

Development Permit & Development Variance Permit

DP23-0154 / DVP23-0155



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

3179 Via Centrale

and legally known as

Lot 1 Sections 14 and 15 Township 23 ODYD Plan EPP117151 and an Undivided 12/72 Share in Lot 2 Plan KAP54660 (See Plan KAP54660 as to Limited Access)

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

Townhouse Housing

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

Date of Council Approval: January 21st, 2025

Development Permit Area: Form and Character

Existing Zone: MF2 – Townhouse Housing

Future Land Use Designation: S-MU – Suburban Multiple Unit

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

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: 963341 Alberta Inc.

Applicant: Brooke Kearsley – Carlisle Group

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application

DP23-0154 DVP23-0155

Planner
Initials

TC



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 Council authorizes the issuance of Development Permit No. DP23-0154 and Development Variance Permit No. DVP23-0155 for Lot 1 Sections 14 and 15 Township 23 ODYD Plan EPP117151 and an Undivided 12/72 Share in Lot 2 Plan KAP54660 (See Plan KAP54660 as to Limited Access) located at 3179 Via Centrale, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 8.2.6b – Off-Street Parking Regulations – Tandem Parking

To vary the maximum number of tandem parking stalls from 0 permitted to 6 proposed.

Table 8.3 – Required Residential Off-Street Parking Requirements

To vary the minimum number of parking stalls from 15 required to 14 proposed.

Section 13.5 – Multi-Dwelling Zones – Development Regulations

To vary the side yard setback (north) from 3.0 m required to 1.53 m proposed.

Section 13.5 – Multi-Dwelling Zones – Development Regulations

To vary the side yard setback (south) from 3.0 m required to 1.21 m proposed.

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council 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 owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$30,106.83**

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
Landscape Agreement or their designates.**

DRAFT

ATTACHMENT		A
This forms part of application		
# DP23-0154 DVP23-0155		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



Planner Initials **TC**



113 7th STREET NE
CALGARY, ALBERTA
T2E 4E3
OFF: 403.262.2704 CELL: 403.804.9155
BRENT@EGMTHSDSIGN.COM
WWW.BEGMTHSDSIGN.COM

CERTIFIED RESIDENTIAL DESIGNER (ASTTBC)
RESIDENTIAL DESIGNER (ABC)
CERTIFIED SUSTAINABLE BUILDING ADVISOR
LEED HOMES
PROFESSIONAL SITE MANAGER (PHBIA)

GENERAL NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS & DATUM POINTS PRIOR TO CONSTRUCTION OR ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
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CLIENT & PROJECT

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PROJECT: THE PONTE AT QUAIL
ADDRESS: 7139 VIA CENTRALE
LEGAL: LOT A, PLAN KAS6202
JOB NO.:

