

# Draft Development Variance Permit



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

2005 Lindahl Street

and legally known as

Lot 4, Section 19, Township 26, ODYD, Plan 19208

and permits the land to be used for the following development: Multi-Family Housing and Commercial

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted as described in Schedule 'A' and according to the following:

**Section 13.6.6 (h): [RU6 – Two Dwelling Housing Development Regulations]**

To vary the required minimum rear yard setback from 7.5 m permitted to 3.0 m proposed.

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

Date of Decision:

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Comprehensive

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S2RES – Single / Two Unit Residential

## **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: Nicholas and Cheryl Kirschner

Applicant: Urban Options Planning and Permits

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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";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "A";
- c) Landscaping to be provided on the land be in accordance with Schedule "A"; and

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

## **3. PERFORMANCE SECURITY**

None.

## **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:

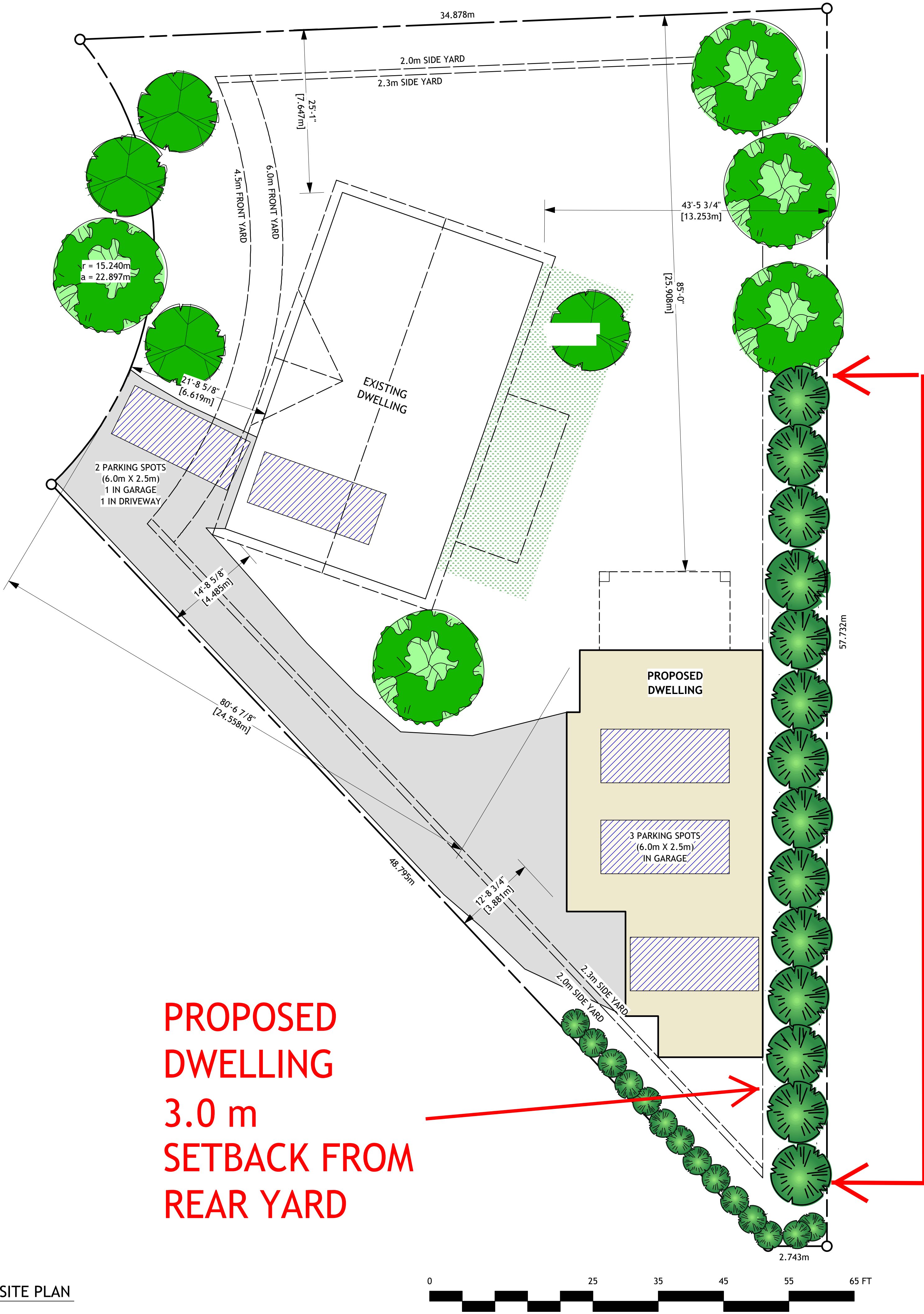
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.**

