

Development Variance Permit

DVP19-0075



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

731 Bay Avenue

and legally known as

Lot 38 Section 30 Township 26 ODYD Plan 1304

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

Single Dwelling Housing with Carriage House



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

Date of Council Decision:

Decision By: COUNCIL

This permit will not be valid if development has not commenced within two (2) years of the approval date.

Existing Zone: RU6

Future Land Use Designation: IND-T

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: Alan Mitchell Adair & Adrienne Christine Adair

Applicant: Zsolt Ketesdi, Harmony Homes

Terry Barton
Development Planning Department Manager
Planning & Development Services

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

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

Section 9.5b.1 (b): Carriage House Regulations

To vary the maximum combined site coverage of a carriage house and all accessory buildings or structures from 14% to 14.6%.

Section 9.5b.1 (g): Carriage House Regulations

To vary the maximum height of the carriage house from the lesser of 4.8 m or the height of the principal dwelling to 0.94 m higher than the midpoint of the principal dwelling.

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

3. INDEMNIFICATION

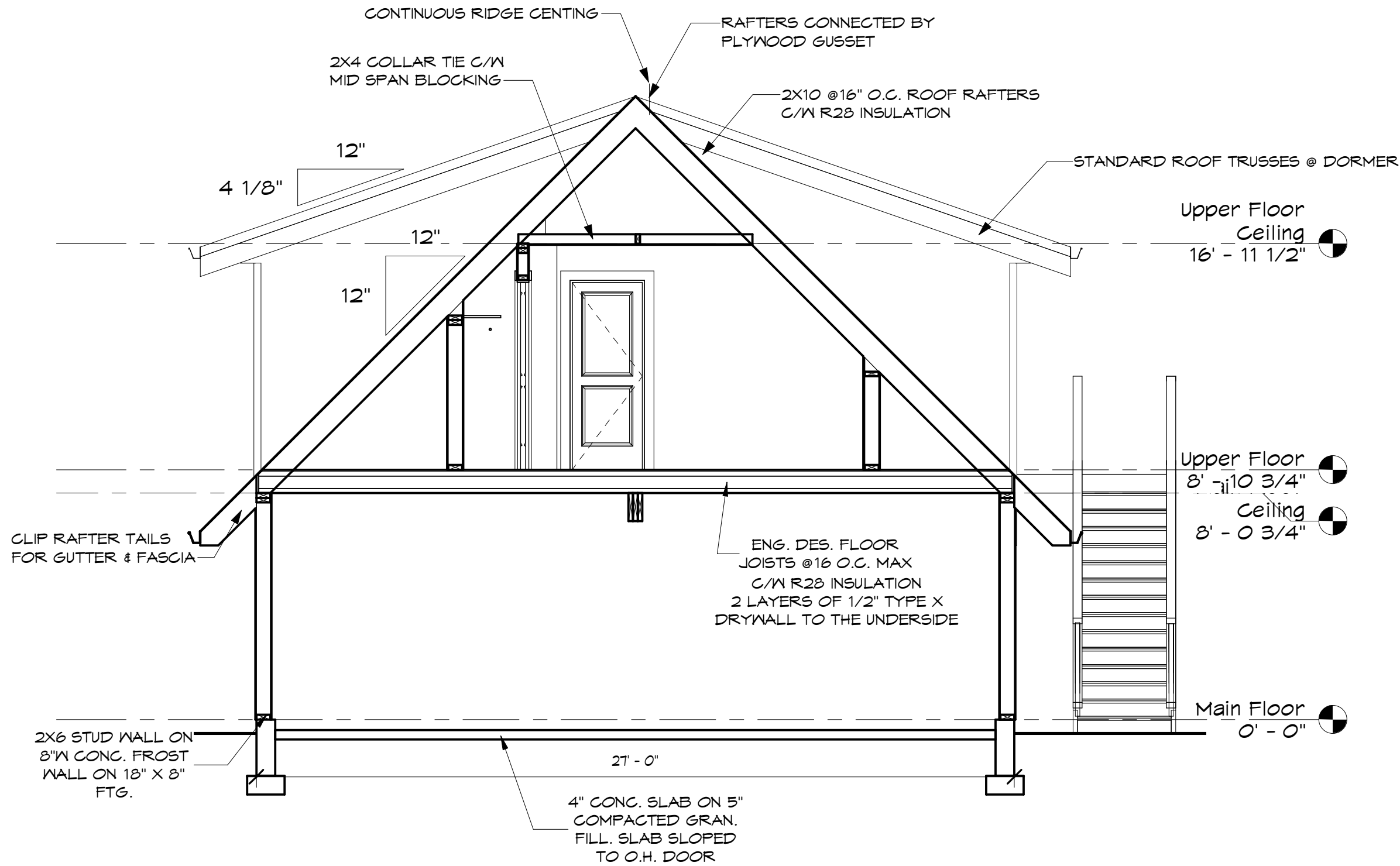
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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.**