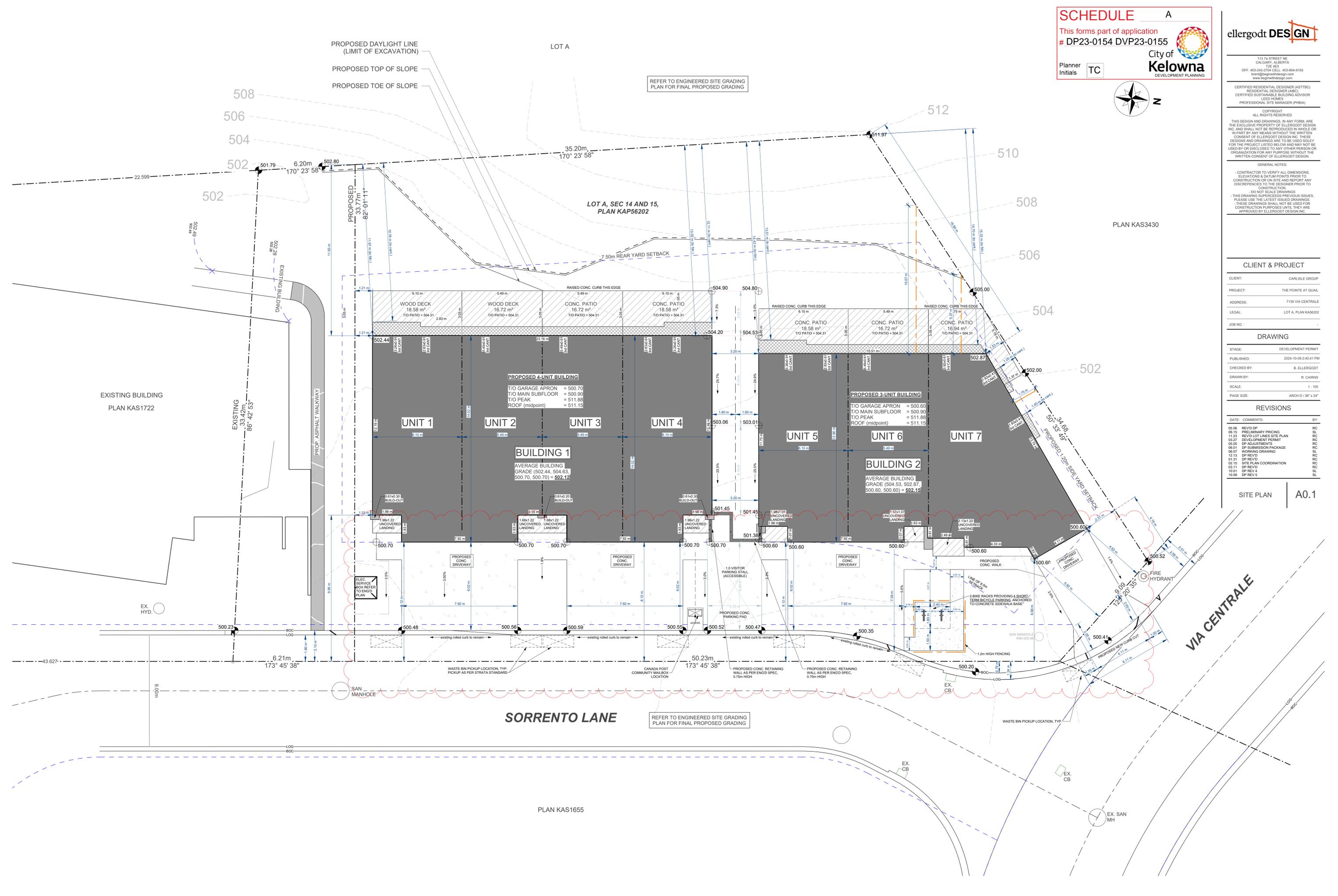
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03/27	DEVELOPMENT PERMIT	RC
05/05	DP ADJUSTMENTS	RC
06/01	DP SUBMISSION PACKAGE	RC
06/07	WORKING DRAWING	SL
12/15	DP REV'D	RC
