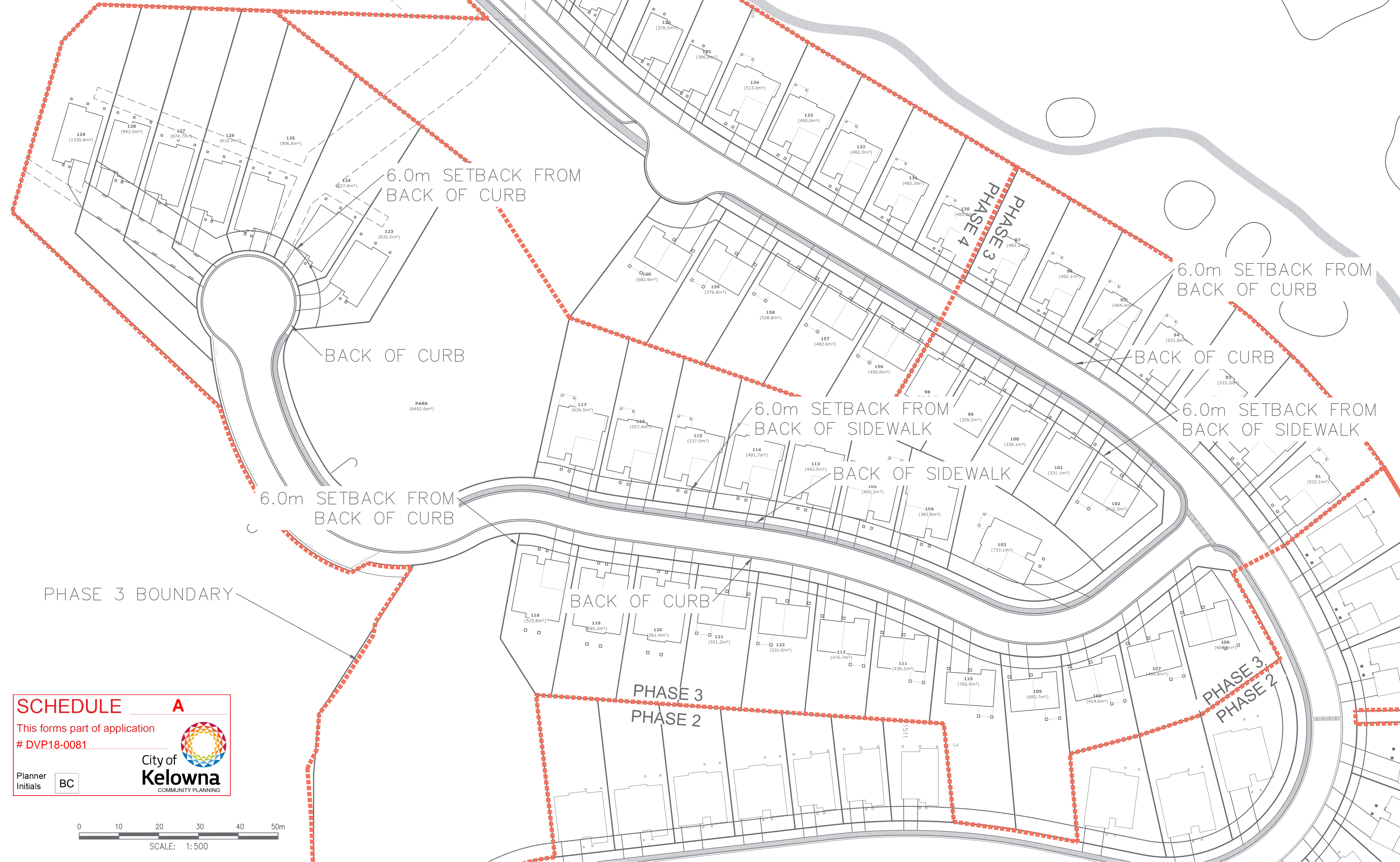
Parkbridge Community

sheet **ZONE RU5  
VARIANCE  
(3.0m FYSB)**

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drawn by	SC
checked by	DG
project no.	5113-050-000
scale	1:500