PROJECT DATA: CIVIC ADDRESS  
2005 LINDAHL STREET  
KELOWNA, BC V1Y 3Z7  
LOT 4 PLAN KAP19208  
RU2 MEDIUM LOT HOUSING

	PERMITTED	PROPOSED
SITE AREA	700.00m <sup>2</sup>	1395.46m <sup>2</sup>
EXISTING DWELLING FOOTPRINT AT GRADE		164.56m <sup>2</sup>
EXISTING DWELLING COVERED PATIO		19.51m <sup>2</sup>
PROPOSED DWELLING FOOTPRINT AT GRADE		118.92m <sup>2</sup>
PROPOSED DRIVEWAY & WALKWAY AREA		143.70m <sup>2</sup>
SITE COVERAGE	40.0%	21.7%
SITE COVERAGE W/ DRIVEWAY	50.0%	32.0%
DISTANCE BETWEEN BUILDINGS	4.500m	7.236m
FRONT (WEST) YARD SETBACK (GARAGE TO P.L.)	6.000m	24.333m
REAR (EAST) YARD SETBACK	3.000m	3.000m
SIDE (NORTH) YARD SETBACK	2.300m	27.684m
SIDE (SOUTH) YARD SETBACK	2.300m	3.448m

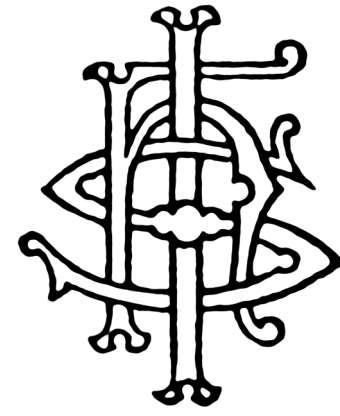


SCHEDULE A

This forms part of application  
# DVP18-0154

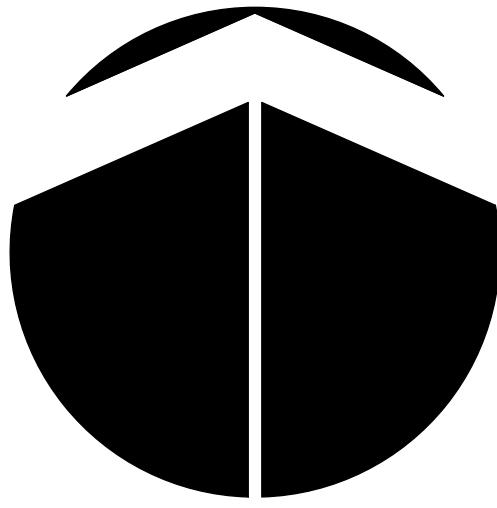
Planner Initials AC

City of Kelowna  
COMMUNITY PLANNING



IHS DESIGN  
1392 MINE HILL DRIVE  
KELOWNA, BC V1P 1S5  
www.ihsdesign.com  
(250) 212-7938

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PROJECT NORTH

REQUIRED  
LANDSCAPE BUFFER.  
PLANT MATERIAL TO  
BE MINIMUM 3.0 M  
MATURE HEIGHT.  
TO BE PLANTED  
CONTIGUOUSLY.