01/31	DP REV'D	RC
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03/11	DP REV'D	RC
10/01	DP REV 4	SL
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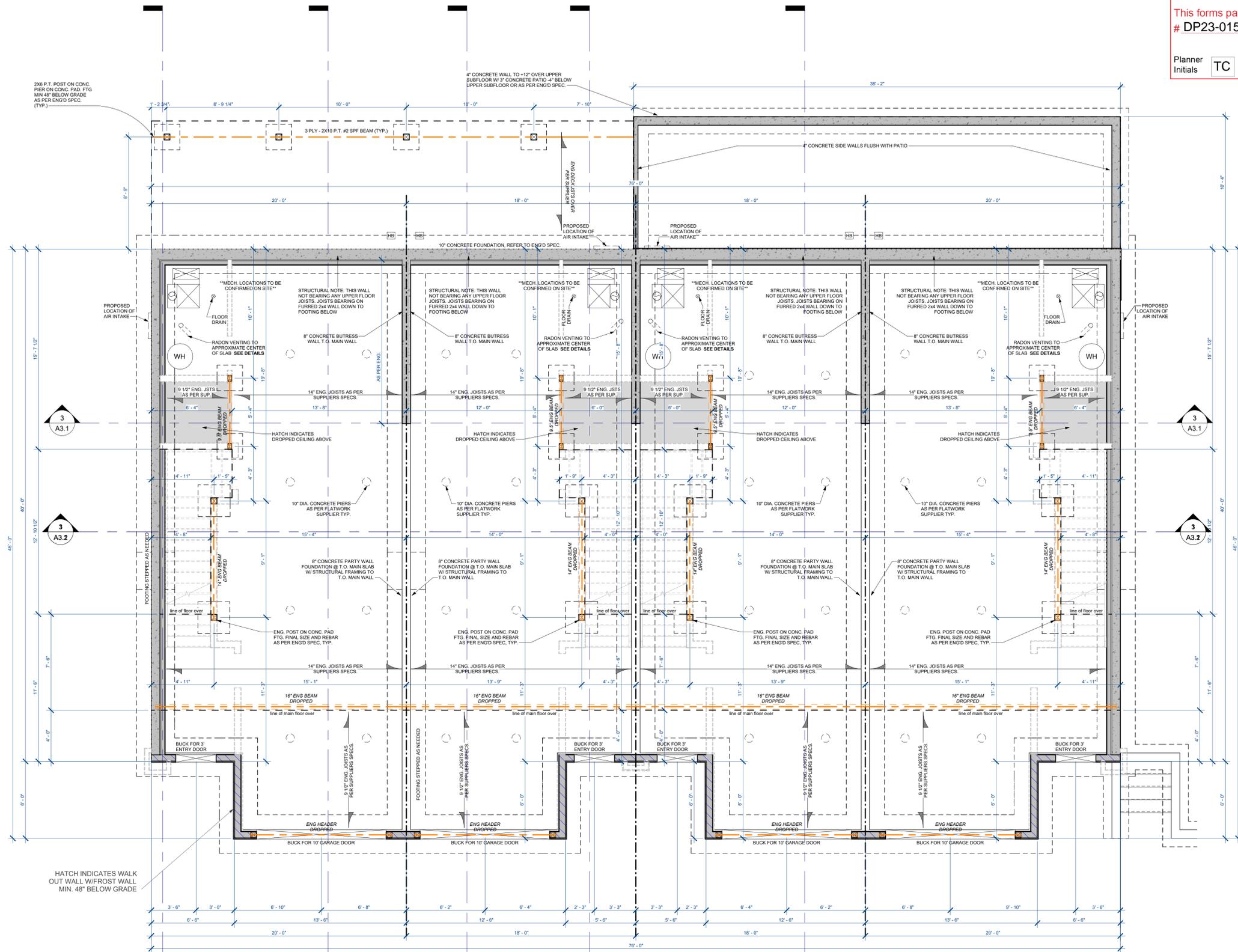
SITE PLAN | A0.1



