

Development Variance Permit No. DVP18-0165



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

1259-1265 Ethel St

1269-1275 Ethel St

and legally known as

Lot A District Lot 138 Osoyoos Division Yale District Plan EPP77036

Lot B District Lot 138 Osoyoos Division Yale District Plan EPP77036

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

Four Dwelling Housing

with variances to the following sections of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

Section 13.17.6(e): RU7 – Infill Housing Development Regulations

To vary the required minimum front yard from 4.0 m permitted to 2.1 m proposed.

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

Date of Council Decision: March 12, 2019

Decision By: City Council

Development Permit Area: N/A

This permit will not be valid if development has not commenced by March 12, 2021.

Existing Zone: Future Land Use Designation:

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: 1114140 B.C. Ltd., Inc.No. BC1114140

Applicant: Architecturally Distinct Solutions Inc.

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

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

- a) 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 Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

None Required

5. 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.**

1263 & PART OF 1267 ETHEL STREET (LOT A), KELOWNA, BC

RU7, DP EXEMPTION, BP DOCUMENTS



PROPERTY DESCRIPTION

CIVIC: 1263 & PART OF 1267 ETHEL STREET, KELOWNA, BC

LEGAL: PLAN : 1271; LOT : 6; ROLL NUMBER : 15190
PLAN : 1271; LOT : 5; ROLL NUMBER : 15180

ZONING CALCULATIONS:

