



DVP22-0071  
2735-2757 Abbott St  
Development Variance Permit Application

# Proposal

- ▶ To review a Staff recommendation to NOT issue a Development Variance Permit to vary the required minimum parking stall setback from a side lot line and to vary a portion of the minimum landscape buffer on the subject property.

# Development Process

March 18, 2022

Development Application Submitted



Staff Review & Circulation



April 18, 2022

Public Notification Received



July 26, 2022

Development Variance Permit

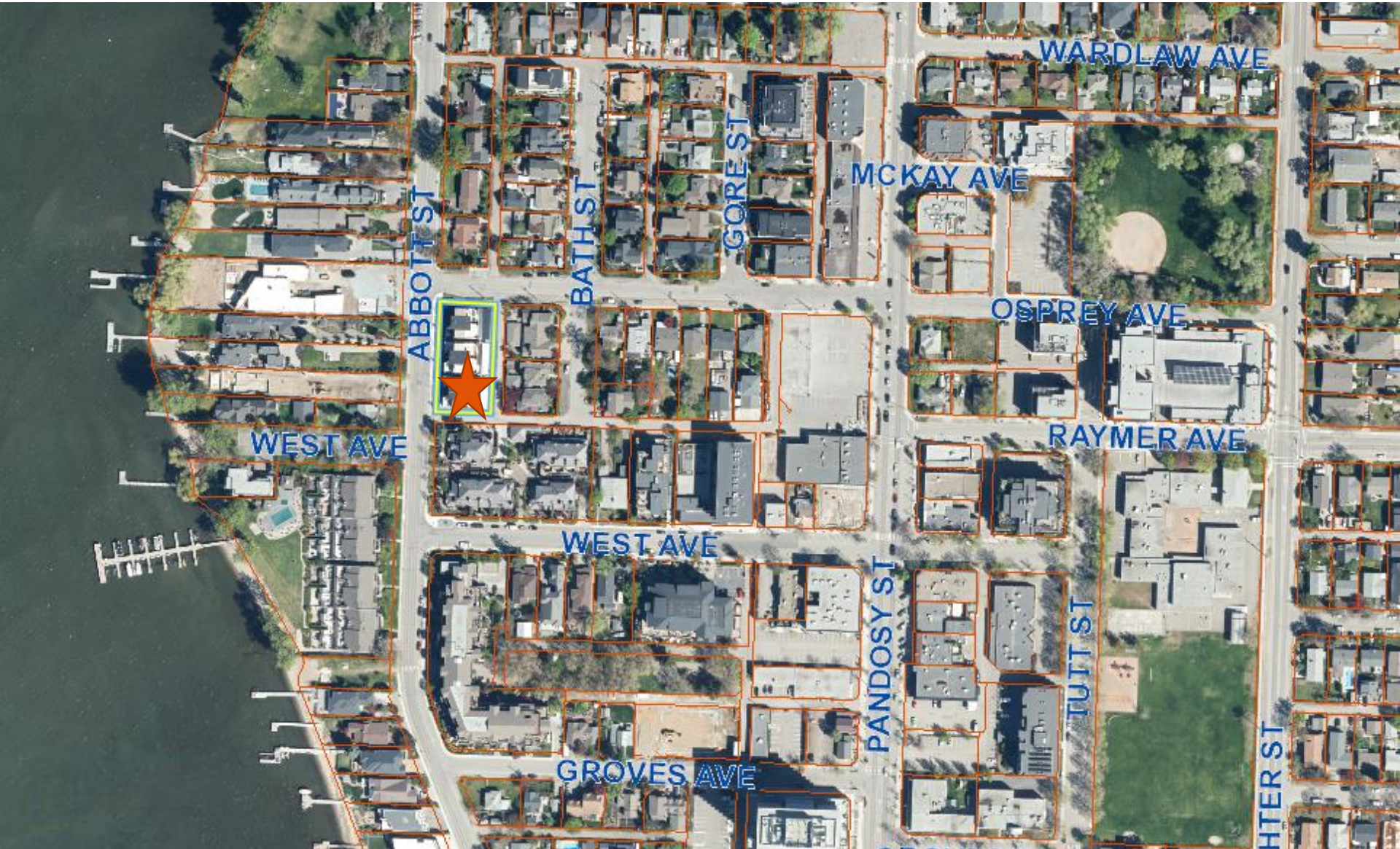


Council  
Approvals



Building Permit

# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



City of Kelowna

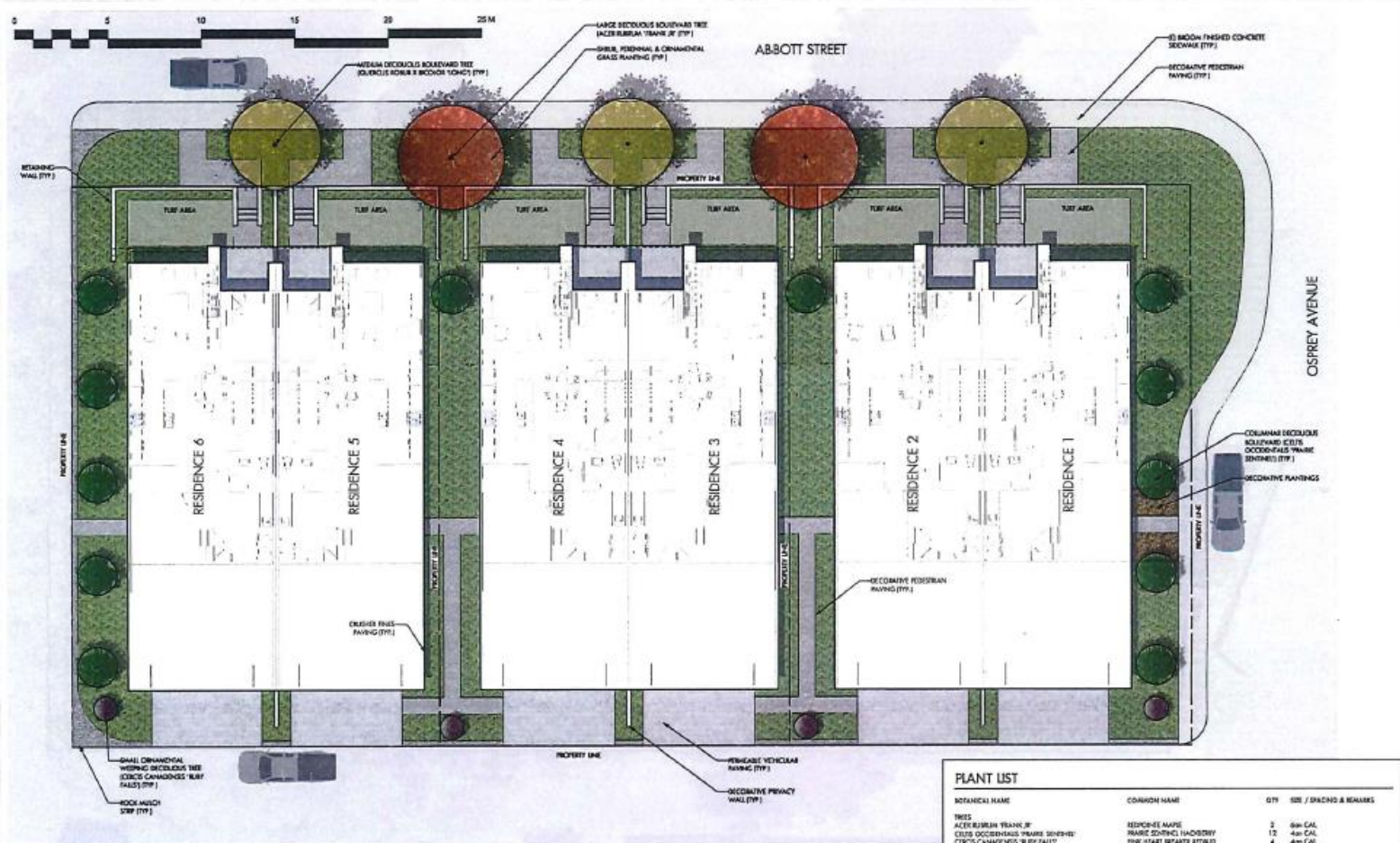
# Subject Property Map



# Project/technical details

- ▶ Approved Landscape Plan showed landscaping along entire property line adjacent to laneway.
- ▶ Parking stall was added during the time of construction.
- ▶ Addition of parking stall created two variances.
- ▶ Small stall size, site lines and maneuverability are some of the concerns.

