

# Development Permit DVP20-0214



This permit relates to land in the City of Kelowna municipally known as 758 Walrod Street

and legally known as Lot 4 Section 30 Township 26 ODYD Plan 8373

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

## Single-Family Dwelling with Secondary Suite (RU6 – Two Dwelling 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: April 20<sup>th</sup>, 2021  
Decision By: COUNCIL  
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: Darryl John Reuter  
Applicant: Urban Options Planning & Permits

---

Terry Barton  
Development Planning Department Manager  
Planning & Development Services

---

Date

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application # DVP20-0214	
Planner Initials	<b>TC</b>
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

- a) That variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

**Section 13.6.6(g): RU6 – Two Dwelling Housing, Development Regulations**

To vary the side yard setback from a flanking street from 4.5m required to 3.24m proposed.

**Section 13.6.6(g)(i): RU6 – Two Dwelling Housing, Development Regulations**

To vary the side yard setback from a garage off a flanking street from 6.0m required to 3.91m proposed.

- b) Landscaping to be provided on the land be in accordance with Schedule "B"; and  
c) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

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

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$6,000.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## 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**

# GARAGE/ BONUS ROOM & SUITE ADDITION 758 WALROD ST.

**ATTACHMENT B**

This forms part of application  
# DVP20-0214

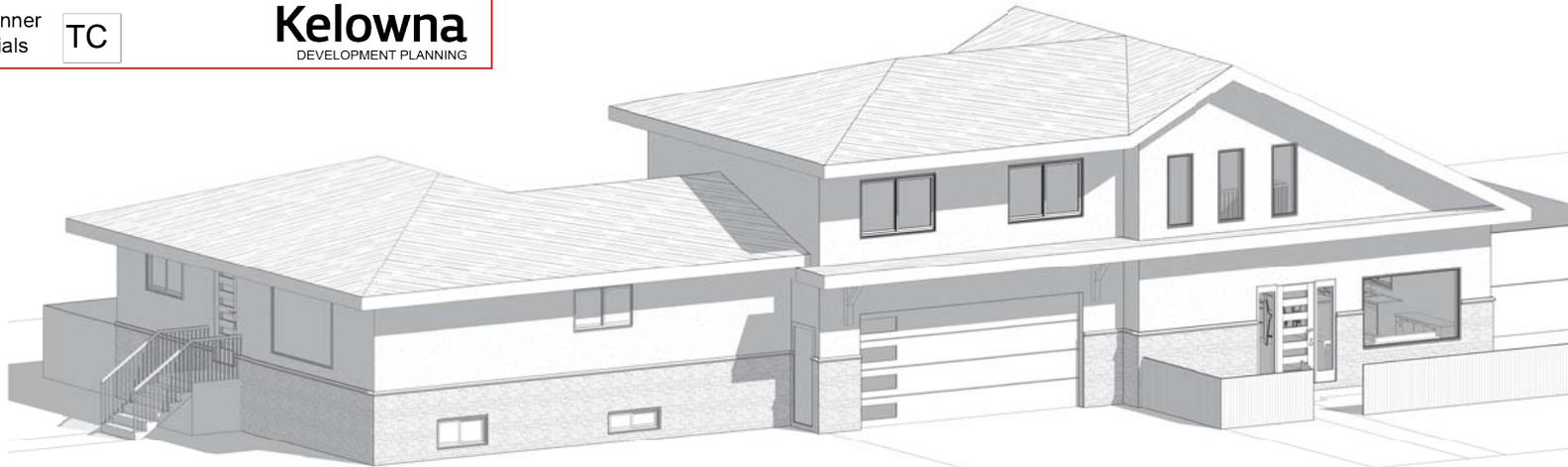
Planner Initials **TC**



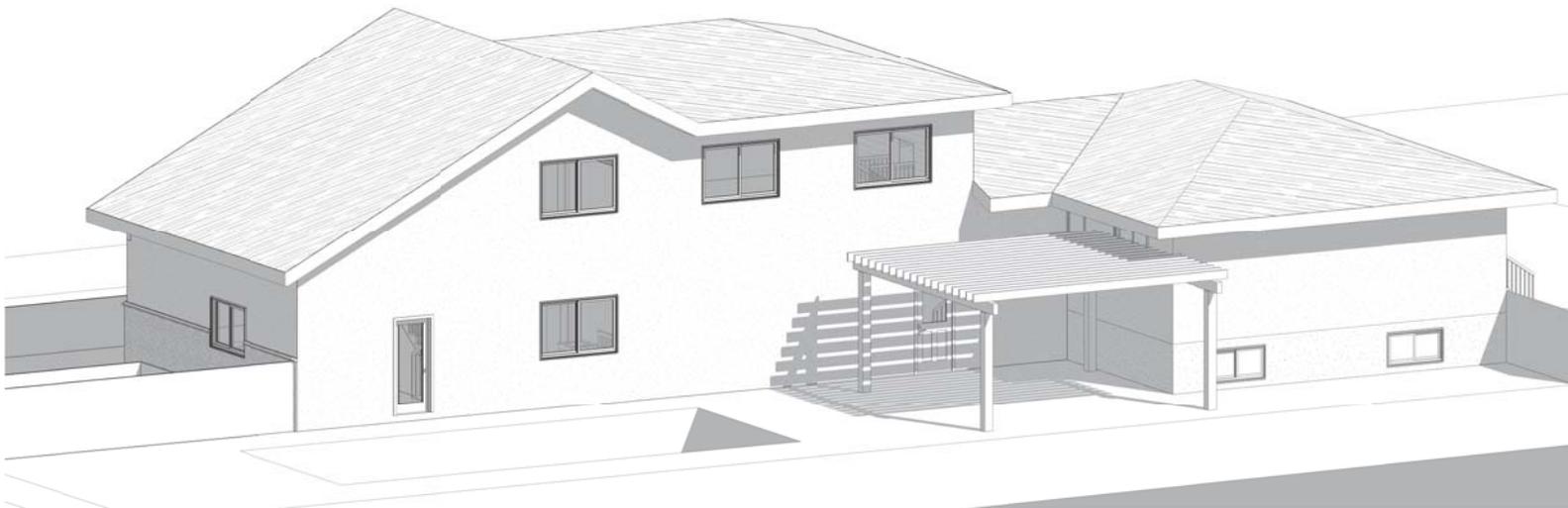
SHEET LIST		
Sheet Number	Sheet Name	Current Revision Date
A0.0	TITLE	18.03.21
A1.0	SITE PLAN	18.03.21
A2.0	ELEVATIONS	18.03.21
A3.0	PLANS	11.09.20
A3.1	PLANS	18.03.21



Blue Vision Design Inc.  
3448 Cougar Rd  
West Kelowna, BC  
V4T 2G9  
250.864.6666  
blue.vision@hotmail.com



① FRONT VIEW



② REAR VIEW

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20
3	Variance	18.03.21



URBANELEGANCE HOMES INC.  
758 WALROD ST.  
Kelowna, BC V1Y 2S2  
PH: 250.821.0088  
jmac@urbanelegancehomes.com

GARAGE/ BONUS ROOM & SUITE ADDITION  
758 WALROD ST.  
KELOWNA, BC

TITLE

SCALE:  
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

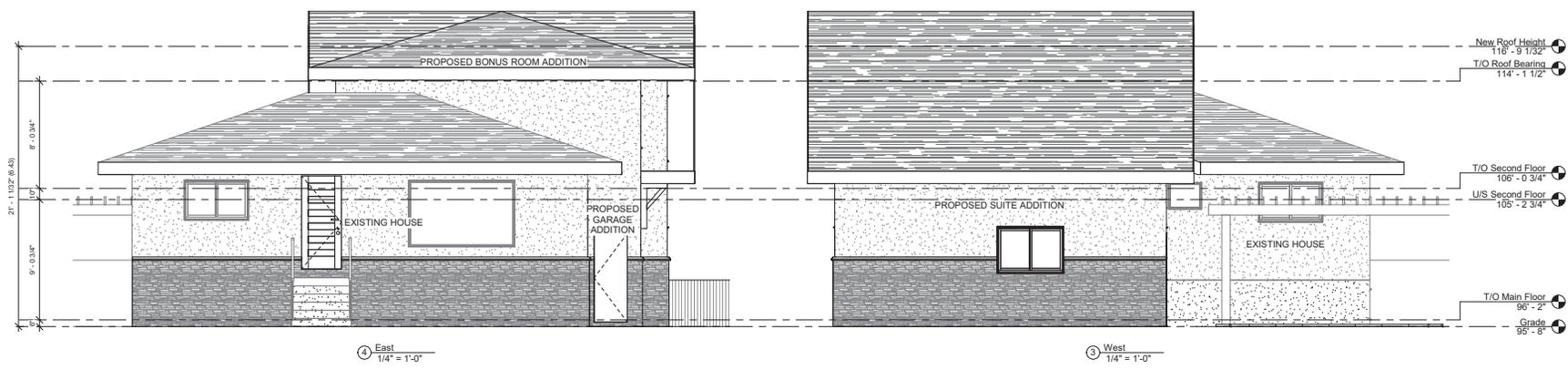
**A0.0**

# ATTACHMENT B

This forms part of application  
# DVP20-0214



Planner Initials **TC**



Blue Vision Design Inc.  
3448 Cougar Rd  
West Kelowna, BC  
V4T 2G9  
250.864.6666  
blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20
3	Variance	18.03.21