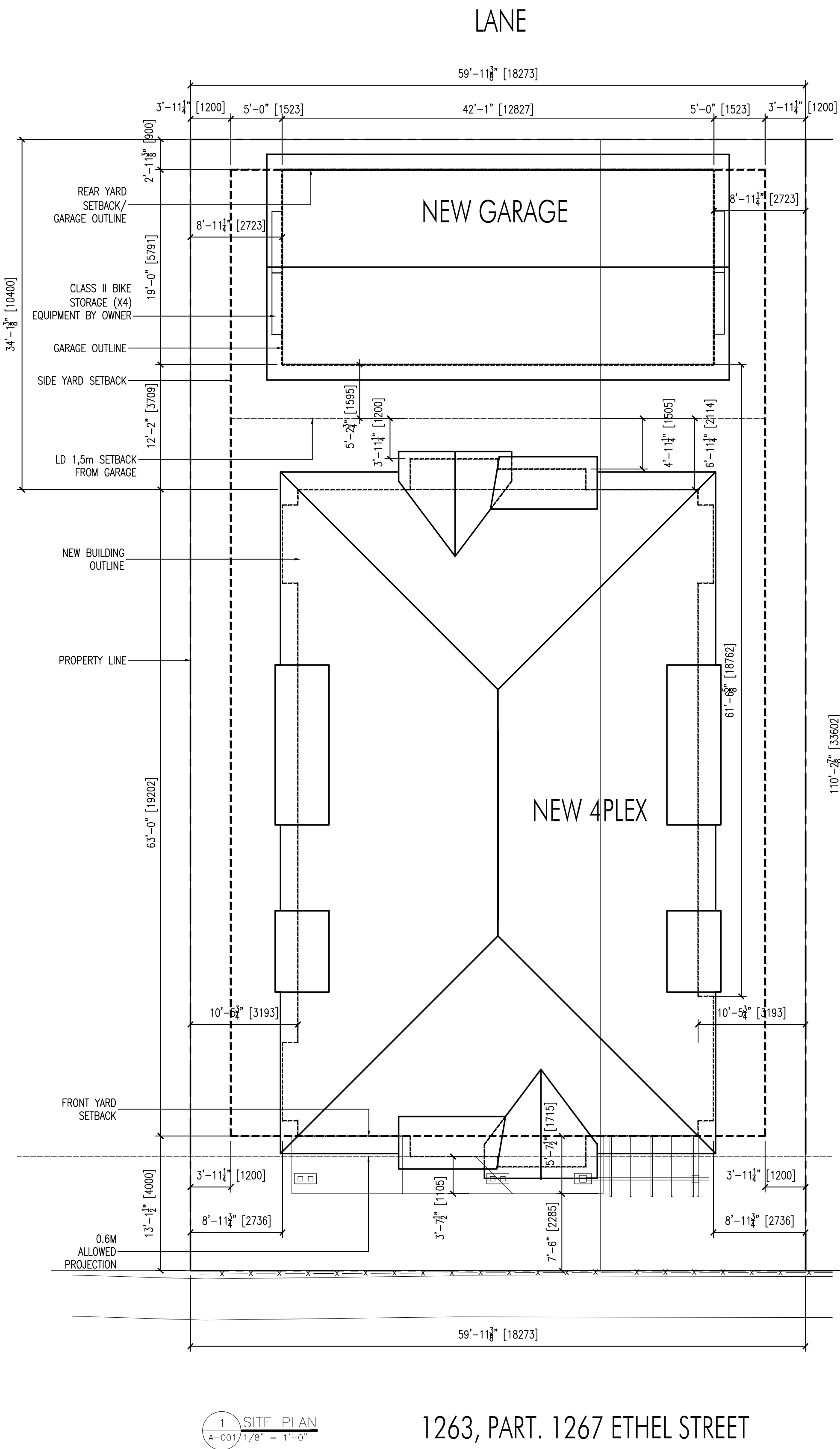
CURRENT: City of Kelowna RU7 Zoning

SITE INFORMATION:

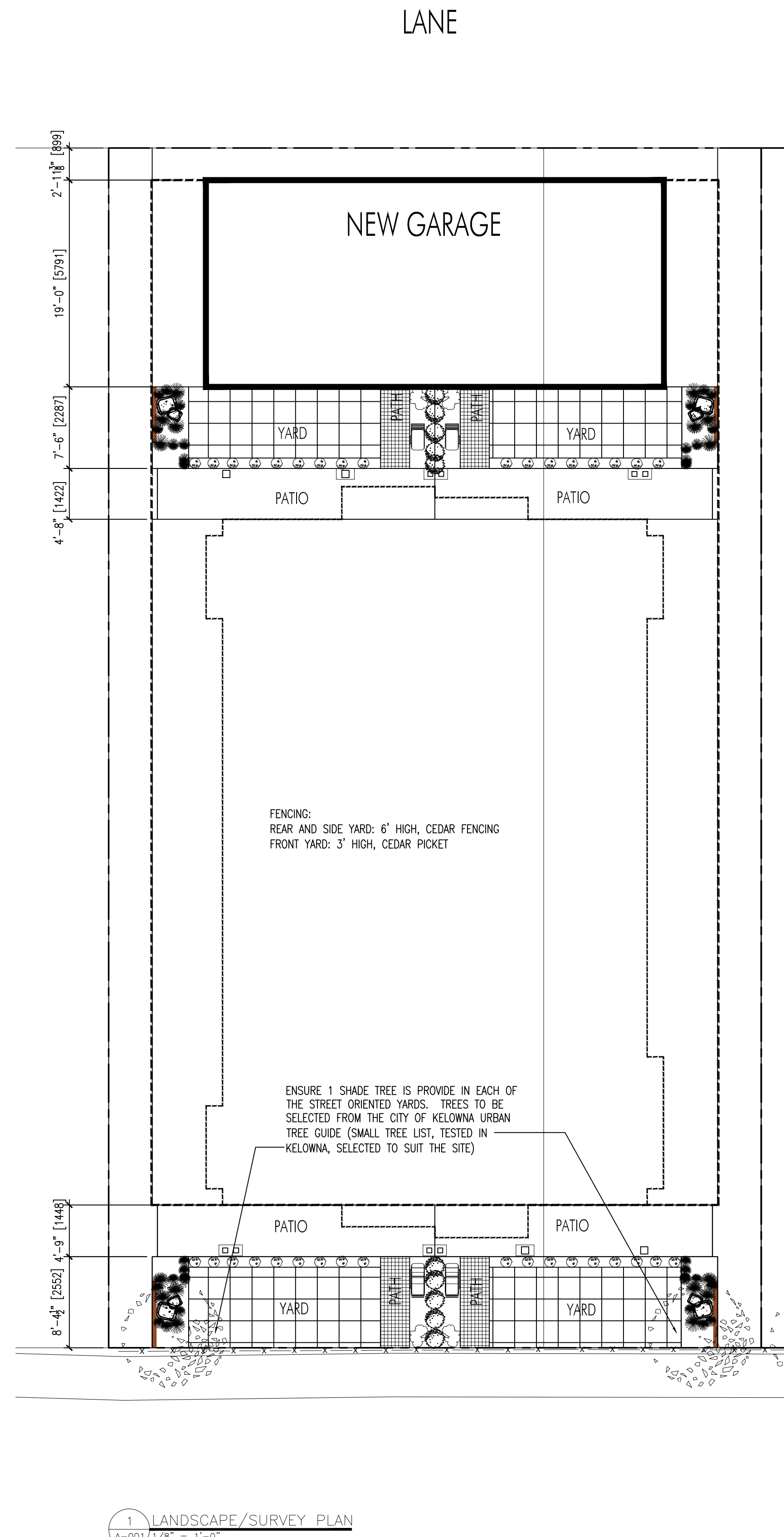
	Allowed	Proposed
Gross Site Area		
LOT A:	6,609 sf (614 sm)	
LOT B:	6,609 sf (614 sm)	
Allowable Site Coverage=	45% (2,974sf)	38% (2,515 sf)
Coverage + Hardscaping=	55% (3,635sf)	51% (3,362 sf)
F.A.R. =	.8 (5,287sf)	.73 (4,827sf)
Unit Area Calculations:		
Unit 1 ENTRY: 585 sf		
UPPER: 566 sf		
Unit 2 ENTRY: 585 sf		
UPPER: 557 sf		
Unit 3 ENTRY: 643sf		
UPPER: 620sf		
Unit 4 ENTRY: 643 sf		
UPPER: 628 sf		
TOTAL:	4,827 sf	
	Allowed	Proposed
Max. Height =	13m (42.7 ft) or 3 storeys	7.3m (2 storeys)
Yard setbacks:		
front yard -	4.0m	4.0m
side yard -	1.2m	3.193m
rear yard -	0.9m to Garage/7.5m	0.9m to Garage/10.4m
Parking Calculations:		
1 per residence =	1X4=4 (Required)	4
Bicycle Storage:		
Class I, .5/unit	.5X4=2 (Required)	4 (garage storage)
Class II, .1/unit	.1X4= .4 (1) (Required)	4

