


Schedule A: Affected Addresses in 2735-2757 Abbott St (Strata EPS6137)			
No.	Legal Description	Address	PID
1	Strata Lot 4 District Lot 14 ODYD Strata Plan EPS6137 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.	2757 Abbott St	031-403-093
2	Strata Lot 3 District Lot 14 ODYD Strata Plan EPS6137 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.	2755 Abbott St	031-403-085
3	Strata Lot 6 District Lot 14 ODYD Strata Plan EPS6137 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.	2747 Abbott St	031-403-115
4	Strata Lot 5 District Lot 14 ODYD Strata Plan EPS6137 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.	2745 Abbott St	031-403-107
5	Strata Lot 2 District Lot 14 ODYD Strata Plan EPS6137 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.	2737 Abbott St	031-188-354
6	Strata Lot 1 District Lot 14 ODYD Strata Plan EPS6137 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.	2735 Abbott St	031-188-346
7	Common Property Strata Plan EPS6137	2735-2757 Abbott St	

**SCHEDULE**      **A**

This forms part of application  
# DVP22-0071

Planner Initials



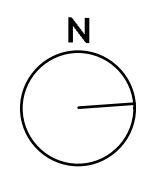
City of  
**Kelowna**  
DEVELOPMENT PLANNING





**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

**2783 -2787 ABBOTT STREET**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	DESCRIPTION
5	19.08.12	Development Permit
6	19.08.27	Development Permit
7	19.10.01	Development Permit
8	20.03.12	Development Permit
9	21.09.10	Development Permit
10	21.09.13	Development Permit
11	21.10.08	Revised for Development Permit
12	22.03.03	Revised for Development Permit

PROJECT NO.	18098
DESIGN BY	RW/SR
DRAWN BY	MC/KM
CHECKED BY	FB
DATE	MAR. 3, 2022
SCALE	1:100

SEAL



DRAWING NUMBER

**L1/2**

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Parking Stall Requested

**SCHEDULE** B

This forms part of application  
# DVP22-0071

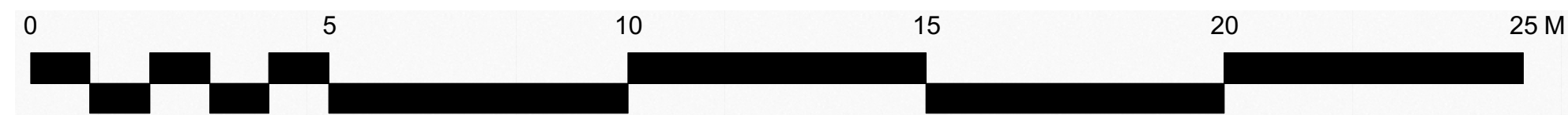
Planner Initials **JJ**

- NOTES**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
  - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  - TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  - TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  - ROOT BARRIER SHALL BE PROVIDED FOR TREES NEXT TO HARDSCAPE SURFACES AND UNDERGROUND UTILITIES AS PER CITY OF KELOWNA REQUIREMENTS.