sheet no.
SP-1B





# Legend

W	WATER MAIN	CS	CURB STOP
S	SANITARY SEWER	⊕	HYDRANT
D	SEWER	— —	REDUCER
C	NATURAL GAS	⌒	LINE VALVE
E	ELECTRICAL, POWER	●	MANHOLE
T	COMMUNICATIONS	CB	CATCH BASIN
///	PAVEMENT EDGE	DW	DRYWELL
---X---	GRAVEL EDGE		
X-X	FENCE		
---	CONTOUR		
---	BOTTOM OF SLOPE	○	UTILITY POLE
---	TOP OF SLOPE	⌒	POLE ANCHOR
		E	ELEC BOX
		T	TEL BOX
		C	CABLE BOX



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A	2018-01-18	FOR DVP SUBMISSION	MTD
no	date	description	by

revision

**PARKBRIDGE LIFESTYLE  
COMMUNITIES INC.**

## variances

## RIVEWAY SETBACKS

designed by	DG
drawn by	SC
checked by	DG
project no.	5113-050-000
scale	1:500

sheet no.
SP-1C

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PLOTTED: 2018-01-19 - 8:36 AM



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client

**PARKBRIDGE LIFESTYLE  
COMMUNITIES INC.**

variances

FRONT YARD VARIANCE  
TO 1.5m SETBACK

project

**SOLSTICE**  
at Tower Ranch

A Parkbridge Community

sheet **ZONE RU5  
VARIANCE  
(1.5m FYSB)**

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drawn by	SC
checked by	DG
project no.	5113-050-000
scale	1:500

sheet no.

SP-2A









USER: danylukm  
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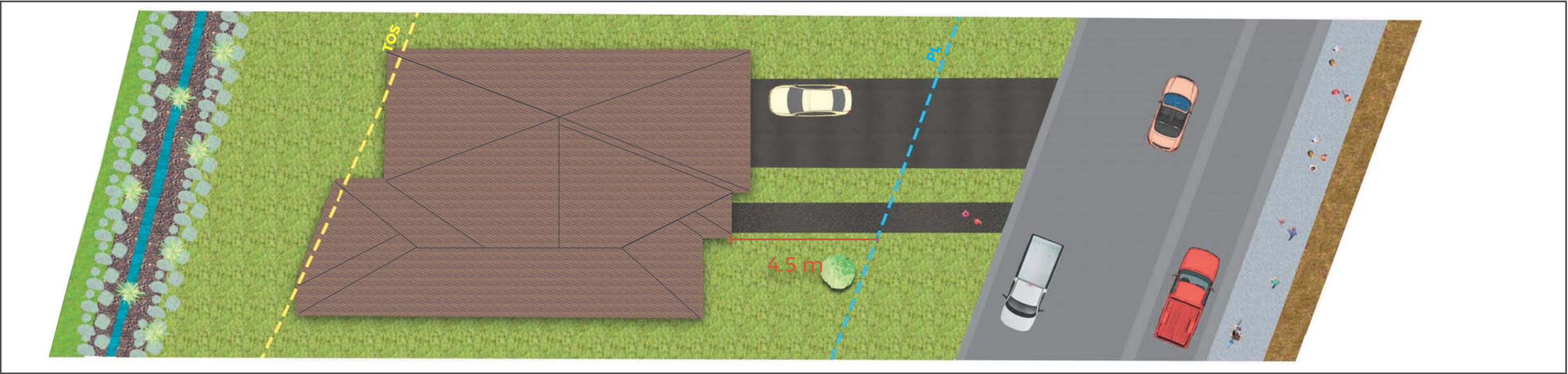
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SP-2C



Bylaw 8000 Required Front Yard Setback (4.5 m)



