

Development Variance Permit

DVP20-0021



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

921 Borden Ave

and legally known as

Lot 1 District Lot 138 ODYD Plan 3242

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

RU7 – Infill Housing

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

Date of Council Decision June 2nd, 2020

Decision By: COUNCIL

Existing Zone: RU7 – Infill Housing

Future Land Use Designation: SIH – Sensitive Infill Housing (Low Density)

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: Davara Holdings Ltd.

Applicant: David Sargent (Davara Holdings Ltd.)

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		A
This forms part of application		
# DVP20-0021		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

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 section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 8.2.3: Off-Street Parking Regulations – Parking Setbacks

To vary the minimum side yard parking setback from 1.5m required to 0.0m proposed.

Section 8.1.5: General Provisions and Development Standards

To vary the required physical barrier screen for the parallel parking on the flanking lane.

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

3. PERFORMANCE SECURITY

Not 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.**

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SCHEDULE

A

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DVP20-0021

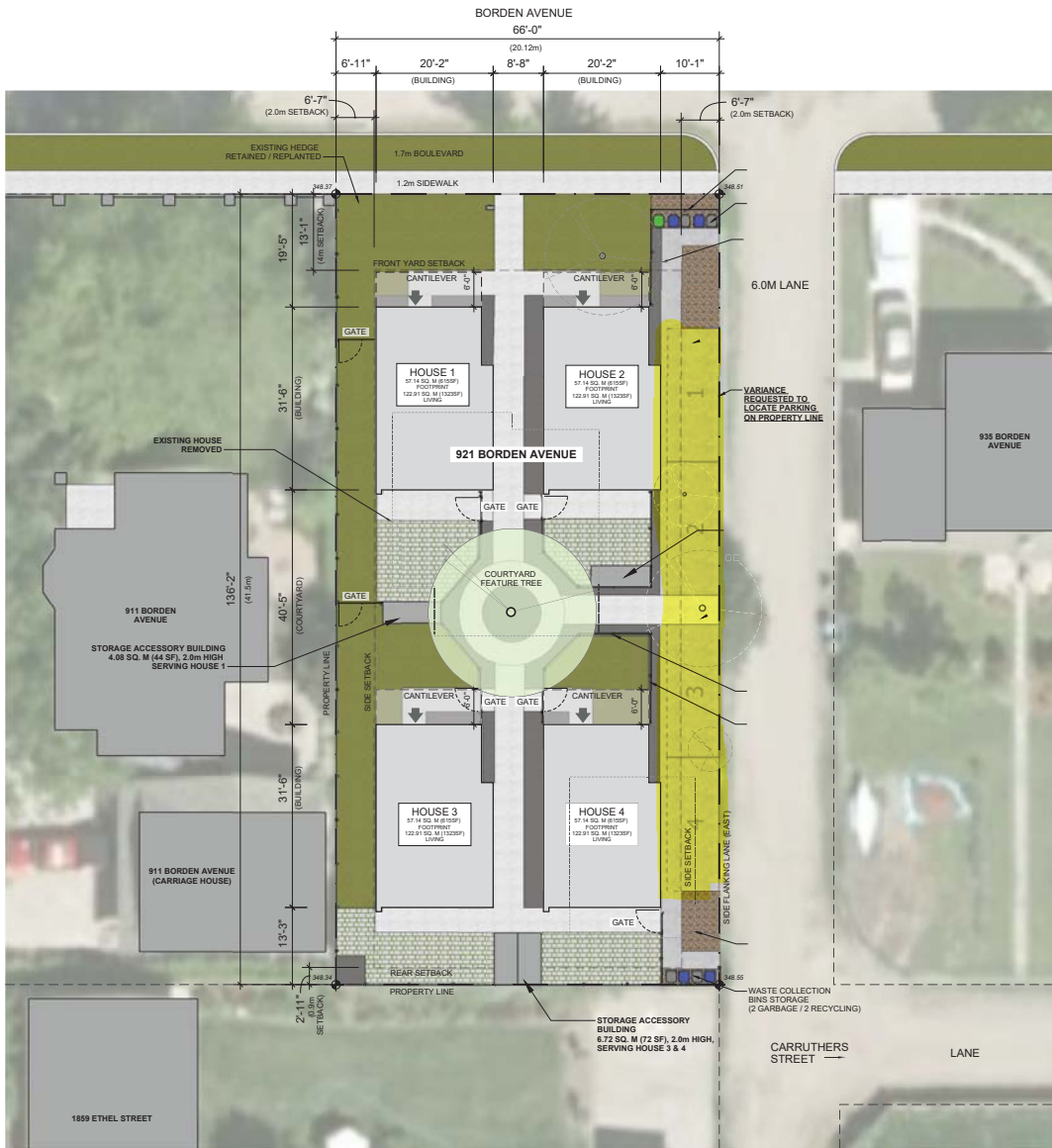
Planner Initials

TC

City of Kelowna

DEVELOPMENT PLANNING

NIDO
NIDO Design Inc.
203-251 Lawrence Avenue
Kelowna, BC V1Y 6L2
250.448.4307
hello@nido.design