ARCHITECTURAL DRAWINGS:

A-001 PROJECT & SITE INFORMATION	A-200 ELEVATIONS
A-002 WALL ASSEMBLIES	A-201 ELEVATIONS
A-100 FOUNDATION PLAN	A-300 SECTIONS
A-101 ENTRY LEVEL PLAN	A-301 SECTIONS
A-102 UPPER LEVEL PLAN	A-500 DETAILS
	A-501 DETAILS



1263, PART. 1267 ETHEL STREET



FOR DVP

SCHEDULE A

This forms part of application
DVP18-0165

Planner
Initials KB

City of
Kelowna
COMMUNITY PLANNING

architecturally
DISTINCT
SOLUTIONS
INC.

phone:250-448-7801
205-1626 Richter Street,
Kelowna, BC V1Y 2M3
www.distinctsolutions.ca

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are the exclusive property of Architecturally
Distinct Solutions Inc. As instruments of
service, they may not be used or reproduced in
any manner without the expressed written
consent of Architecturally Distinct Solutions Inc.
All Contracting Trades shall check and verify all
levels, dimensions, data and conditions on the
site prior to commencement of any work. Any
discrepancies are to be reported immediately
to Architecturally Distinct Solutions Inc. Do not
Scale any dimensions from this drawing.

All trades are to execute the work in
accordance with the current municipality
building by-laws and requirements of other
local authorities having jurisdiction as well as
the British Columbia Building Code - (most
recent edition) including all published revisions
and addenda. All trades shall assume full
responsibility for the location and protection of
all under and above ground utilities, wires and
conduit connections, including (but not limited
to) water, sewer, gas, hydro and telephone.