BAY AVENUE



Section 1
1/4" = 1'-0"

PRIMARY REAR ELEVATION		
WALL AREA	270 SF	25.08 SM
LIMITING DISTANCE	23' - 9 1/2"	7.252 m
% OF ALLOWABLE OPENINGS	64.68%	
AREA OF ALLOWABLE OPENINGS	174.64 SF	16.22 SM
PROPOSED OPENINGS	44.5 SF	4.13 SM

REAR ELEVATION		
WALL AREA	400.8 SF	37.24 SM
LIMITING DISTANCE	23' - 9 1/2"	7.252 m
% OF ALLOWABLE OPENINGS	90.37%	
AREA OF ALLOWABLE OPENINGS	362.20 SF	33.65 SM
PROPOSED OPENINGS	16 SF	1.49 SM

LEFT ELEVATION ELEVATION		
WALL AREA	401.01 SF	37.26 SM
LIMITING DISTANCE	16' - 6 3/4"	5.048 m
% OF ALLOWABLE OPENINGS	55.04%	
AREA OF ALLOWABLE OPENINGS	220.72 SF	20.51 SM
PROPOSED OPENINGS	40 SF	3.72 SM

ROOF CONSTRUCTION @ TRUSSES

- ASPHALT SHINGLES
- 30# ROOFING FELT
- 7/16" O.S.B. ROOF SHEATHING C/M "H" CLIPS
- ENGINEER DESIGNED ROOF TRUSSES
- R-40 INSULATION
- 6 MIL POLY. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

ROOF CONSTRUCTION @ RAFTERS

- ASPHALT SHINGLES
- 30# ROOFING FELT
- 7/16" O.S.B. ROOF SHEATHING C/M "H" CLIPS
- 2X10 @16" O.C. ROOF JOISTS
- R-28 INSULATION
- 6 MIL POLY. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

INTERIOR FLOOR CONSTRUCTION

- FINISHED FLOORING
- 3/4" T&G FIR PLYWOOD SUBFLOOR
- ENGINEER DESIGNED FLOOR SYSTEM @16" O.C. MAX
- R28 INSULATION BETWEEN JOISTS
- 1/2" GYPSUM BOARD

GARAGE SLAB CONSTRUCTION

- 4" CONC. SLAB @32MPA
- 5" COMPACTED GRAN. FILL
- SLAB SLOPED TO O.H. DOOR

EXTERIOR WALL CONSTRUCTION

- HARDIE PLANK SIDING
- PERMAX PAPER
- 7/16" O.S.B. SHEATHING
- 2X6 SPF STUDS @24" O.C.
- R-22 INSULATION
- 6 MIL POLY. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM BOARD TO BOTH SIDES
- 2X4 SPF STUDS @16" O.C.

DECK CONSTRUCTION

- 5/4"x6" SUNPINE SPACED DIMENSIONAL DECKING
- 2X8 D.FIR #2 DECK JOISTS @16" O.C.

STAIR CONSTRUCTION

- 16 EQUAL RISERS
- 10" RUN
- 11" TREADS OF 5/4X6 MOISTURESHIELD
- 2X12 STRINGERS
- 2'-10" HANDRAILS

FLOOR JOIST SPANS OF MORE THAN 70" SHALL BE BRIDGED AT MID-SPAN OR AT 70" O.C. MAXIMUM. BRIDGING SHALL BE 2"x2" DIAGONAL TYPE CROSS BRIDGING INSTALLED AS PER THE B.C.B.C. 2006.

FLASHING TO BE INSTALLED AT ALL PENETRATIONS IN ROOF SYSTEM AND CHANGES IN ROOF PLANE.

ALL ELECTRICAL/PLUMBING FIXTURES TO BE VERIFIED WITH OWNER.

FLASHING TO BE INSTALLED AT ALL CHANGES IN HORIZONTAL EXTERIOR FINISHINGS AND OVER ALL UNPROTECTED OPENINGS. CAULKING TO BE INSTALLED AROUND ALL UNFLASHED EXTERIOR OPENINGS.

HARMONY HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

HARMONY HOMES MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY EFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. SHOULD DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICES SO WE CAN MAKE THE NECESSARY CORRECTIONS.