URBAN ELEGANCE HOMES INC.  
758 WALROD ST.  
Kelowna, BC V1Y 2S2  
PH: 250.821.0088  
jmac@urbanelegancehomes.com

GARAGE/ BONUS ROOM & SUITE ADDITION  
758 WALROD ST.  
KELOWNA, BC

## ELEVATIONS

SCALE: AS NOTED	
DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

# A2.0

# ATTACHMENT B

This forms part of application  
# DVP20-0214

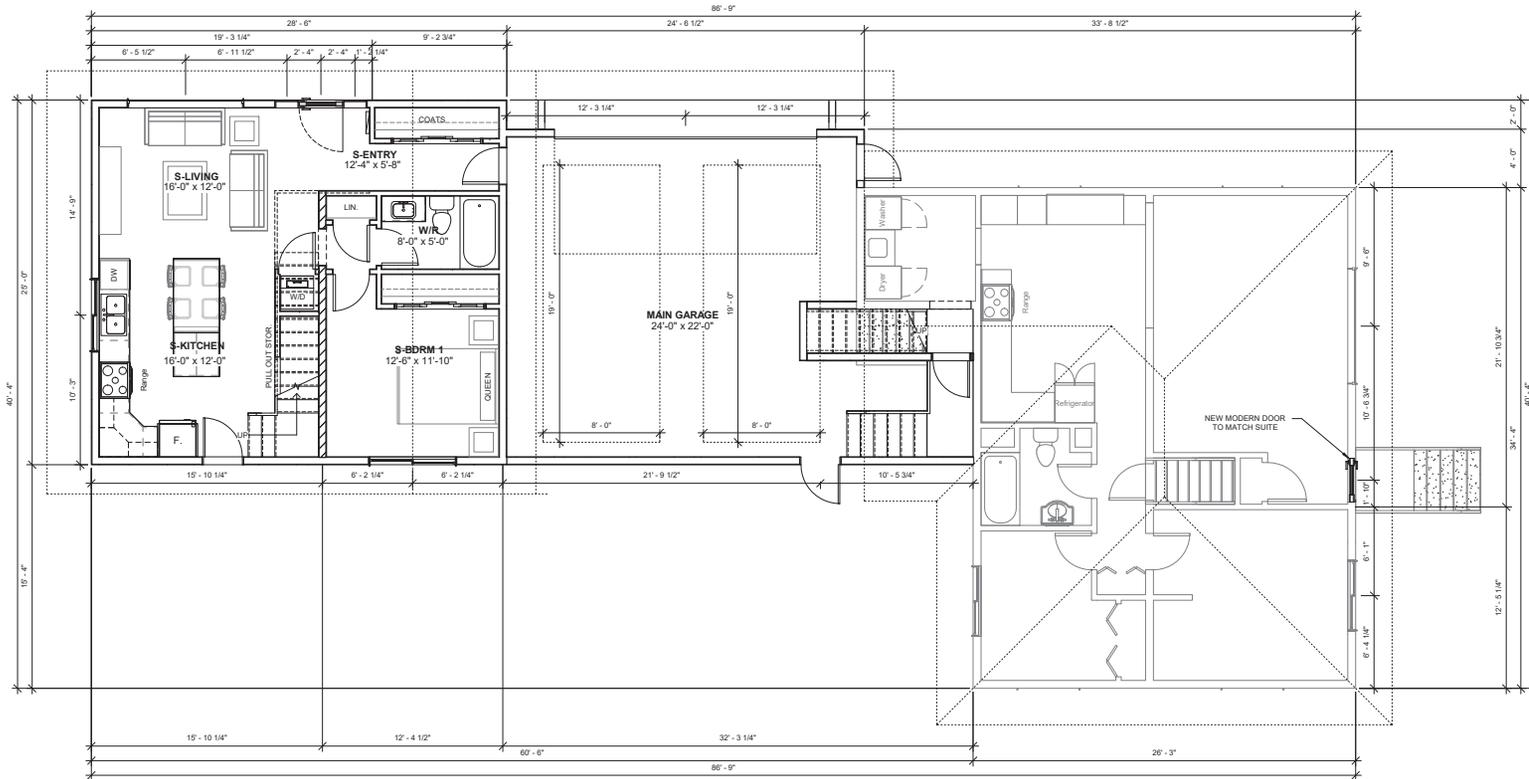


City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



Blue Vision  
Design Inc.  
3448 Cougar Rd  
West Kelowna, BC  
V4T 2G9  
250.864.6666  
blue.vision@hotmail.com



1 PROPOSED MAIN FLOOR PLAN  
1/4" = 1'-0"

SUITE ADDITION FLOOR AREA: 713sqft (66.2m<sup>2</sup>)

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20



URBAN ELEGANCE  
HOMES INC.  
758 WALROD ST.  
Kelowna, BC V1Y 2S2  
PH: 250.821.0088  
jmac@urbanelegancehomes.com

GARAGE/ BONUS  
ROOM & SUITE  
ADDITION  
758 WALROD ST.  
KELOWNA, BC

PLANS

SCALE:  
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 11.09.20	PROJECT: 2020-034