**PLANT LIST**

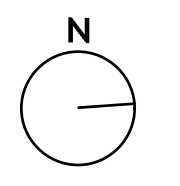
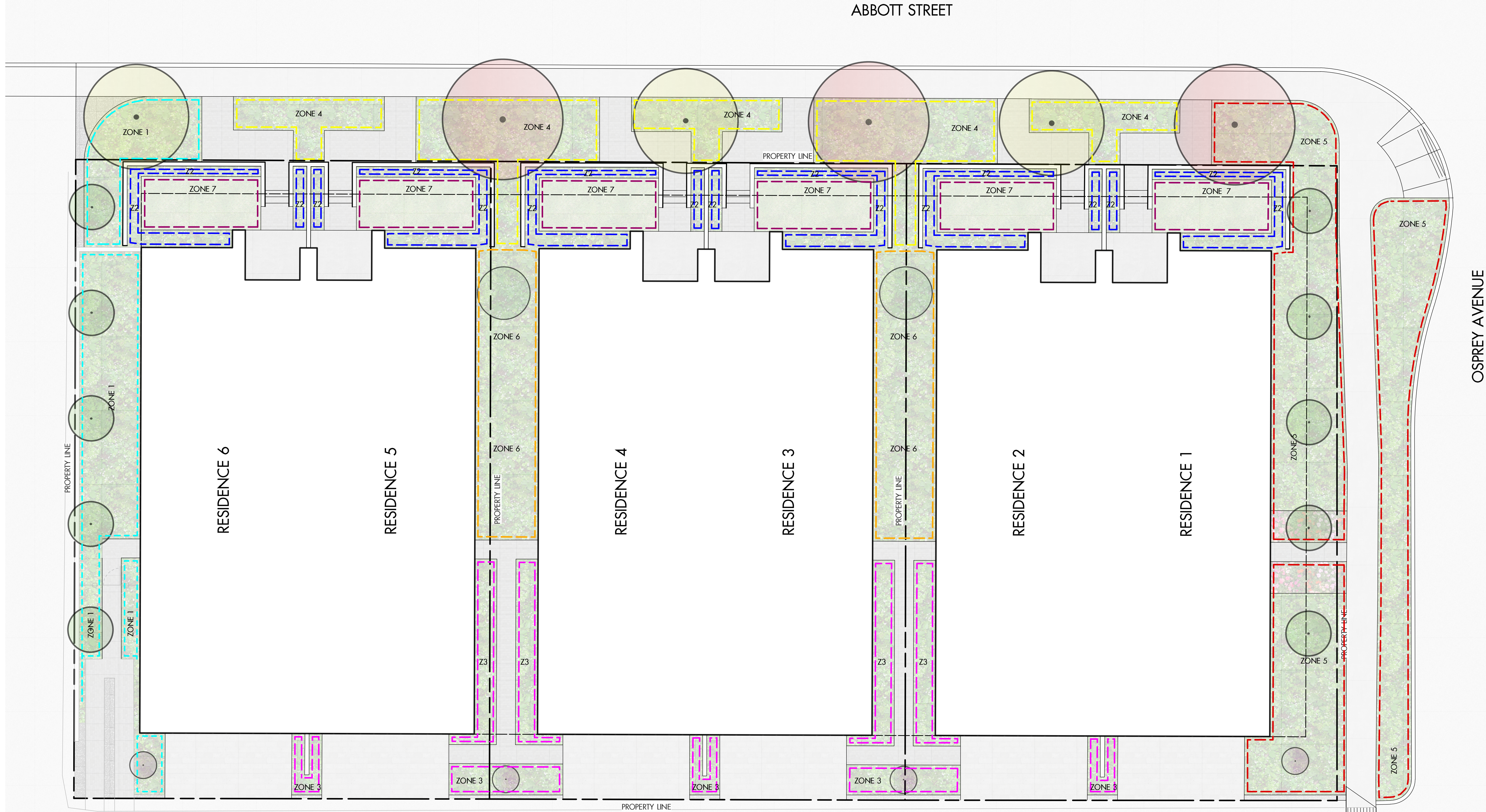
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER PLATANOIDES 'PRINCETON GOLD'	PRINCETON GOLD MAPLE	3	6m CAL
ACER RUBRUM 'FRANK JR'	REDPOINTE MAPLE	3	6m CAL
CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL'	PRAIRIE SENTINEL HACKBERRY	10	4m CAL
CERCIS CANADENSIS 'RUBY FALLS'	PINK HEART BREAKER REDBUD	4	4m CAL
PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	2	1.5m HT.
<b>SHRUBS</b>			
BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	20	#02 CONT. / 1.0m O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	RED OSIER DOGWOOD	20	#02 CONT. / 1.0m O.C. SPACING
HYDRANGEA ARBORESCENS 'RUBY'	INVINCIBLE RUBY HYDRANGEA	39	#02 CONT. / 1.5m O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	20	#01 CONT. / 1.0m O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	39	#02 CONT. / 1.5m O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	20	#01 CONT. / 1.0m O.C. SPACING
SPRAEA 'SNOWWHITE'	SNOWWHITE SPIREA	39	#01 CONT. / 1.5m O.C. SPACING
TAXUS X MEDIA 'HICKSI'	HICK'S YEW	35	#01 CONT. / 0.75m O.C. SPACING
<b>PERENNIALS, GRASSES &amp; VINES</b>			
ALCHEMILLA MOLLI	LADY'S MANTLE	54	#01 CONT. / 0.6m O.C. SPACING
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	35	#01 CONT. / 0.75m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	20	#01 CONT. / 1.0m O.C. SPACING
HEUCHERA 'FROSTED VIOLET'	FROSTED VIOLET CORAL BELLS	35	#01 CONT. / 0.75m O.C. SPACING
HOSTA 'FRAGRANT BOUQUET'	FRAGRANT BOUQUET HOSTA	54	#01 CONT. / 0.6m O.C. SPACING
PANICUM VIRGATUM 'HANSE HERMS'	RED SWITCH GRASS	20	#01 CONT. / 1.0m O.C. SPACING
PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	35	#01 CONT. / 0.75m O.C. SPACING
SALVIA NEMEROSA 'MAY NIGHT'	MAY NIGHT SALVIA	54	#01 CONT. / 0.6m O.C. SPACING
THYMUS SERAPHYLLUM 'ELFIN'	ELFIN THYME	54	#01 CONT. / 0.6m O.C. SPACING