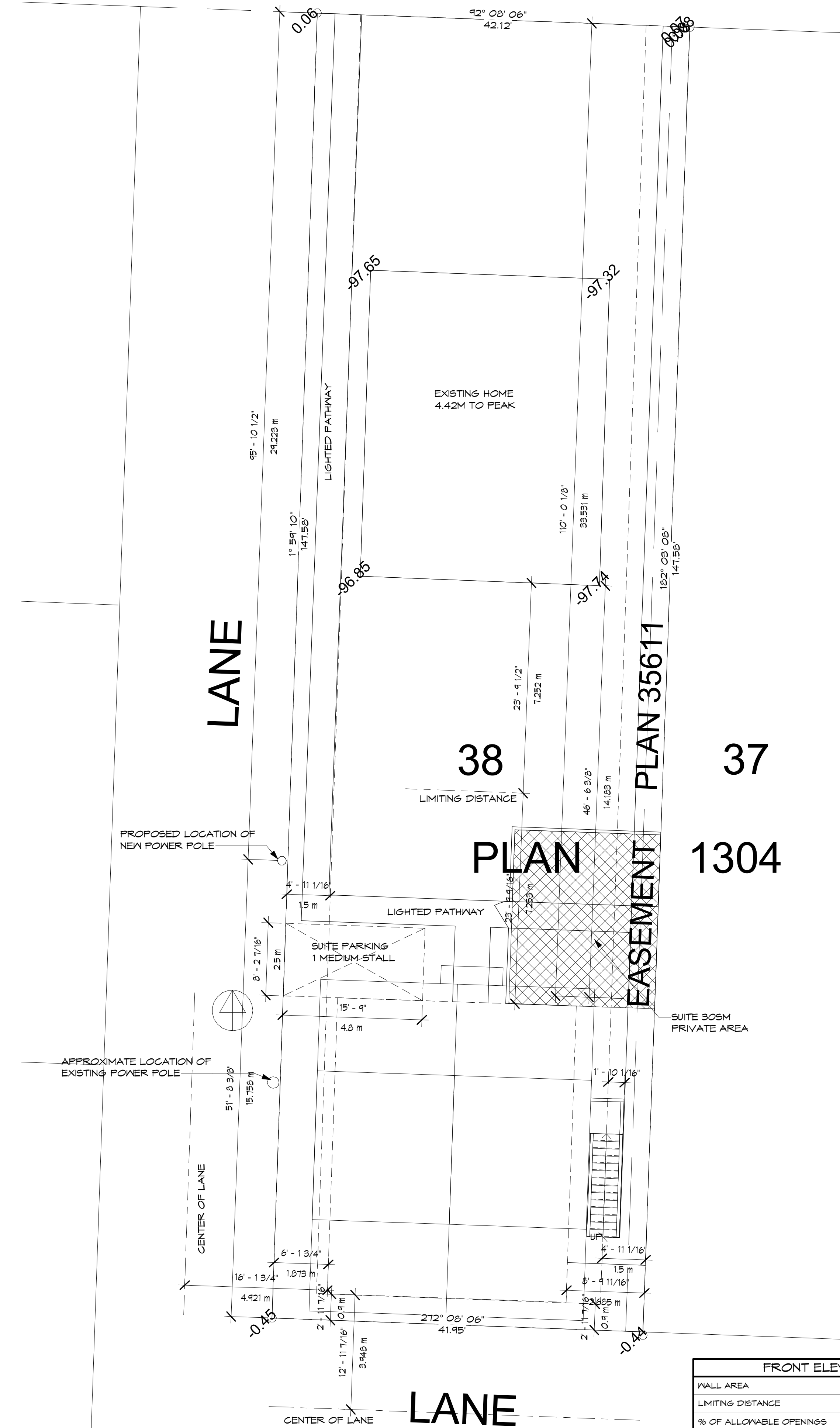
INTERIOR SWING DOORS

ROUGH OPENING IS ALWAYS 82 1/2" HIGH X 2" GREATER THAN THE NOMINAL DOOR SIZE
EX. 28 X 68 = 34" X 82 1/2"

INTERIOR BIFOLDS

ROUGH OPENINGS FOR 2 PANEL DOORS ARE 1 1/4" GREATER THAN THE NOMINAL DOOR WIDTH & 1 1/2" GREATER THAN DOOR HEIGHT.
EX. 30 X 68 = 37 1/4" X 81 1/2"

ROUGH OPENINGS FOR 4 PANEL DOORS ARE 1" GREATER THAN THE NOMINAL DOOR WIDTH & 1 1/2" GREATER THAN DOOR HEIGHT.
EX. 50 X 68 = 61" X 81 1/2"