# Previous Approved Landscape Plan



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE  
300 - 1887 Spad Road  
Edmonton, BC T1Y 4S2  
T (780) 808-9270  
www.outlanddesign.ca



2783 - 2787 ABBOTT STREET

### CONCEPTUAL LANDSCAPE PLAN

NO.	DESCRIPTION	QUANTITY	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...

**SCHEDULE C**  
This forms part of application  
# DP18-0220 & DVP18-0221

City of Kelowna  
COMMUNITY PLANNING

Planner Initials: AJ

- #### NOTES
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.A.A. STANDARDS.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DESIGNED TO A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WOOD MULCH UNDERNEATH TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  5. TURF AREAS FROM SOFT SHALL BE NO 1 GRADE EXCEPT FROM CURBESIDE BEDS OF IMPROVED CEMENTAS REQUIRED FOR SAME IN C.C. AND SHALL BE TOBEANT OF DROUGHT CONDITIONS A MINIMUM OF 150mm DEPTH OF COARSE MATERIAL IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL NOT RECEIVE GRADES AND 1000 SURFACE TURF.

#### PLANT LIST

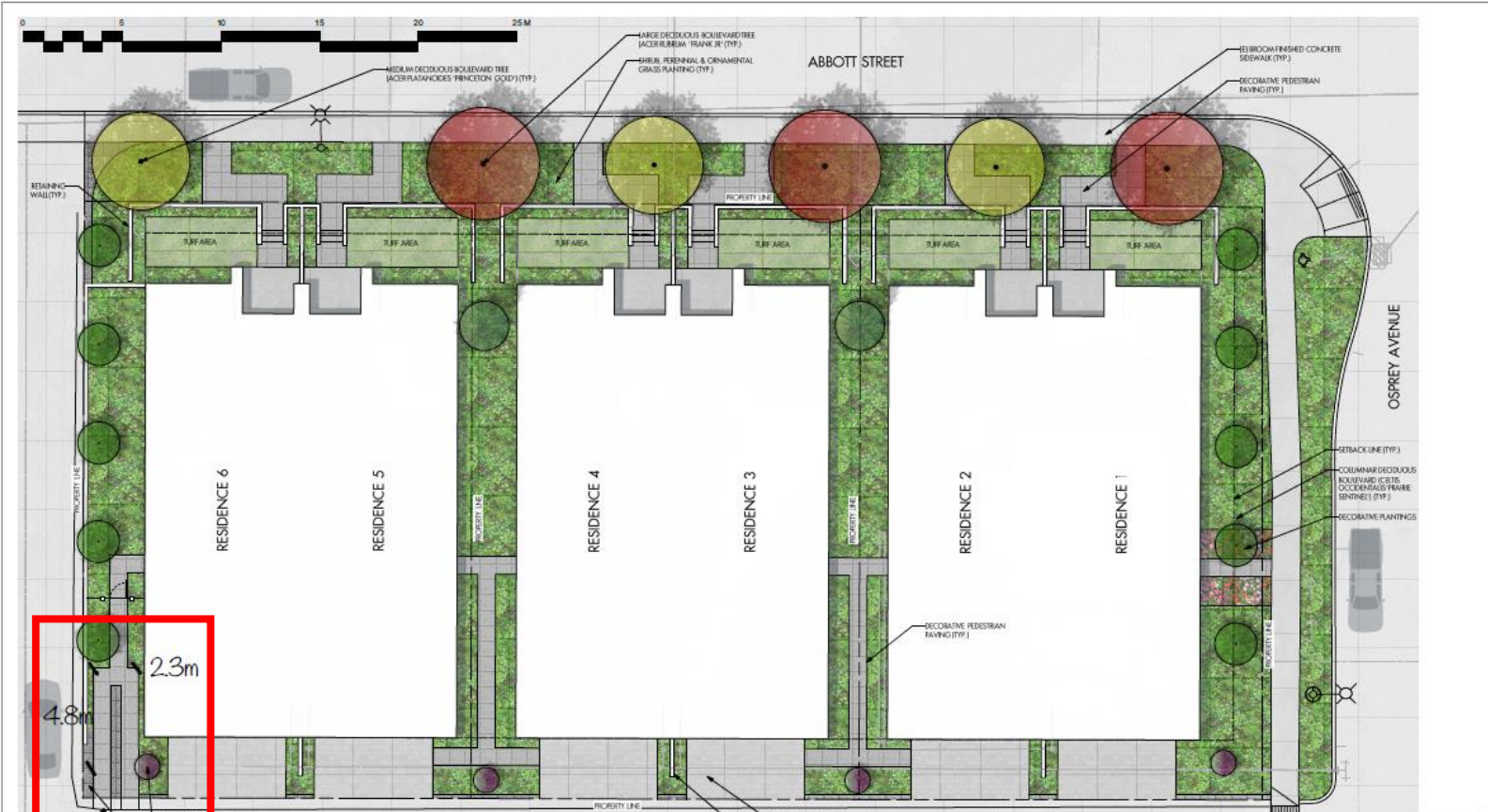
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ALICE BURNHAM TRUNK JF	REDWOOD MAPLE	2	6m CAL