SORRENTO LANE

PLAN KAS1655

VIA CENTRALE



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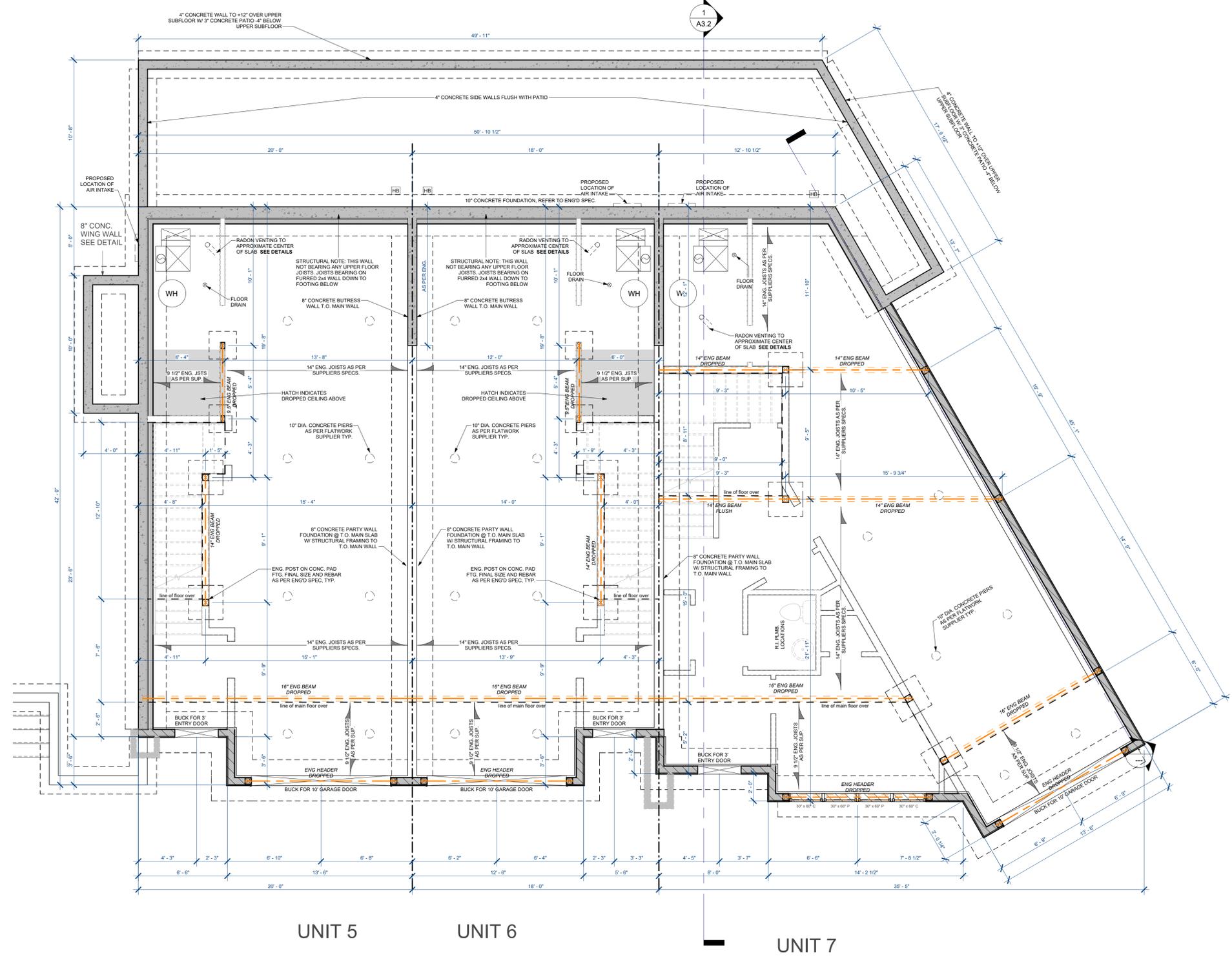
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02/15	SITE PLAN COORDINATION	RC
03/11	DP REV'D	RC
10/01	DP REV 4	SL
10/06	DP REV 5	SL

FOUNDATION PLAN BLDG 1 | **A1.0**

- 10'-3 1/4" CLEAR MAIN FLOOR CEILING
- CEILINGS DROPPED FOR STRUCTURE OR MECH WHERE REQUIRED
- TOPS OF WINDOWS @ 8'-0" UNO
- ENG. HEADER FOR OPENINGS WIDER THAN 5'