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PROJECT TITLE  
**2783 -2787 ABBOTT STREET**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION / IRRIGATION PLAN**

ISSUED FOR / REVISION		
5	19.08.12	Development Permit
6	19.08.27	Development Permit
7	19.10.01	Development Permit
8	20.03.12	Development Permit
9	21.09.10	Development Permit
10	21.09.13	Development Permit
11	21.10.08	Rebused for Development Permit
12	22.03.03	Rebused for Development Permit

PROJECT NO.	18098
DESIGN BY	SR
DRAWN BY	MC/KM
CHECKED BY	FB
DATE	MAR. 3, 2022
SCALE	1:100

SEAL



DRAWING NUMBER

**L2/2**

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**SCHEDULE B**

This forms part of application  
# DVP22-0071

Planner Initials **JJ**



**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 690 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 445 cu.m. / year  
WATER BALANCE = 245 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION NOTES**

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**IRRIGATION LEGEND**

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 85 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 47 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 66 sq.m.  
MICROCLIMATE: WEST EXPOSURE  
ESTIMATED ANNUAL WATER USE: 39 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 66 sq.m.  
MICROCLIMATE: EAST EXPOSURE  
ESTIMATED ANNUAL WATER USE: 36 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 105 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 59 cu.m.
- ZONE #5:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 177 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 73 cu.m.
- ZONE #6:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 83 sq.m.  
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 46 cu.m.
- ZONE #7:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA  
TOTAL AREA: 85 sq.m.  
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES  
ESTIMATED ANNUAL WATER USE: 120 cu.m.



# Development Variance Permit DVP22-0071



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

**2735-2757 Abbott St**

and properties as shown on:

**Schedule A: "Affected Addresses"**

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

**RM3 – Low Density Multiple 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                      July 26, 2022

Decision By:                                      COUNCIL

Existing Zone:                                      RM3 – Low Density Multiple Housing

Future Land Use Designation:              UC – Urban Centre

**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:                      Various Owners

Applicant:                      Urban Options Planning Corp.

**ATTACHMENT**                      A

This forms part of application

# DVP22-0071

Planner  
Initials

JI



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

### **Section 8.2.3 – General Provisions and Development Standards:**

To vary the parking stall setback requirement from the required 1.5 metre setback to 0.52 metres

### **Section 7.6 Minimum Landscape Buffers**

To vary portion of the minimum landscape buffer requirement of 3.0m to 0.0m.