A3.0

# ATTACHMENT B

This forms part of application  
# DVP20-0214

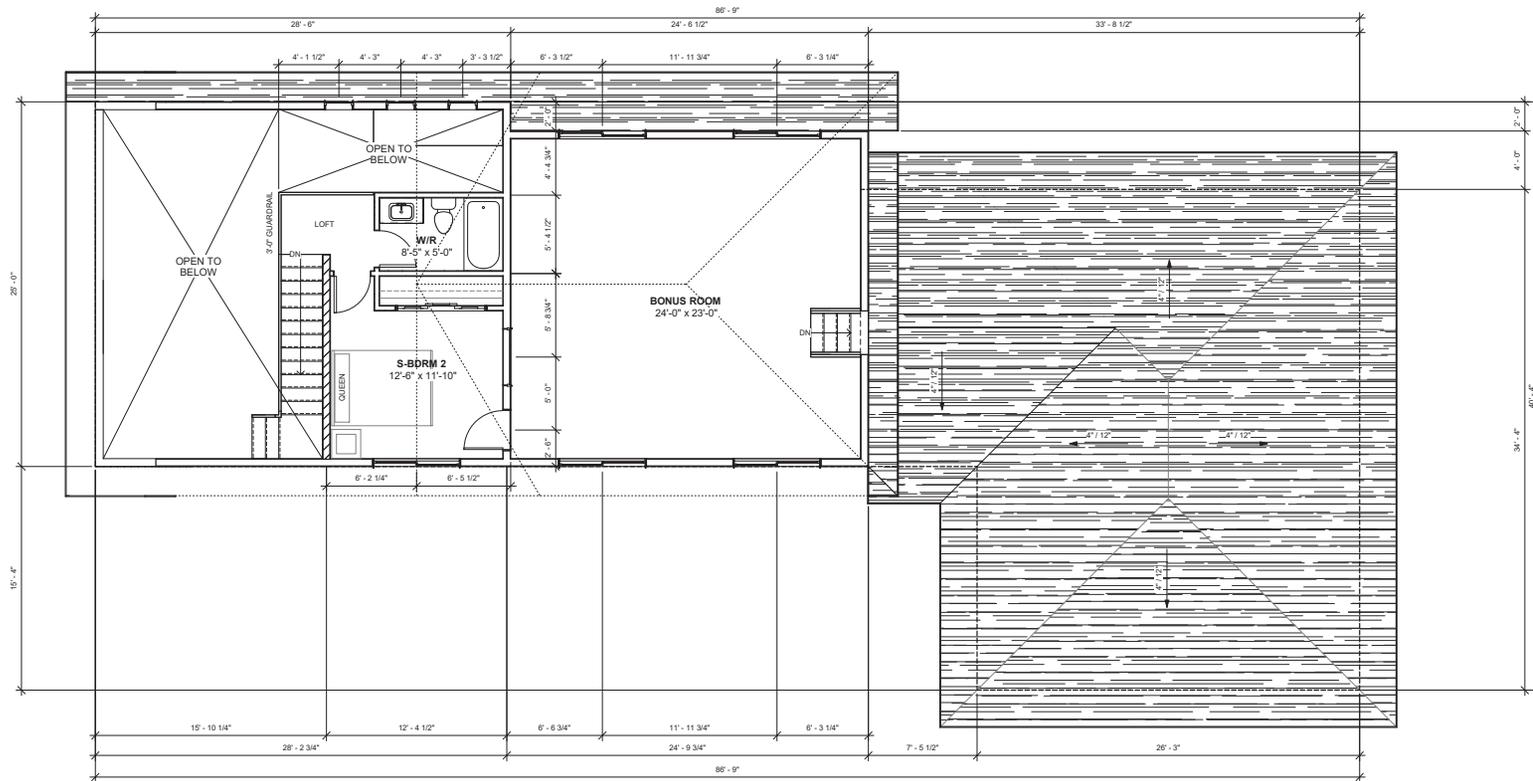


City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



Blue Vision  
Design Inc.  
3448 Cougar Rd  
West Kelowna, BC  
V4T 2G9  
250.864.6666  
blue.vision@hotmail.com



1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

SUITE ADDITION FLOOR AREA:	255sqft [23.7m <sup>2</sup> ]
BONUS ROOM FLOOR AREA:	564sqft [52.4m <sup>2</sup> ]

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20
3	Variance	18.03.21



URBAN ELEGANCE  
HOMES INC.  
758 WALROD ST.  
Kelowna, BC V1Y 2S2  
PH: 250.821.0088  
jmac@urbanelegancehomes.com

GARAGE/ BONUS  
ROOM & SUITE  
ADDITION  
758 WALROD ST.  
KELOWNA, BC

PLANS

SCALE: AS NOTED	
DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

A3.1

**ATTACHMENT B**

This forms part of application  
# DVP20-0214



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**





Blue Vision  
Design Inc.  
3448 Cougar Rd  
West Kelowna, BC  
V4T 2G9  
250.864.6666  
blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20
3	Variance	18.03.21



URBAN ELEGANCE  
HOMES INC.  
758 WALROD ST.  
Kelowna, BC V1Y 2S2  
PH: 250.821.0088  
jmac@urbanelegancehomes.com