CLARA OCCIDENTALIS 'MAREE SENEVEZ'	SHRUB SPINDICE LINDSEY	12	4m CAL
CIRCS CANADENSIS 'TURF FALLS'	TOUR HEART SPARTAN REDBUD	4	4m CAL
CLAUDE'S BOWEN'S BOWWOOD 'YOUNG'	SEDA PRINCE OAK	2	6m CAL
<b>SHRUBS</b>			
GREEN MOUNTAIN BOWWOOD	GREEN MOUNTAIN BOWWOOD	18	#31 CONT. / 1.0m O.C. SPACING
CORNUS STOLONIFERA 'HARBOW'	RED OSEA DOGWOOD	18	#31 CONT. / 1.0m O.C. SPACING
FRAXINUS AMERICENSIS 'TURF'	SPRINGERS SILV FERNANDEZ	24	#31 CONT. / 1.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	SHAWNEE WOODCHANCE	24	#31 CONT. / 1.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	ALPINE CLIMBER	18	#31 CONT. / 1.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	GRD LOW 'MACRANT' BUNAC	18	#31 CONT. / 1.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	SHOWWEE SPREA	36	#31 CONT. / 1.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 1.0m O.C. SPACING
<b>PERENNIALS, GRASSES &amp; VINES</b>			
ANDROMEDA NODOSA	LARRY'S MAHIRE	50	#31 CONT. / 70.0m O.C. SPACING
ANDROMEDA 'FRACH SUCCESS'	FRACH SUCCESS ALBEM	32	#31 CONT. / 70.0m O.C. SPACING
CHAMAENOGON ACTEONOMA 'SAR JORSTER'	FOZBEE'S READER RED GRASS	18	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING
FRAXINUS 'SHOWWEE'	FRAXINUS 'SHOWWEE'	36	#31 CONT. / 70.0m O.C. SPACING