Revision No., Date
and Description
02.20.18 - FOR BP
06.27.18 - FOR SI No.1
07.25.18 - FOR DVP

Plot Date
25-Jul-18

Drawing No.
A-001

PROJECT
1263, 1267 & 1271 ETHEL ST.
ADS/Worman RUT PROTOTYPE

DRAWING TITLE
PROJECT INFORMATION
LOT A

1271 & PART OF 1267 ETHEL STREET (LOT B), KELOWNA, BC

RU7, DP EXEMPTION, BP DOCUMENTS



PROPERTY DESCRIPTION

CIMC: 1271 & PART OF 1267 ETHEL STREET, KELOWNA, BC

LEGAL: PLAN : 1271; LOT : 5; ROLL NUMBER : 15180
PLAN : 1271; LOT : 4; ROLL NUMBER : 15170

ZONING CALCULATIONS:

CURRENT: City of Kelowna RU7 Zoning

SITE INFORMATION:

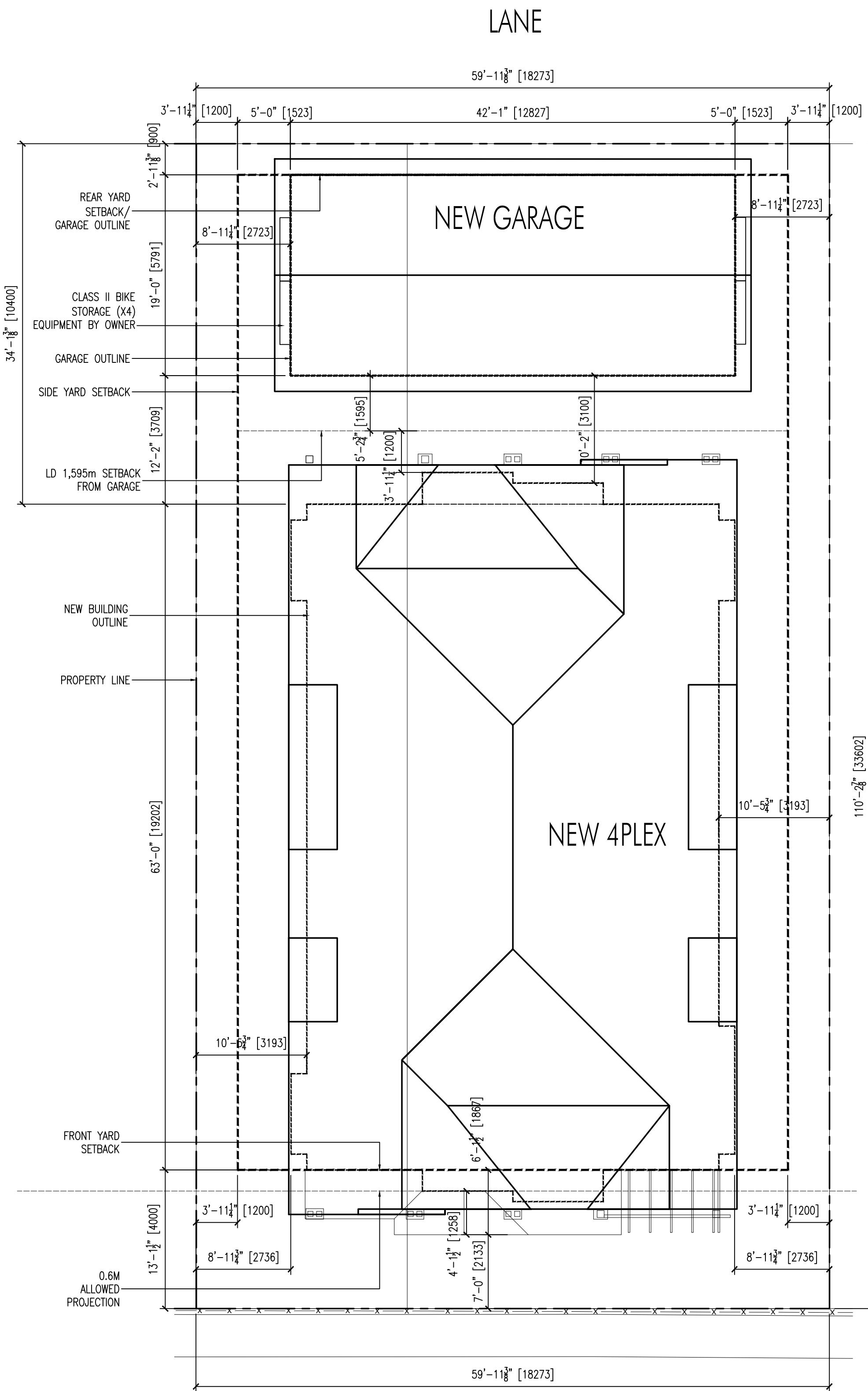
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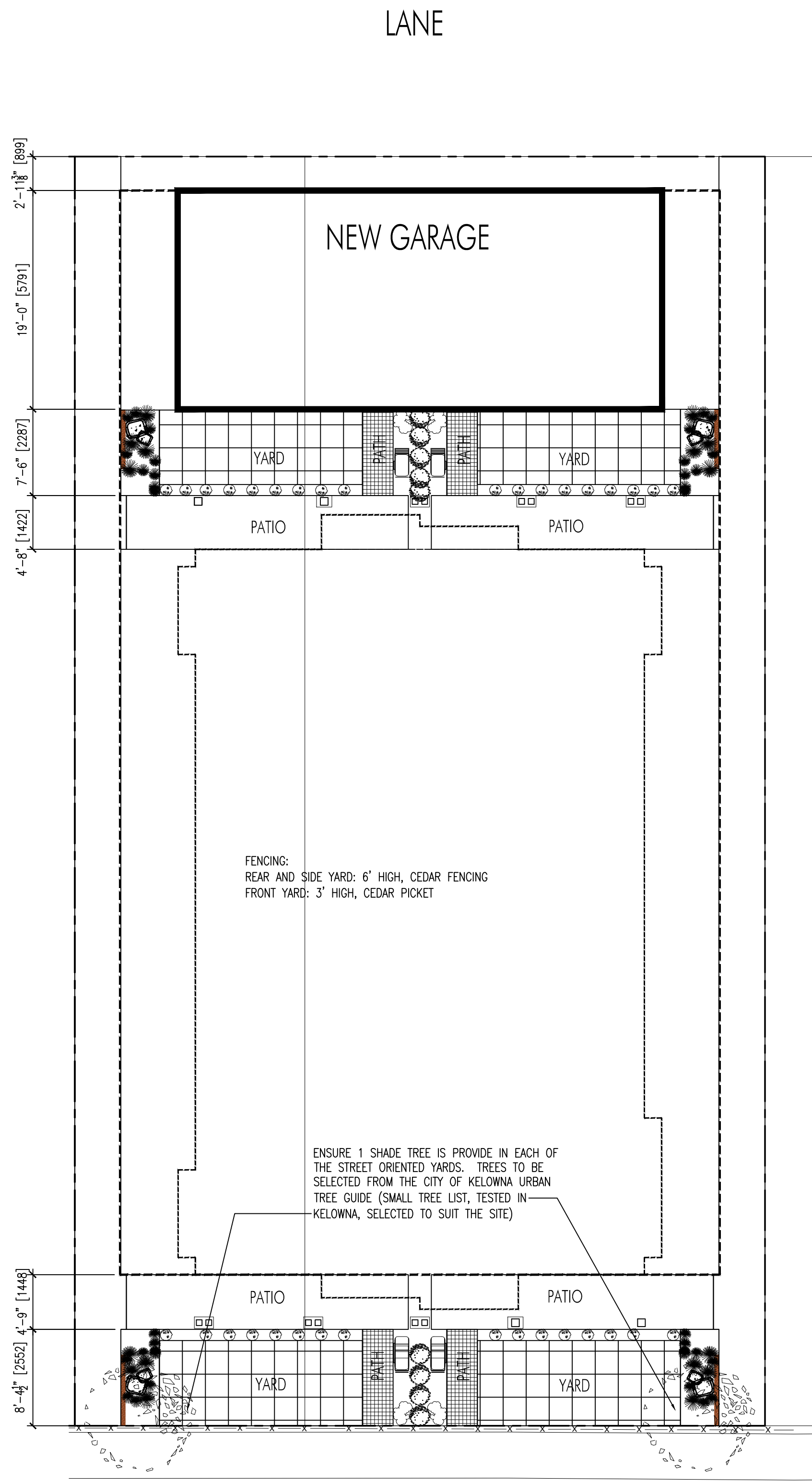
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1271, PART. 1267 ETHEL STREET



SCHEDULE

A

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25-Jul-18

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1263, 1267 & 1271 ETHEL ST.
ADS/Worman RUT PROTOTYPE

DRAWING TITLE
PROJECT INFORMATION
LOT B

FOR DVP