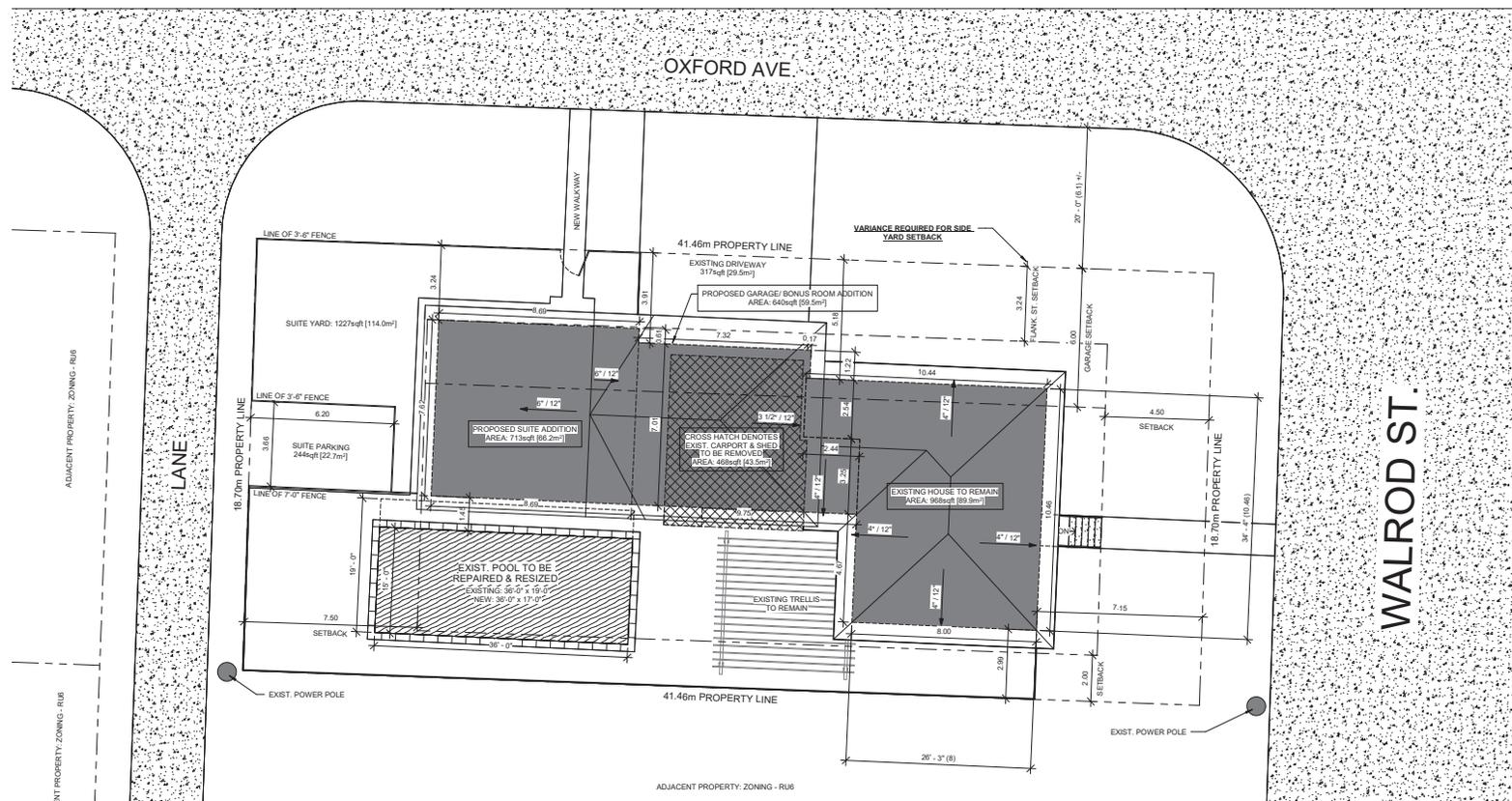
GARAGE/ BONUS  
ROOM & SUITE  
ADDITION  
758 WALROD ST.  
KELOWNA, BC

SITE PLAN

SCALE:  
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 18.03.21	PROJECT: 2020-034

A1.0



1 SITE PLAN  
1/8" = 1'-0"

**BUILDING NOTES**  
**GENERAL ZONING AND SITE INFORMATION**

CIVIC ADDRESS: 758 WALROD ST.  
LEGAL: PLAN 8273, LOT 4  
ZONE: RUR - TWO DWELLING HOUSING  
AUTHORITY: CITY OF KELOWNA  
TOTAL LOT AREA: 8,346sqft [775.4m<sup>2</sup>]  
MAXIMUM PARCEL COVERAGE: 40.0%

**PARCEL COVERAGE:**

- EXISTING HOUSE FOOTPRINT: 968sqft [89.9m<sup>2</sup>]
- EXISTING CARPORT/SHED FOOTPRINT: 468sqft [43.5m<sup>2</sup>]
- TOTAL EXISTING FOOTPRINT: 1,436sqft [133.4m<sup>2</sup>] 17.2%
- PROPOSED GARAGE FOOTPRINT: 648sqft [60.2m<sup>2</sup>]