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ADDRESS:	7139 VIA CENTRALE
LEGAL:	LOT A, PLAN KAS6202
JOB NO.:	-

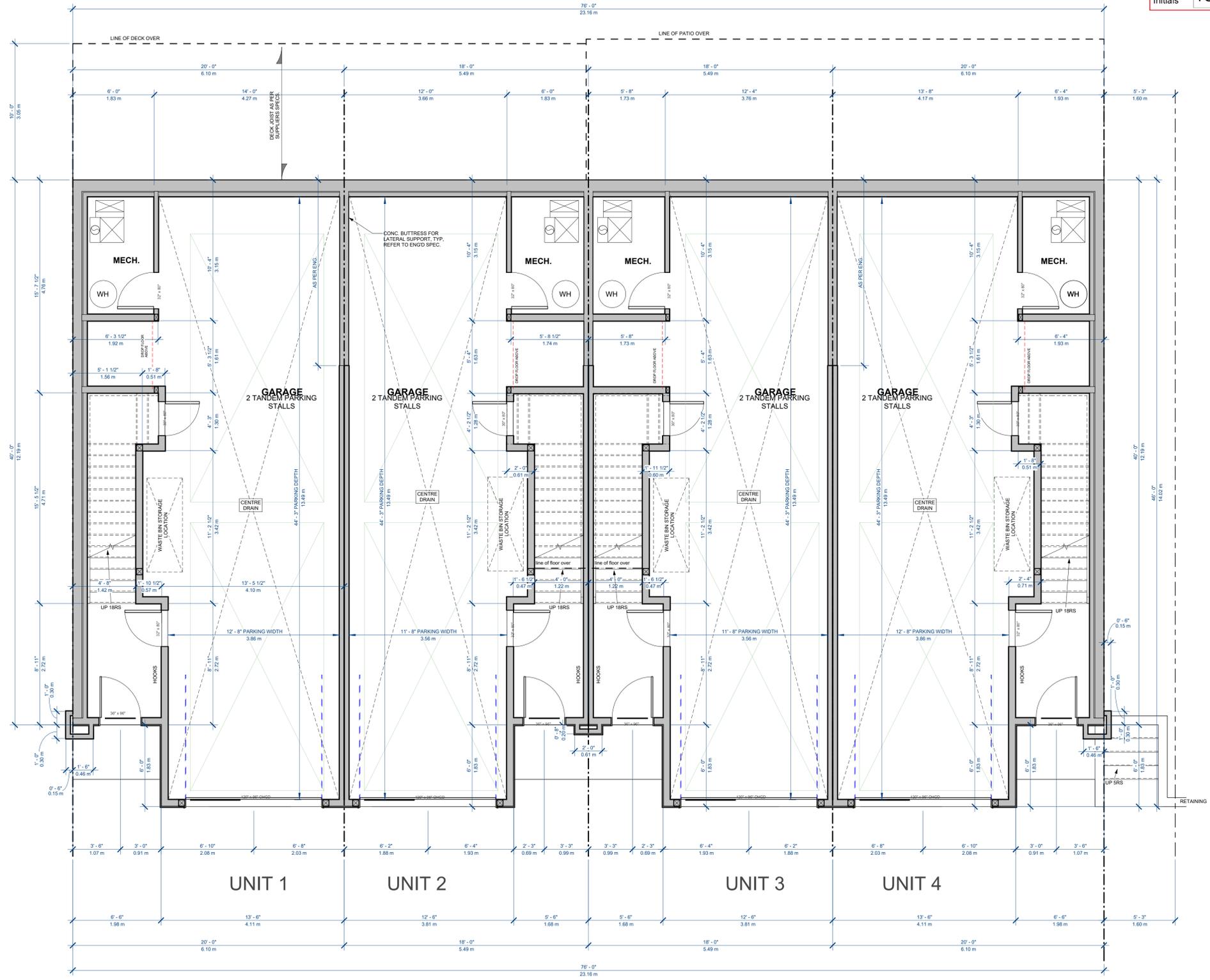
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02/15	SITE PLAN COORDINATION	RC
03/11	DP REV'D	SL
10/01	DP REV 4	RC
10/06	DP REV 5	SL

FOUNDATION PLAN BLDG 2 | A1.0b



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03.11	DP REV'D	RC
10.01	DP REV 4	SL
10.06	DP REV 5	SL

MAIN FLOOR PLAN | **A1.1**

10'-3 1/4" CLEAR MAIN FLOOR CEILING
 • CEILINGS DROPPED FOR STRUCTURE OR MECH WHERE REQUIRED
 • TOPS OF WINDOWS @ 8'-0" UNO
 • ENG. HEADER FOR OPENINGS WIDER THAN 5'