PROPOSED  
DWELLING  
3.0 m  
SETBACK FROM  
REAR YARD

PROJECT

RU6 DEVELOPMENT  
2005 LINDAHL STREET  
KELOWNA, BC V1Y 3Z7  
LOT 4 PLAN KAP19208

DRAWING TITLE

SITE PLAN

DATE

MARCH 15, 2018

DRAWING NUMBER

1 of 1



SCHEDULE

A

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Planner Initials

AC

City of Kelowna

COMMUNITY PLANNING





2005 LINDAHL STREET, KELOWNA, BC

CONCEPTUAL DESIGN

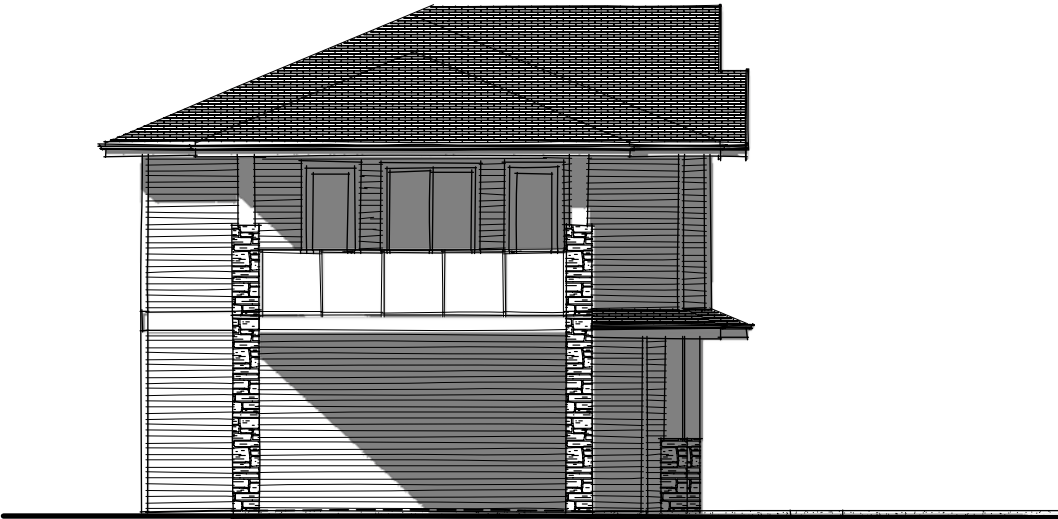