- PROPOSED SUITE FOOTPRINT: 713sqft [66.2m<sup>2</sup>]
- TOTAL BUILDING COVERAGE: 2,337sqft [219.6m<sup>2</sup>] 27.8%
- PROPOSED DRIVEWAY COVERAGE: 561sqft [52.1m<sup>2</sup>]
- TOTAL SITE COVERAGE: 2,882sqft [267.7m<sup>2</sup>] 34.5%

**FLOOR AREA:**

**EXISTING HOUSE**

- BASEMENT FLOOR AREA: 878sqft [ 81.6m<sup>2</sup>]
- MAIN FLOOR AREA: 968sqft [ 90.0m<sup>2</sup>]
- TOTAL FLOOR AREA: 1,846sqft [171.5m<sup>2</sup>]

**PROPOSED HOUSE**

- BASEMENT FLOOR AREA: 878sqft [ 81.6m<sup>2</sup>]
- MAIN FLOOR AREA: 968sqft [ 90.0m<sup>2</sup>]
- BONUS ROOM: 968sqft [ 90.0m<sup>2</sup>]
- TOTAL FLOOR AREA: 2,414sqft [224.9m<sup>2</sup>]

**SUITE ADDITION**

- MAIN FLOOR AREA: 713sqft [66.2m<sup>2</sup>]
- SECOND FLOOR AREA: 256sqft [23.9m<sup>2</sup>]
- TOTAL FLOOR AREA: 969sqft [89.9m<sup>2</sup>]