LOT COVERAGE		
LOT AREA	6203.31 SF	576.306 SM
HOUSE	435.96 SF	86.954 SM
CARRIAGE HOUSE	405 SF	84.071 SM
	0 SF	0 SM
	0 SF	0 SM
TOTAL LOT COVERAGE	1840.96 SF	171.03 SM
ALLOWABLE LOT COVERAGE	2481.32 SF	230.523 SM
PROPOSED LOT COVERAGE	29.68%	
ALLOWABLE LOT COVERAGE	40 %	

CARRIAGE HOME LOT CALCULATIONS		
PRIMARY HOME FLOOR AREA	435.96 SF	86.954 SM
75% ALLOWABLE AREA	701.91 SF	65.22 SM
PROPOSED CARRIAGE AREA	663 SF	61.59 SM
CARRIAGE HOME ALLOWABLE LC	14 %	
LOT AREA	6203.31 SF	576.306 SM
ALLOWABLE CARRIAGE LC	868.46 SF	80.68 SM
PROPOSED CARRIAGE LC	405 SF	84.08 SM

VARIANCE REQUIRED

ATTACHMENT B

This forms part of application
DP19-0075

Planner Initials
AJ



RIGHT ELEVATION		
WALL AREA	401.01 SF	37.26 SM
LIMITING DISTANCE	8' - 9 23/32"	2.605 m
% OF ALLOWABLE OPENINGS	19.03%	
AREA OF ALLOWABLE OPENINGS	76.31 SF	7.09 SM
PROPOSED OPENINGS	20.33 SF	1.89 SM

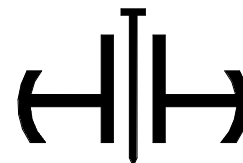
FRONT ELEVATION		
WALL AREA	400.8 SF	37.24 SM
LIMITING DISTANCE	12' - 11 1/16"	3.948 m
% OF ALLOWABLE OPENINGS	33.35%	
AREA OF ALLOWABLE OPENINGS	133.61 SF	12.42 SM
PROPOSED OPENINGS	25 SF	2.32 SM

GENERAL NOTES

- ALL WORK TO BE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE 2012, CURRENT ELECTRICAL AND PLUMBING CODES AND ALL LOCAL BUILDING CODE AND BYLAWS WHICH MAY TAKE PRECEDENCE.
- ALL WORK SHALL BE PERFORMED IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- WRITTEN DIMENSIONS TO BE FOLLOWED. DO NOT SCALE FROM DRAWINGS!
- ALL FLOOR JOISTS AND BEAMS TO BE D.FIR/LARCH #2 OR BETTER UNLESS NOTED OTHERWISE
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LB. FELT, 6 MIL. POLY. OR OTHER APPROVED METHOD.
- PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS AT MAXIMUM 60" O.C. AND AT ALL CORNERS.
- ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED ON SITE BEFORE COMMENCING CONSTRUCTION.
- PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION AND TO THEIR APPROVAL.
- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPA AT 28 DAYS.

Site
1/8" = 1'-0"

ISSUED FOR
CONSTRUCTION



HARMONY
HOMES

PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. ADAIR
KELOWNA, B.C.