This Development Permit is valid for two (2) years from the date of 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.**

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP22-0071		
Planner Initials	<b>Jl</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING



June 28, 2022 revised rationale

City of Kelowna  
**Urban Planning Department**  
Attn Jason Issler  
1435 Water Street,  
Kelowna, BC V1Y 1J4

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# DVP22-0071		
Planner Initials	Jl	 City of <b>Kelowna</b> DEVELOPMENT PLANNING

Development Variance Permit Application to Allow for Additional Parking at 2757 Abbott Street  
File #: DVP22-0071

Dear Jason,

As requested, please accept this updated rationale. In March of 2022, Urban Options submitted an application to add a parking stall to the multi-residential development located at the corner of Abbott Street and Osprey Avenue. When the project was originally considered, parking was satisfied with 2 parking stalls allocated in each of unit's the private attached garages. The owners of the unit addressed 2757 Abbott Street would like to have an additional stall to allow for additional vehicle parking. Although a small size parking space (2.3m wide X 4.8m deep) fits seamlessly into the proposed location, the Zoning Bylaw requires variances as follows:

**Section 8.1.5** states “No required parking shall be provided parallel to and flanking a lane unless the parking area is accessible by a driveway and is screened from the lane by a physical barrier.” The proposed location is at the southwest corner of the site flanked by a north-south lane and accesses using an east-west lane. A physical barrier of a concrete curb is located between the north-south lane and the proposed parking space. Given that the proposed parking pad is on the corner intersection of 2 lanes, implementing a taller visual physical barrier would affect visual site lines.

**Section 7.6** *landscape buffer.*

No formal landscape buffer is provided along the edge of the proposed parking stall. A buffer for the remaining 25m of the property edge was planted as part of the original development. It will remain as is. The approved landscape plan indicates 5 trees along this property edge. The revised landscape plan showing the location of the parking pad still includes all the trees in a similar configuration as the original. The vegetative matter has not decreased to allow for the additional parking pad.

**Section 8.2.3** for parking stalls “..a minimum 1.5m setback from any side or rear lot line or 3.0m from a flanking street” is required.

Given that only 0.52m remain outside of the surface parking stall, a variance to reduce the setback to the property line adjacent to the lane from 1.5m to 0.52m is required. It is noteworthy that this reduction is only for the parking stall with a length of 4.8m on a lot line that is 30.239m long. The remaining 25m of the lot line does not trigger this variance.

**Site coverage:** The existing site coverage on the property is 64.7% and the zoning allows 65% for structures, driveways and permeable parking surfaces.


The additional parking stall will cover no more than 0.3% (5.6m<sup>2</sup>). The parking area consists of 2 rows of pavers stones which cover approximately 5.0m<sup>2</sup> of the site or 2.7%. No additional variance is required.

Staff noted that there could be bylaw infractions – the builder has consulted with the owner of the south unit and has confirmed that no bylaw infractions exist. Perhaps trades working in the area had a parking ticket? If the City has any infractions specific to this property, we are not aware of them and would appreciate that we are informed. At this time, we have not been updated about any concerns.

The parking pad is being requested to allow for the end unit to have an approved parking stall to use when needed. This could be for a family member who is staying or in the future for a nurse or other caretaker. Given the parking restrictions along Abbott Street, the proposed variance is a safe solution to allow for parking. We feel it is better to create a pad for the use then have people parking in unsafe situation such as blocking either lane or adjacent to the garage.

The adjacent properties on the north-south lane have a combination of garages and fences facing the lane and multi-residential development to the south has a tall fence along the entire length of our property. In addition to the 6 units from this development there are only 2 other garages that back on to the north/south lane creating limited local traffic. In conclusion, we request the Development Variance Permit application as is minor and will have minimal impact on the neighbouring properties.

Kind Regards,



Birte Decloux, RPP MCIP  
Urban Options Planning Corp.