**TOTAL HOUSE FLOOR AREA: 2,410sqft [224.0m<sup>2</sup>] 70.3%**  
**TOTAL SUITE ADDITION FLOOR AREA: 969sqft [89.9m<sup>2</sup>] 29.7%**  
**TOTAL FLOOR AREA: 3,379sqft [313.9m<sup>2</sup>]**

**SITE CONSTRAINTS:**

- FRONT YARD SETBACK: 4.5m & 6.0m FOR CARPORT/GARAGE
- REAR YARD SETBACK: 7.5m
- SIDE YARD SETBACK: 2.0m & 4.5m FOR FLANKING STREET
- MAXIMUM HEIGHT OF MAIN HOUSE: 9.5m (2.5 STOREY)

# SCHEDULE A

This forms part of application  
# DVP20-0214



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



Blue Vision  
Design Inc.  
3448 Cougar Rd  
West Kelowna, BC  
V4T 2G9  
250.864.6666  
blue.vision@hotmail.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Variance	05.05.20
2	Layout Review	11.09.20
3	Variance	18.03.21



URBAN ELEGANCE  
HOMES INC.  
758 WALROD ST.  
Kelowna, BC V1Y 2S2  
PH: 250.821.0088  
jmac@urbanelegancehomes.com

GARAGE/ BONUS  
ROOM & SUITE  
ADDITION  
758 WALROD ST.  
KELOWNA, BC

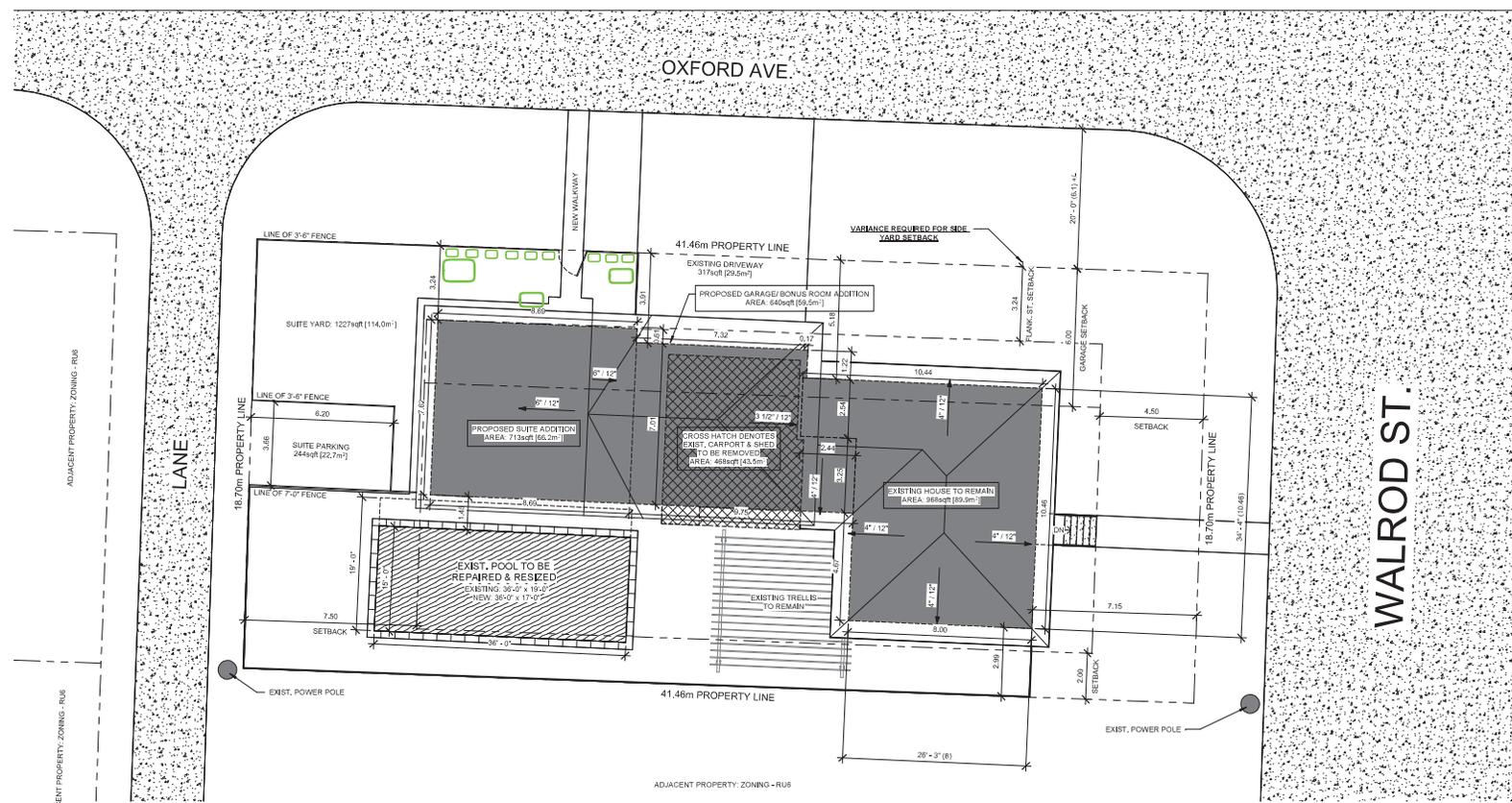
SITE PLAN

SCALE:  
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
-----------------	-------------------

DATE: 18.03.21	PROJECT: 2020-034
-------------------	----------------------

A1.0



1 SITE PLAN  
1/8" = 1'-0"

**BUILDING NOTES**  
**GENERAL ZONING AND SITE INFORMATION**

- SITE ADDRESS: 758 WALROD ST.
- LEGAL PLAN 5713, LOT 4
- ZONE: RUS - TWO DWELLING HOUSING
- AUTHORITY: CITY OF KELOWNA
- TOTAL LOT AREA: 8,346sqft (775.4m<sup>2</sup>)
- MAXIMUM PARCEL COVERAGE: 40.2%

**PARCEL COVERAGE**

- + EXISTING HOUSE FOOTPRINT: 966sqft (89.9m<sup>2</sup>)
- + EXISTING CARPORT/SHED FOOTPRINT: 468sqft (43.5m<sup>2</sup>)