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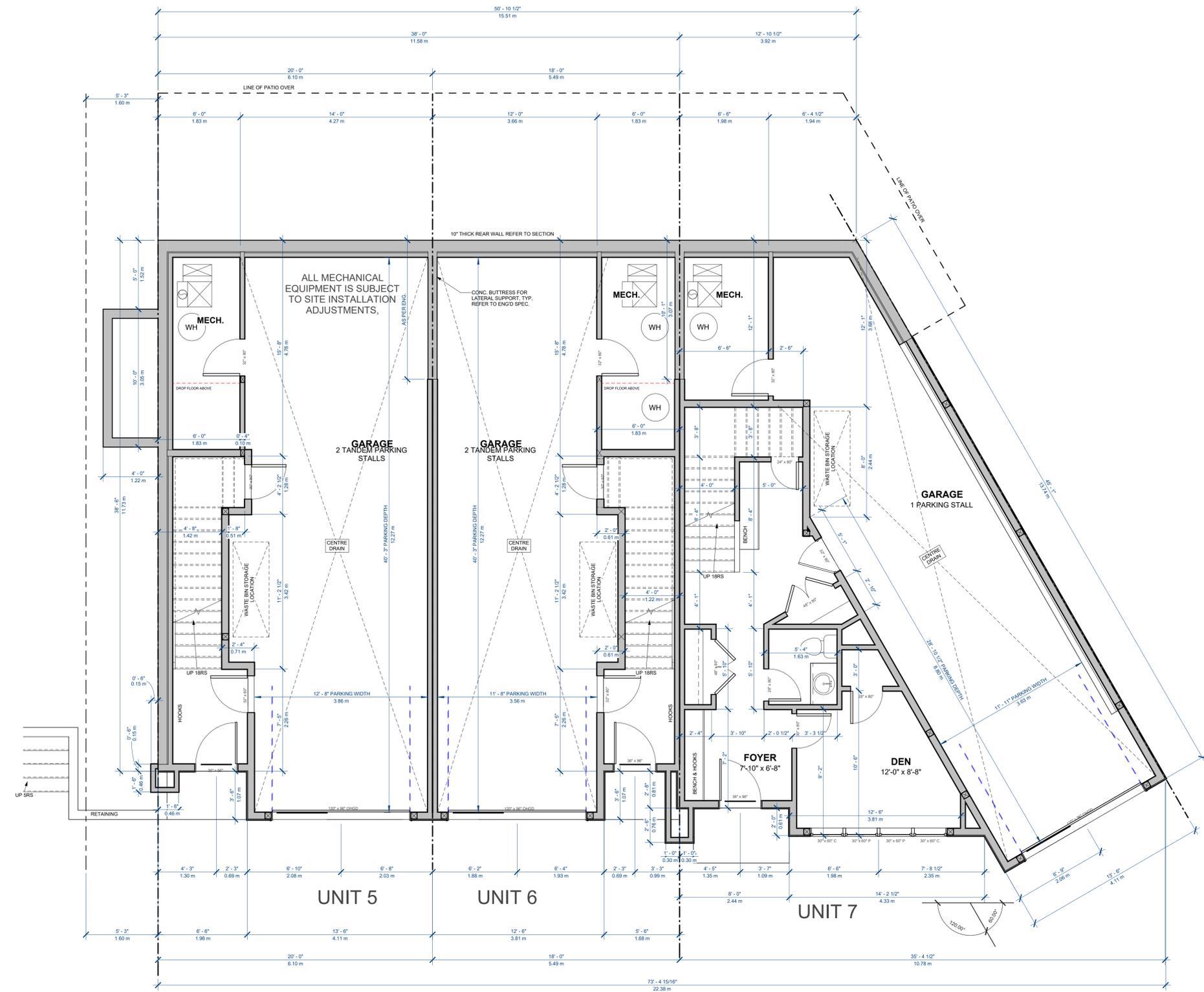
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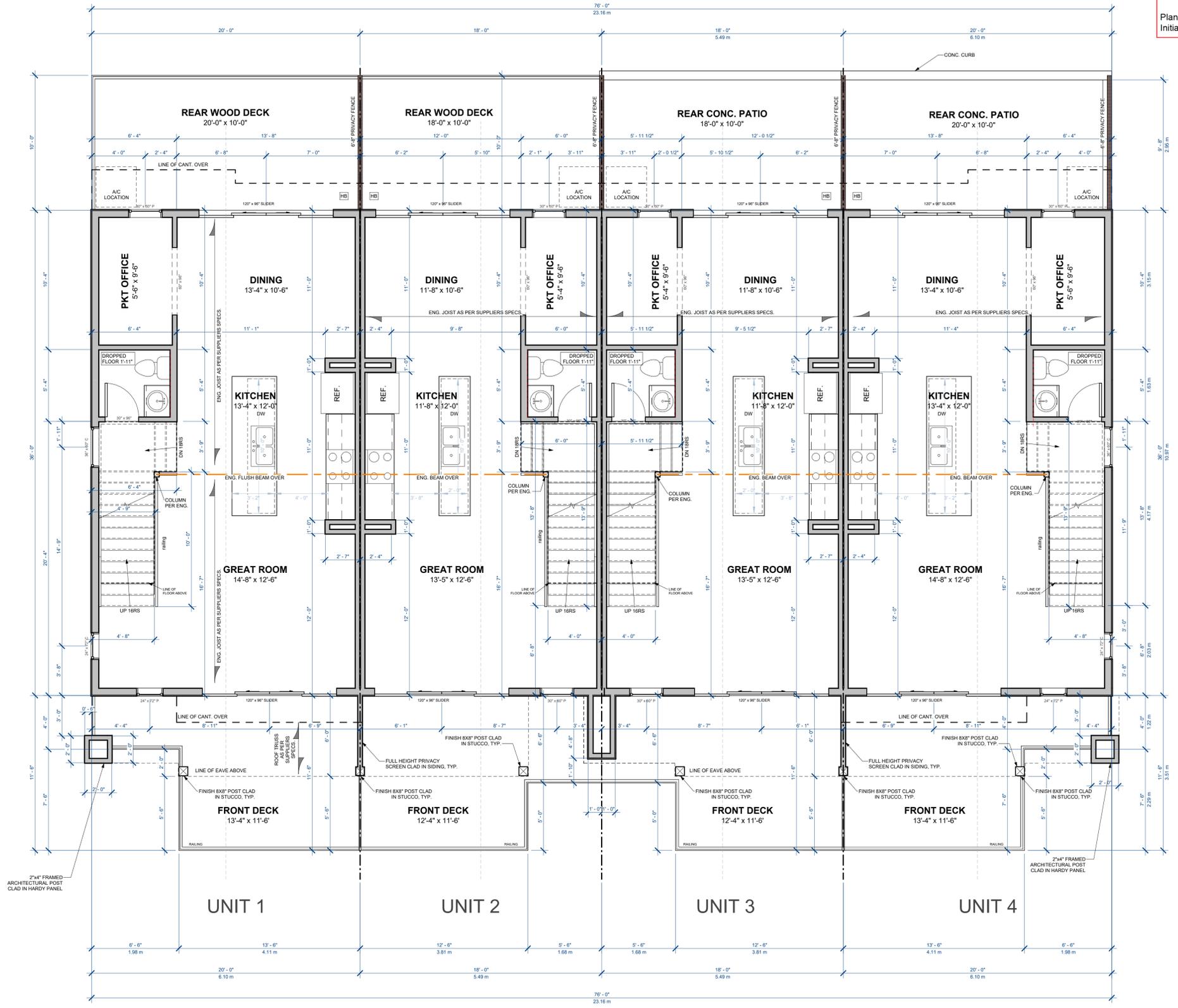
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02.15	SITE PLAN COORDINATION	RC
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10.01	DP REV 4	SL
10.06	DP REV 5	SL