SITE DETAILS	ZONING REQUIREMENTS		PROPOSED PROJECT		VARIANCE REQUIRED?
ZONING	RU7		RU7		-
	METRIC	IMPERIAL	METRIC	IMPERIAL	
SITE AREA	277.5	2,986.9	834.9	8,987.6	-
SITE WIDTH	7.5	24' 7"	20.1	66'	-
SITE DEPTH	30.0	98' 5"	41.5	136' 2"	-
SITE COVERAGE					
BUILDINGS	-	-	27.3%	2,461.4	-
DRIVEWAYS AND PARKING			9.5%	858.0	-
BUILDINGS, DRIVEWAYS, PARKING	55%	1,642.8	36.9%	3,319.5	-
DEVELOPMENT REGULATIONS					
TOTAL NUMBER OF UNITS				4	
FLOOR AREA					
GROSS			METRIC	IMPERIAL	
NET			491.6	5,292.0	
FLOOR AREA RATIO	0.8			0.58	
BUILDING HEIGHT					
PRINCIPAL	METRES	FEET	METRES	FEET	
ACCESSORY	8.0	26' 3"	7.0	23' 1"	
	4.8	15' 9"	-	-	
BUILDING SETBACKS					
	METRES	FEET	METRES	FEET	
FRONT (NORTH)	4.0	13' 1"	5.9	19' 5"	-
SIDE (EAST)	2.0	6' 7"	3.0	10' 1"	-
SIDE (WEST)	2.0	6' 7"	2.0	6' 7"	-
REAR (SOUTH)	0.9	2' 11"	0.9	2' 11"	-
PARKING STALLS - UNIT COUNT					
		STALLS PER UNIT	PROVIDED		
HOUSE 1		1	1		
HOUSE 2		1	1		
HOUSE 3		1	1		
HOUSE 4		1	1		
GUEST		0	0		
TOTAL		4	4		
PARKING SETBACKS					
	METRES	FEET	METRES	FEET	
FRONT (NORTH)	3.0	9' 10"	7.0	23' 2"	-
SIDE (EAST)	1.5	4' 11"	0.0	0"	VARIANCE REQUESTED
SIDE (WEST)	1.5	4' 11"	17.4	57' 2"	-
REAR (SOUTH)	1.5	4' 11"	4.9	16' 2"	-
PRIVATE OPEN SPACE					
	SQUARE METRES	SQUARE FEET	SQUARE METRES	SQUARE FEET	
HOUSE 1	-	-	147.7	1,590.3	-
HOUSE 2	-	-	57.0	613.5	-
HOUSE 3	-	-	89.0	957.9	-
HOUSE 4	-	-	50.0	538.1	-

GENERAL LANDSCAPE SURFACES:

DROUGHT TOLERANT TURF

WOOD MULCH & PLANTINGS

ROCK MULCH

BROOM FINISH CAST-IN-PLACE CONCRETE SLAB

GENERAL NOTES

1. BASED ON TOPOGRAPHIC SITE SURVEY PREPARED BY RUNNELS DENBY LAND SURVEYING, DATED JUNE 20, 2018 LOT 1, DL 138, O.D.V.D., PLAN 1242

2. REFER TO LANDSCAPING PLAN FOR DETAILED PLANTING PLAN, DIMENSIONS OF SURFACES, GRADING, IRRIGATION LAYOUTS, SITE FENCING, SITE FURNITURE

3. DIMENSIONS TO HOUSE FROM PROPERTY LINE ARE TO EXTERIOR FACE OF FOUNDATION WALLS

4. SITE SERVICES LOCATIONS AND DEPTHS TO BE CONFIRMED BY BUILDER AND SERVICE PROVIDERS

SERVICES SPECIFICATIONS

ELECTRICAL SERVICE TO EACH HOUSE (BUILDER TO CONFIRM)

125 AMP

- ELECTRICITY

MUNICIPAL

- WATER

MUNICIPAL

- SEWER

MUNICIPAL

- GAS

MUNICIPAL

- COMMUNICATIONS

MUNICIPAL

GENERAL CONDITIONS

Check and verify all critical details and dimensions prior to the start of construction and correct the office if any variations in required. Station dimensions will always take precedence over scaled dimensions. This drawing must be read in conjunction with all drawings & sheets issued for this project. Contractor is responsible to verify dimensions about existing design features.

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SITE NORTH

PROJECT NORTH

DATE

REVIEW FOR

2018-05-30

FEASIBILITY STUDY

2018-09-19

PRELIMINARY SCHEMATIC DESIGN

2018-12-18

DEVELOPMENT PERMIT PRE-REVIEW

PROJECT TITLE

1804

Borden 4-Unit Housing

921 Borden Ave

Kelowna, BC

SHEET TITLE

Site Plan

SCALE

1" = 10'-0"

DRAWING NUMBER

A1.0

SCHEDULE A

This forms part of application

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Planner
Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