- + TOTAL EXISTING FOOTPRINT: 1,434sqft (133.4m<sup>2</sup>) 17.2%
- + EXISTING HOUSE FOOTPRINT: 966sqft (89.9m<sup>2</sup>)
- + PROPOSED GARAGE FOOTPRINT: 646sqft (60.0m<sup>2</sup>)
- + PROPOSED SUITE FOOTPRINT: 713sqft (66.2m<sup>2</sup>)
- + TOTAL BUILDING COVERAGE: 2,325sqft (215.9m<sup>2</sup>) 27.8%
- + PROPOSED DRIVEWAY COVERAGE: 561sqft (52.1m<sup>2</sup>)
- + TOTAL SITE COVERAGE: 2,882sqft (267.7m<sup>2</sup>) 34.5%

**FLOOR AREA**

**EXISTING HOUSE**

- + BASEMENT FLOOR AREA: 878sqft (81.6m<sup>2</sup>)
- + MAIN FLOOR AREA: 966sqft (90.0m<sup>2</sup>)
- + BONUS ROOM: 966sqft (90.0m<sup>2</sup>)
- + TOTAL FLOOR AREA: 2,410sqft (224.0m<sup>2</sup>)

**PROPOSED HOUSE**

- + BASEMENT FLOOR AREA: 878sqft (81.6m<sup>2</sup>)
- + MAIN FLOOR AREA: 966sqft (90.0m<sup>2</sup>)
- + BONUS ROOM: 966sqft (90.0m<sup>2</sup>)
- + TOTAL FLOOR AREA: 2,410sqft (224.0m<sup>2</sup>)

**SUITE ADDITION**

- + MAIN FLOOR AREA: 713sqft (66.2m<sup>2</sup>)
- + SECOND FLOOR AREA: 269sqft (25.0m<sup>2</sup>)
- + TOTAL FLOOR AREA: 988sqft (91.9m<sup>2</sup>)

**TOTAL HOUSE FLOOR AREA**

- TOTAL HOUSE FLOOR AREA: 2,410sqft (224.0m<sup>2</sup>) 29.3%
- TOTAL SUITE ADDITION FLOOR AREA: 988sqft (91.9m<sup>2</sup>) 26.7%
- TOTAL FLOOR AREA: 3,378sqft (313.5m<sup>2</sup>)

- SITE CONSTRAINTS:**
- FRONT YARD SETBACK: 4.5m & 6.0m FOR CARPORT/GARAGE
  - REAR YARD SETBACK: 7.5m
  - SIDE YARD SETBACK: 2.0m & 4.5m FOR PLANNING STREET
  - MAXIMUM HEIGHT OF MAIN HOUSE: 9.5m (2.5 STOREY)

**SCHEDULE B**

This forms part of application  
# DVP20-0214

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials **TC**