RENDERINGS



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

REAR ELEVATION WITH MINIMAL WINDOWS

SCHEDULE

A

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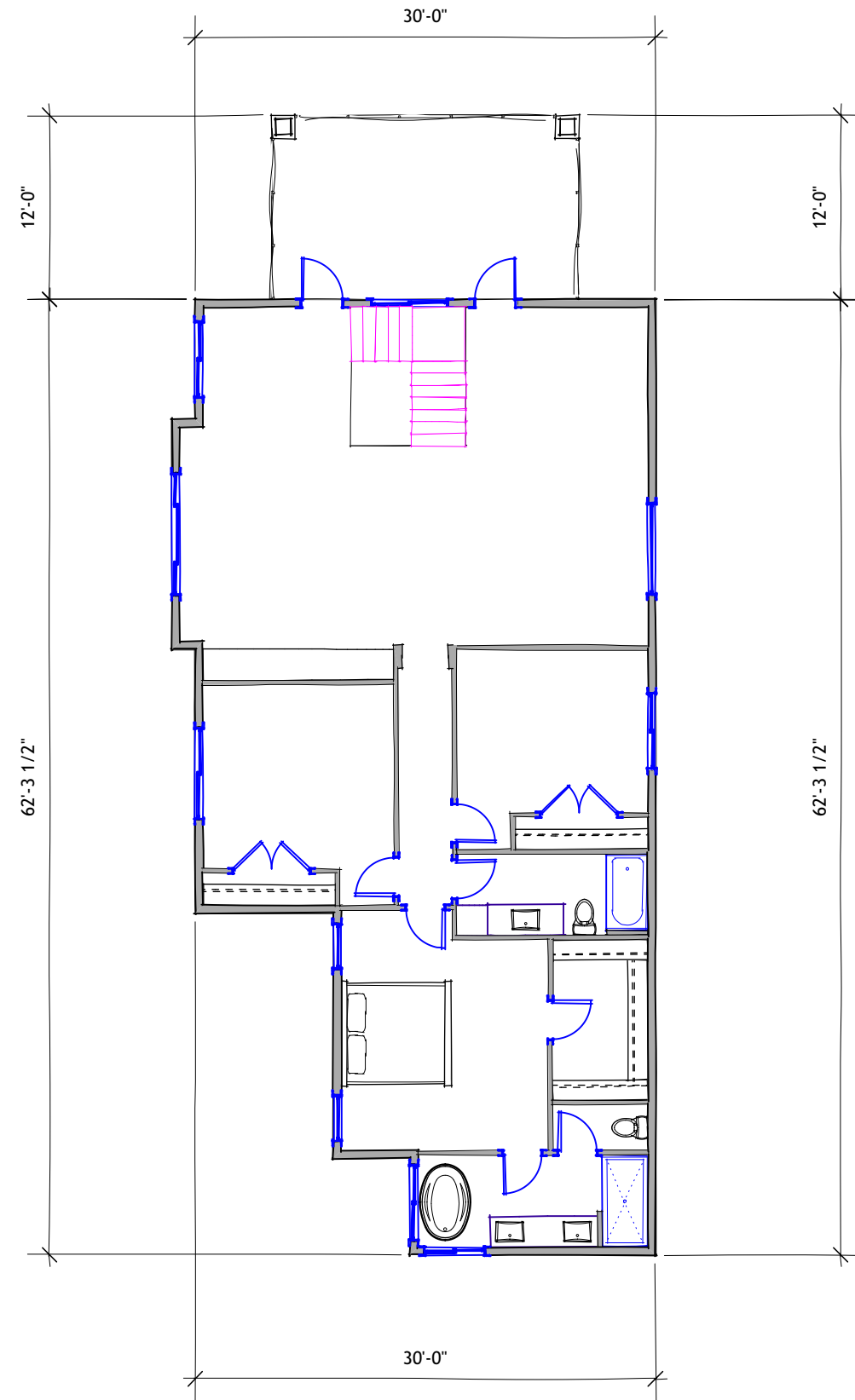
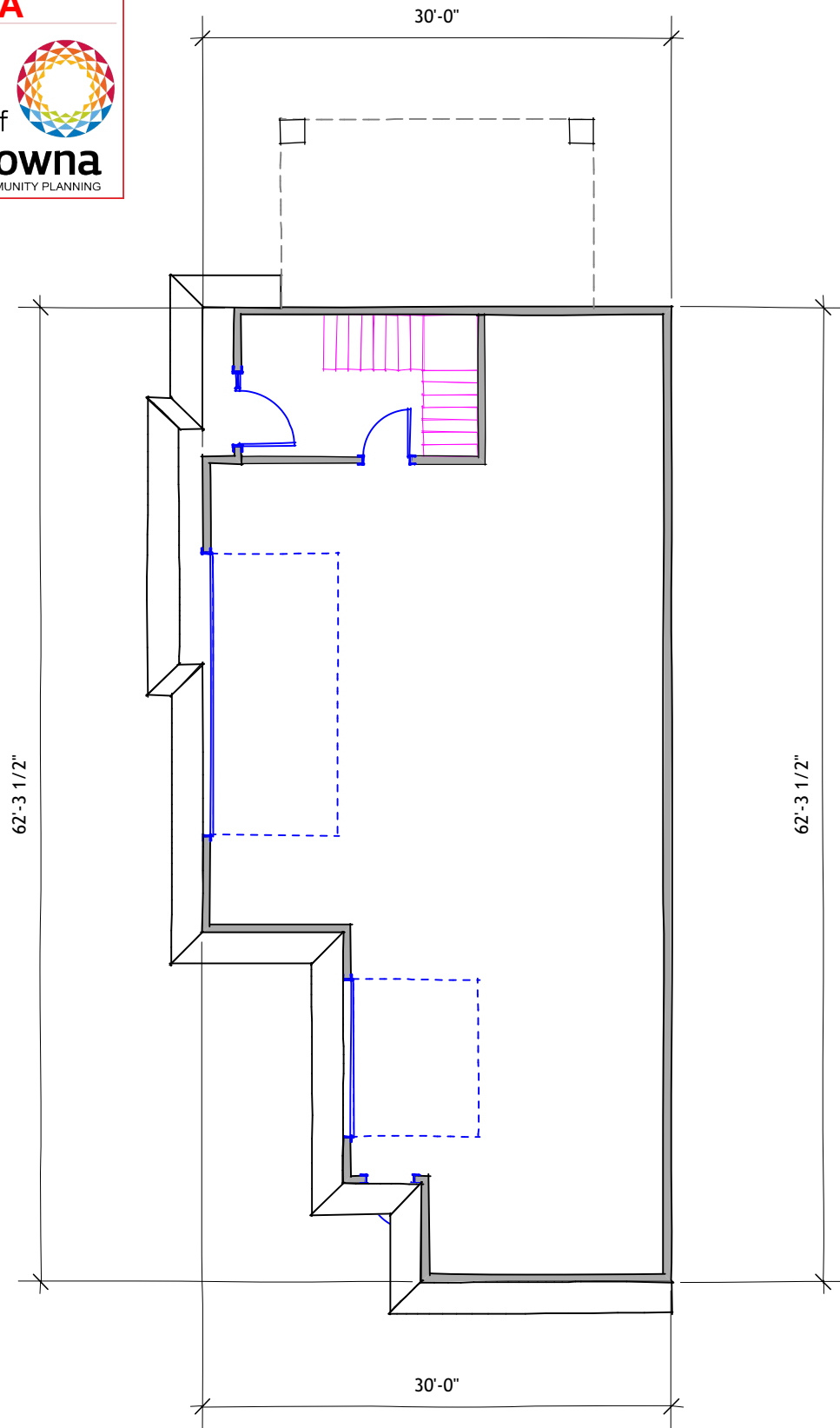
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AC

City of Kelowna

COMMUNITY PLANNING



2005 LINDAHL STREET, KELOWNA, BC

CONCEPTUAL DESIGN

FLOOR PLANS