DRAWING SCALE: As indicated

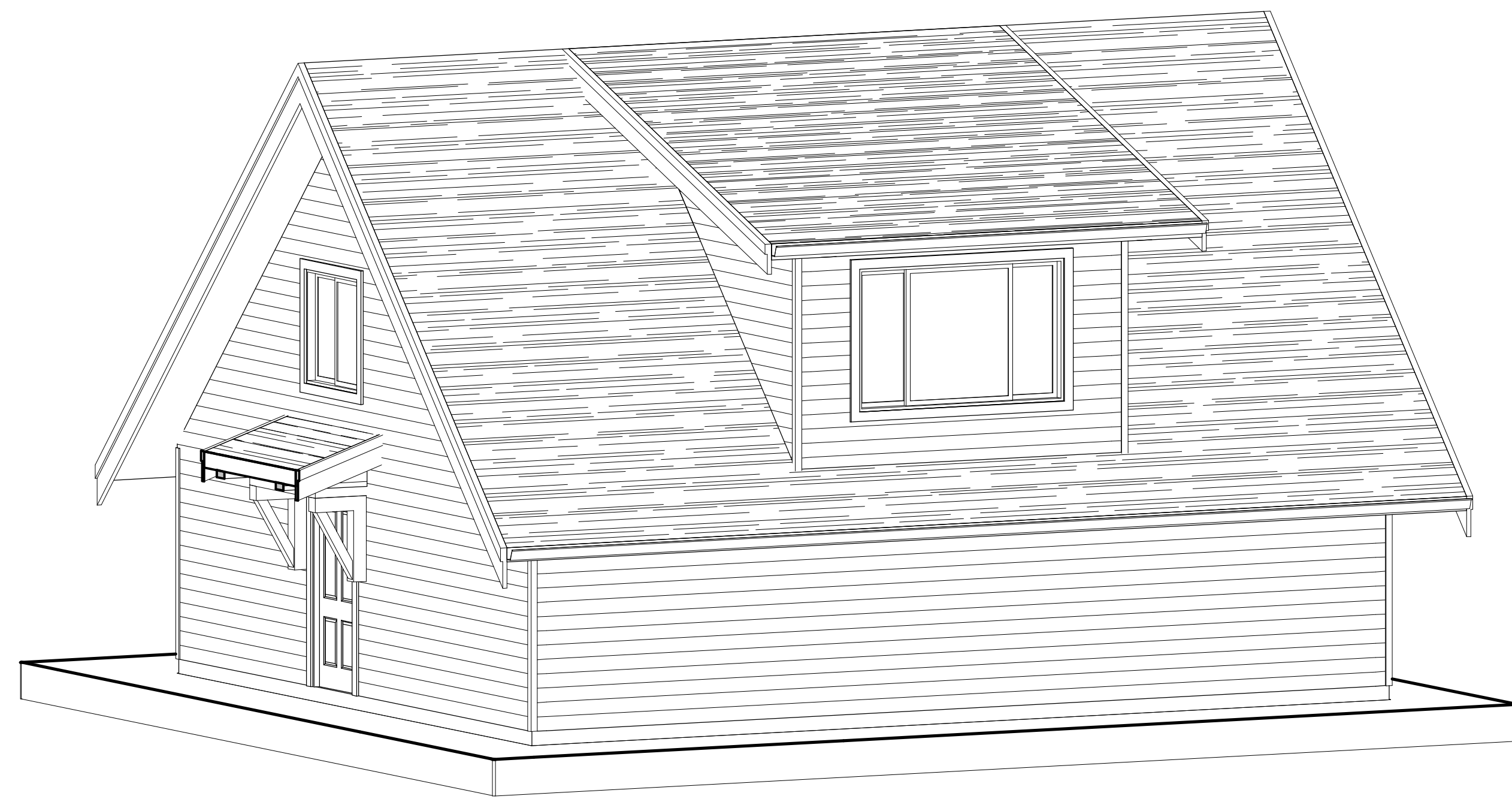
DATE: MARCH 12, 2019

REV. DATE: APR 29, 2019

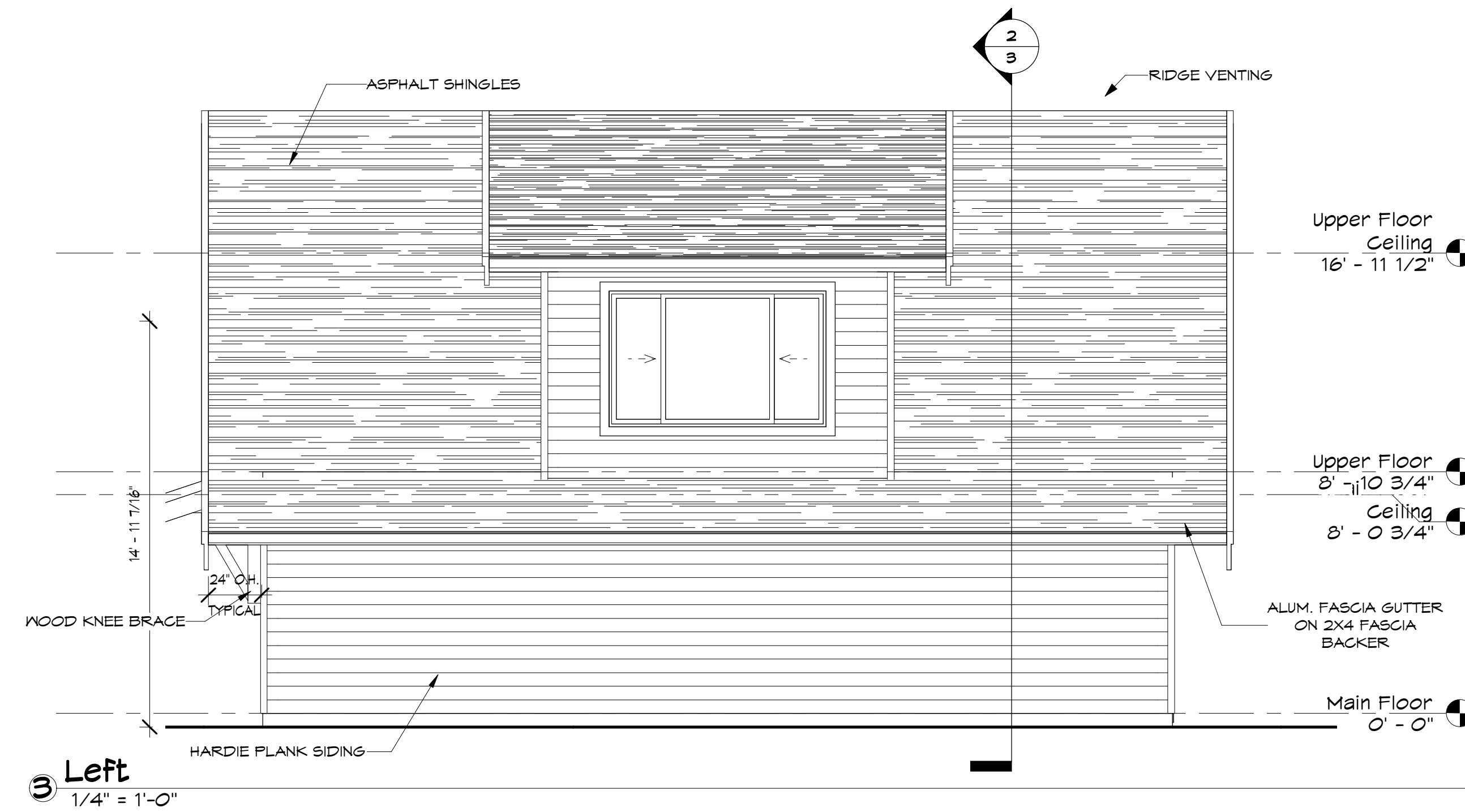
DRN. BY: J.A.S.