Section View



Plan View

**SCHEDULE B**

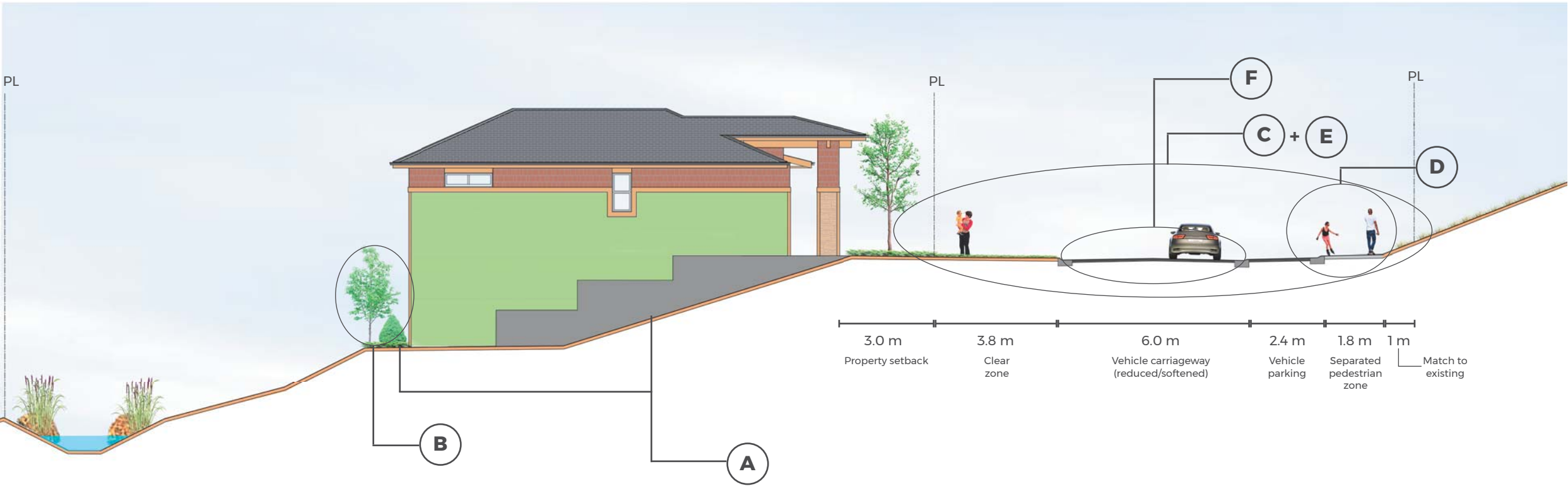
This forms part of application  
# **DVP18-0081**

Planner Initials **BC**

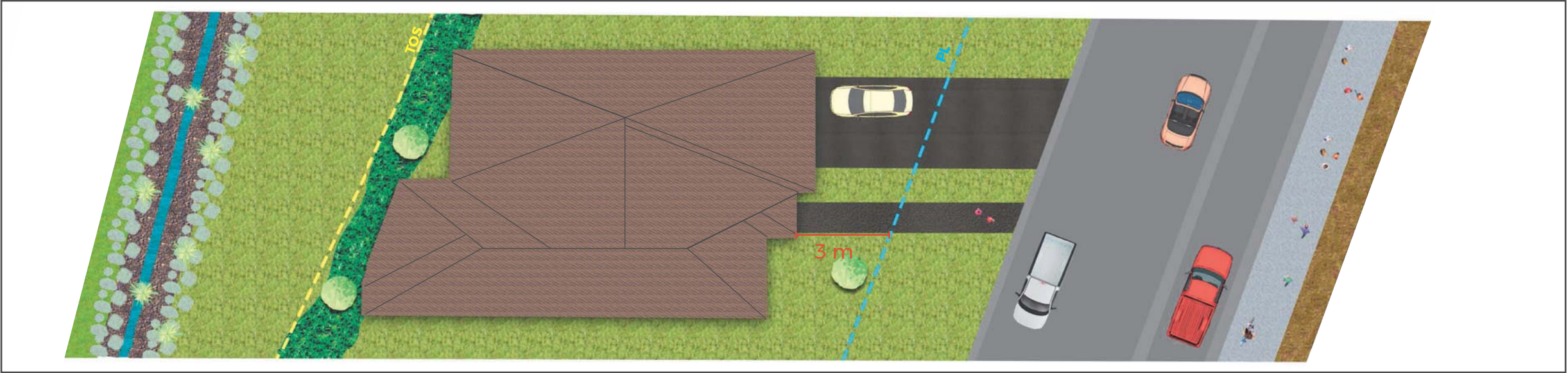
City of  
**Kelowna**  
COMMUNITY PLANNING