L1/2



# Proposed Landscape Plan



**Parking Stall Requested**

4.8m

2.3m

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.I.N.A. STANDARDS.
  2. ALL SORT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A 100MM X 75MM WOOD MULCH. DO NOT PLACE WEED MAT UNDERNATH TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300MM DEPTH TOPSOIL PLACEMENT.
  5. TURF AREAS FROM 500 SHALL BE IN 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 MEDIA IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRASSES AND HARD SURFACES FLUSH.
  6. ROOT BARRIERS SHALL BE PROVIDED FOR TREES NEXT TO HARDSCAPE SURFACES AND UNDERGROUND UTILITIES AS PER CITY OF KEOBNA REQUIREMENTS.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACER PLATANOIDES 'PRINCETON GOLD'	PRINCETON GOLD MAPLE	3	60cm CAL
ACER RUBRUM 'FRANK JR'	REDWING MAPLE	3	60cm CAL
CEDRUS OCCIDENTALIS 'PRINCE SENTINEL'	PRINCE SENTINEL JACOBSEY	10	40cm CAL
CERCIS CANADENSIS 'RUBY FALLS'	PINK HEART BREAKER REDBUD	4	40cm CAL
PRUNUS AFRICA 'CUPRESSINA'	COLUMBIAN NORWAY SPRUCE	2	1.5m HT
<b>SHRUBS</b>			
BELUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BIRDWOOD	20	#10 CONT. / 1.0m O.C. SPACING
CORNUS STOLONIFERA 'FABRUM'	RED OSIER DOGWOOD	20	#10 CONT. / 1.0m O.C. SPACING
HYDRANGEA ARBORESCENS 'RUBY'	PINK WATKINS BURNING BUSH	30	#10 CONT. / 1.5m O.C. SPACING
HELIOPSIS SCABERRIMA	SNOWWEDGE ANEMONE	20	#10 CONT. / 1.0m O.C. SPACING
IRIS ALPINA	ALPINE COLUMBIN	30	#10 CONT. / 1.5m O.C. SPACING
IRIS AROMATICA 'GRO LOW'	GRO-LOW FRAGRANT SUMAC	20	#10 CONT. / 1.0m O.C. SPACING
SPIRAEA 'SNOWWHITE'	SNOWWHITE SPIREA	30	#10 CONT. / 1.5m O.C. SPACING
TAXUS SARGENTII 'HOOP'	HOOPE'S YEW	35	#10 CONT. / 0.75m O.C. SPACING
<b>FERNIALS, GRASSES &amp; VINES</b>			
ALCEMILLA AEGLEIS	LADY'S MANTLE	54	#10 CONT. / 0.6m O.C. SPACING
ASTILE JAPONICA 'FRACH BLOSSOM'	FRACH BLOSSOM ASTILE	35	#10 CONT. / 0.75m O.C. SPACING
CALAMAGROSTIS ALBERTINA 'HAIL FORESTER'	FORESTER'S TRAIN-BREED GRASS	20	#10 CONT. / 1.0m O.C. SPACING
HELIOPSIS 'BROOKS VIOLET'	BROOKS VIOLET CORAL BELLS	35	#10 CONT. / 0.75m O.C. SPACING
HOSEA 'FRAGRANT HOSEA'	FRAGRANT HOSEA	54	#10 CONT. / 0.6m O.C. SPACING
PANICUM VIRGATUM 'HANG HENRI'	RED SWITCH GRASS	20	#10 CONT. / 1.0m O.C. SPACING
RHINDELUM ALPICUM 'HAWKIN'	HAWKIN FOUNTAIN GRASS	35	#10 CONT. / 0.75m O.C. SPACING
SALICIA HERZOGII 'WALNIGHT'	WALNIGHT SALIX	54	#10 CONT. / 0.6m O.C. SPACING
THYMUS SERRIFOLIUM 'TERR'	ELFIN THYME	54	#10 CONT. / 0.6m O.C. SPACING

# Site Photos



# Development Policy

- ▶ Encourage tree plantings and plantings along roadways for pedestrian comfort, cooling urban heat islands and beautification.
- ▶ Maximize retention of existing vegetation prior to construction and where unable maximize replacement of new vegetation.

# Staff Recommendation

- ▶ Staff recommend **non-support** for the development variance permit:
  - ▶ Potential safety concerns due to limited sightlines
  - ▶ Difficult maneuverability for larger vehicles
  - ▶ Negative impacts on overall site layout and neighbourhood



*Conclusion of Staff Remarks*