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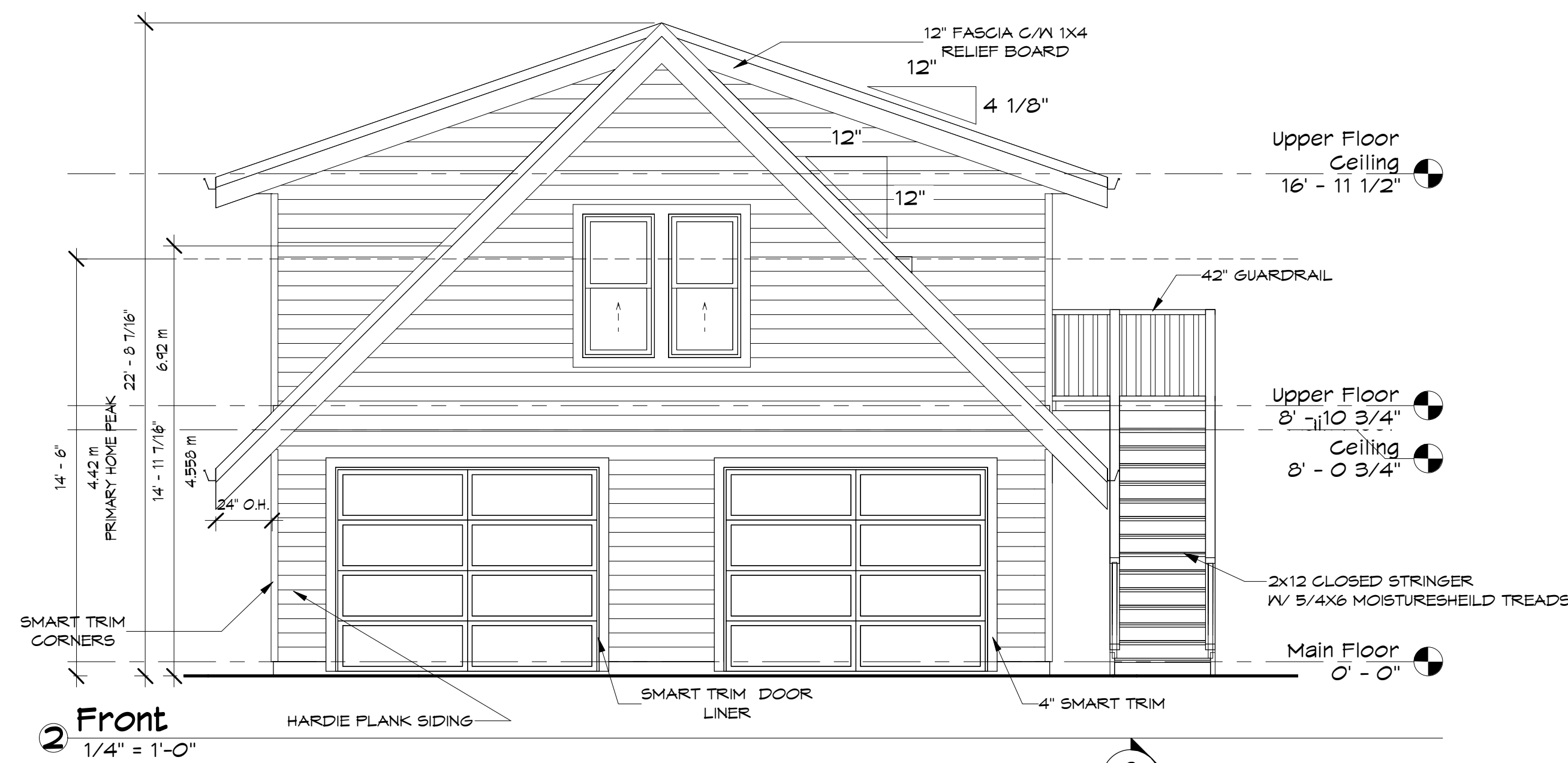
AWARD-WINNING BUILDER