Proposed 3.0 m Front Yard Setback



Section View



Plan View

- A** CUT/FILL MINIMIZED
- B** HILLSIDE SCARRING MINIMIZED
- C** COMPLETE STREETSCAPE
- D** SEPARATED PEDESTRIAN ZONE
- E** SOCIAL CONNECTEDNESS
- F** SOFTENED VEHICLE CARRIAGEWAY

SCHEDULE

B

This forms part of application  
# DVP18-0081

Planner  
Initials

BC

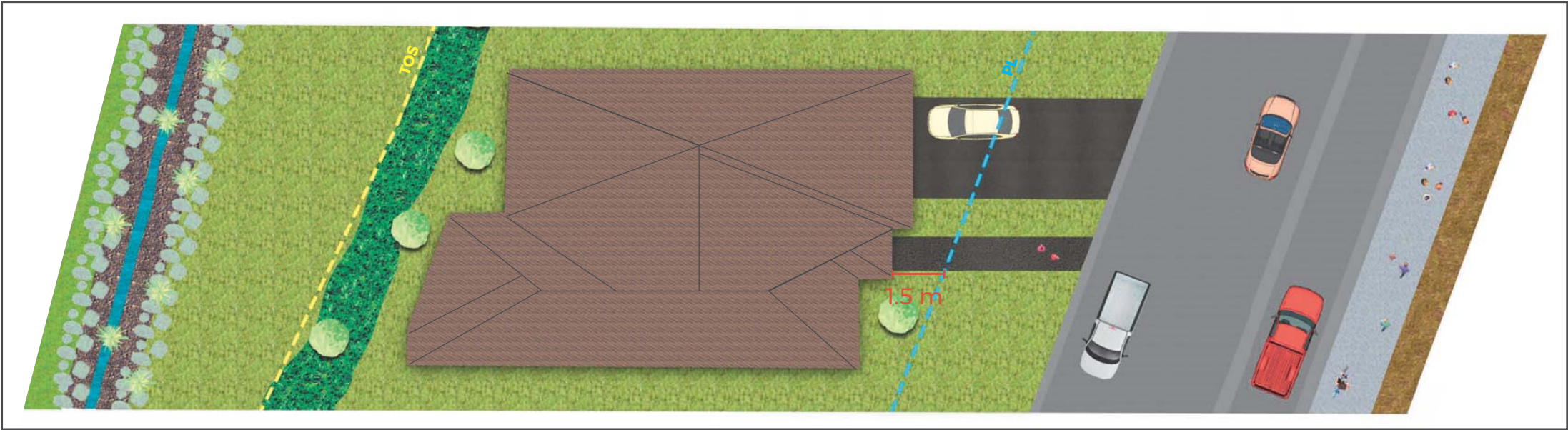
City of  
**Kelowna**  
COMMUNITY PLANNING



Proposed 1.5 m Front Yard Setback



Section View



Plan View

- A** CUT/FILL MINIMIZED
- B** HILLSIDE SCARRING MINIMIZED
- C** COMPLETE STREETScape
- D** SEPARATED PEDESTRIAN ZONE
- E** SOCIAL CONNECTEDNESS
- F** SOFTENED VEHICLE CARRIAGEWAY

**SCHEDULE**
**B**

This forms part of application  
 # **DVP18-0081**

Planner Initials **BC**

City of  
**Kelowna**  
 COMMUNITY PLANNING