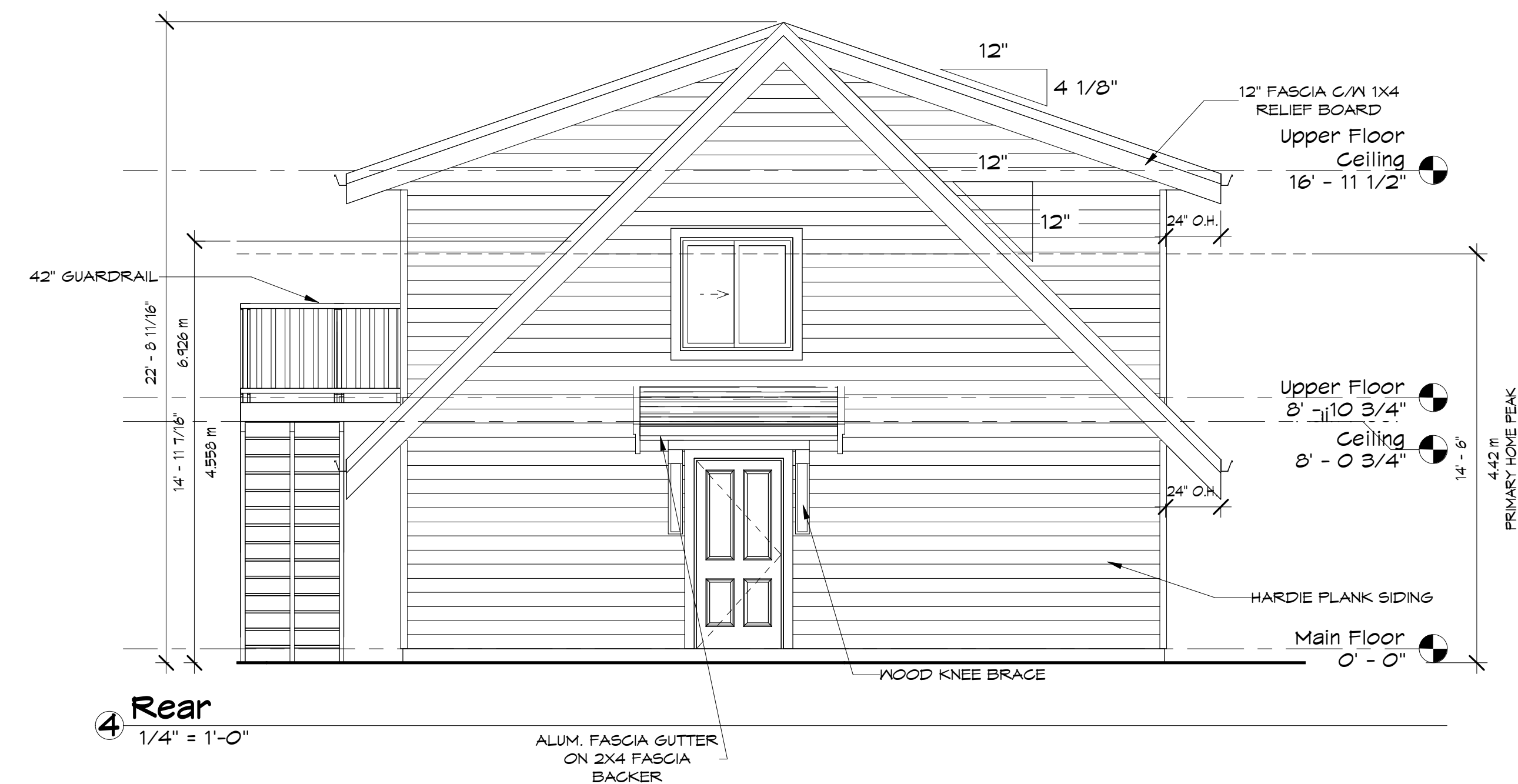
① Front 3D



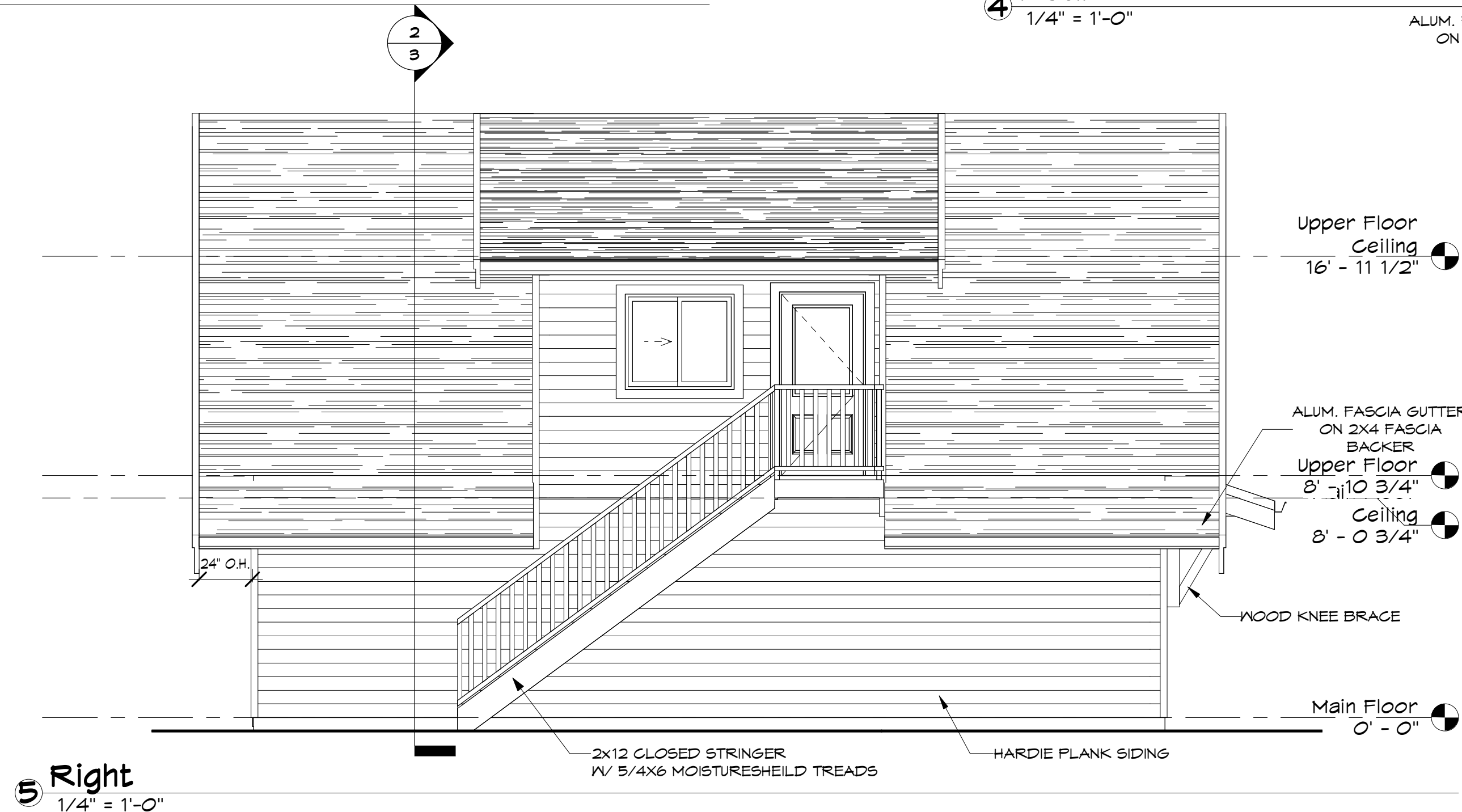
③ Left
1/4" = 1'-0"



② Front
1/4" = 1'-0"



④ Rear
1/4" = 1'-0"



⑤ Right
1/4" = 1'-0"

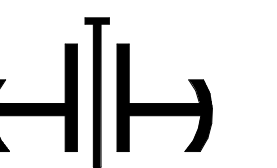
ATTACHMENT B

This forms part of application
DP19-0075

Planner Initials **AJ**

City of Kelowna
COMMUNITY PLANNING

**ISSUED FOR
CONSTRUCTION**



**HARMONY
HOMES**

PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. ADAIR
KELOWNA, B.C.

DRAWING SCALE: 1/4" = 1'-0"

DATE: MARCH 12, 2019

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AWARD WINNING BUILDER

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