MAIN FLOOR PLAN BLDG 2 | A1.1b



10'-3 1/4" CLEAR MAIN FLOOR CEILING
 • CEILINGS DROPPED FOR STRUCTURE OR MECH WHERE REQUIRED
 • TOPS OF WINDOWS @ 8'-0" UNO
 • ENG. HEADER FOR OPENINGS WIDER THAN 5'



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03.11	DP REV'D	RC
10.01	DP REV 4	SL
10.06	DP REV 5	SL

UPPER FLOOR PLAN A1.2

9'-1" CLEAR UPPER FLOOR CEILING
 • CEILINGS DROPPED FOR STRUCTURE OR MECH WHERE REQUIRED
 • TOPS OF WINDOWS @ 8'-0" UNO
 • ENG. HEADERS FOR OPENINGS WIDER THAN 5'

CLIENT & PROJECT

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PROJECT: THE PONTE AT QUAIL
ADDRESS: 7139 VIA CENTRALE
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JOB NO.:

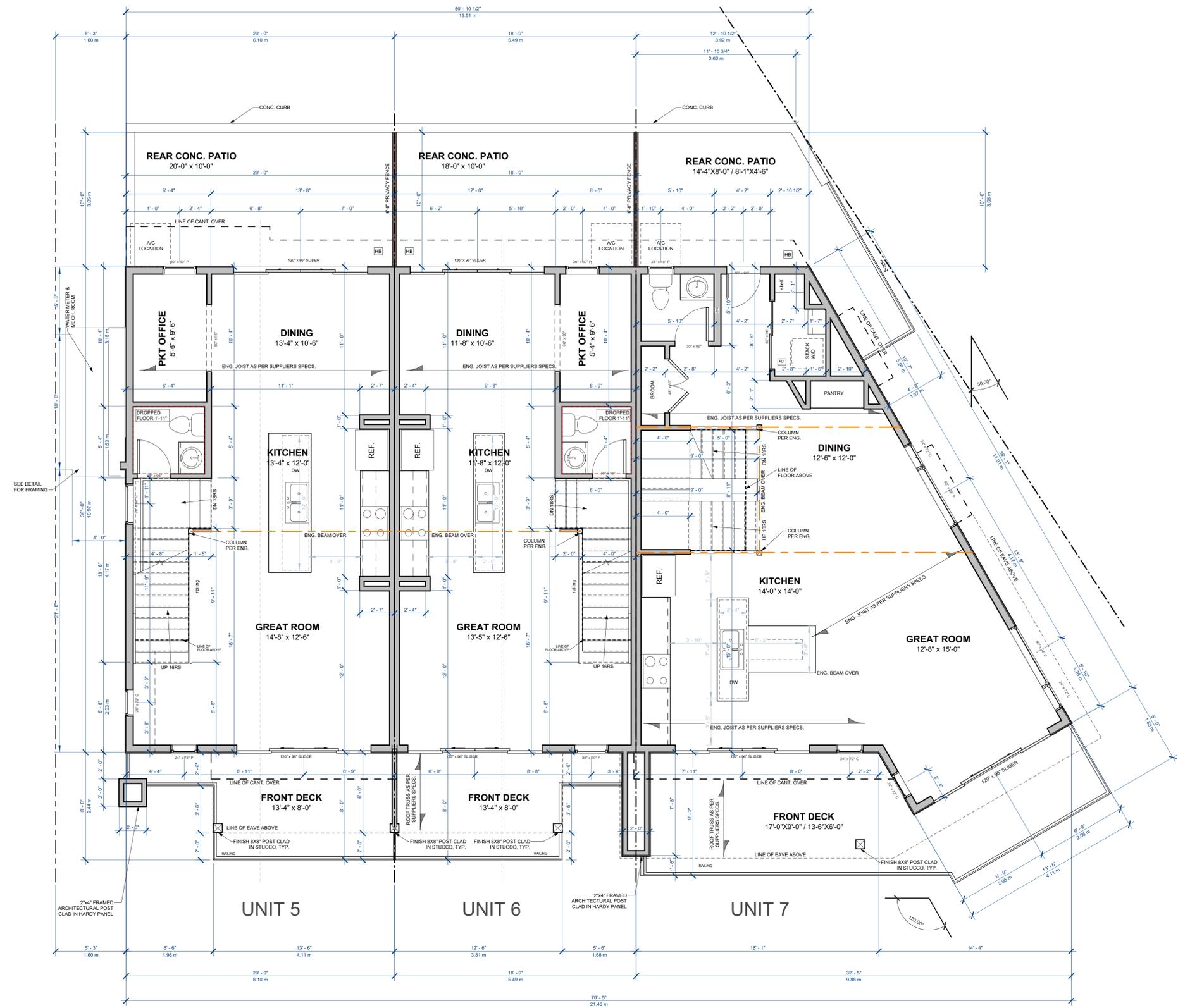
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UPPER FLOOR PLAN BLDG 2 | **A1.2b**



9'-1" CLEAR UPPER FLOOR CEILING
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CLIENT & PROJECT

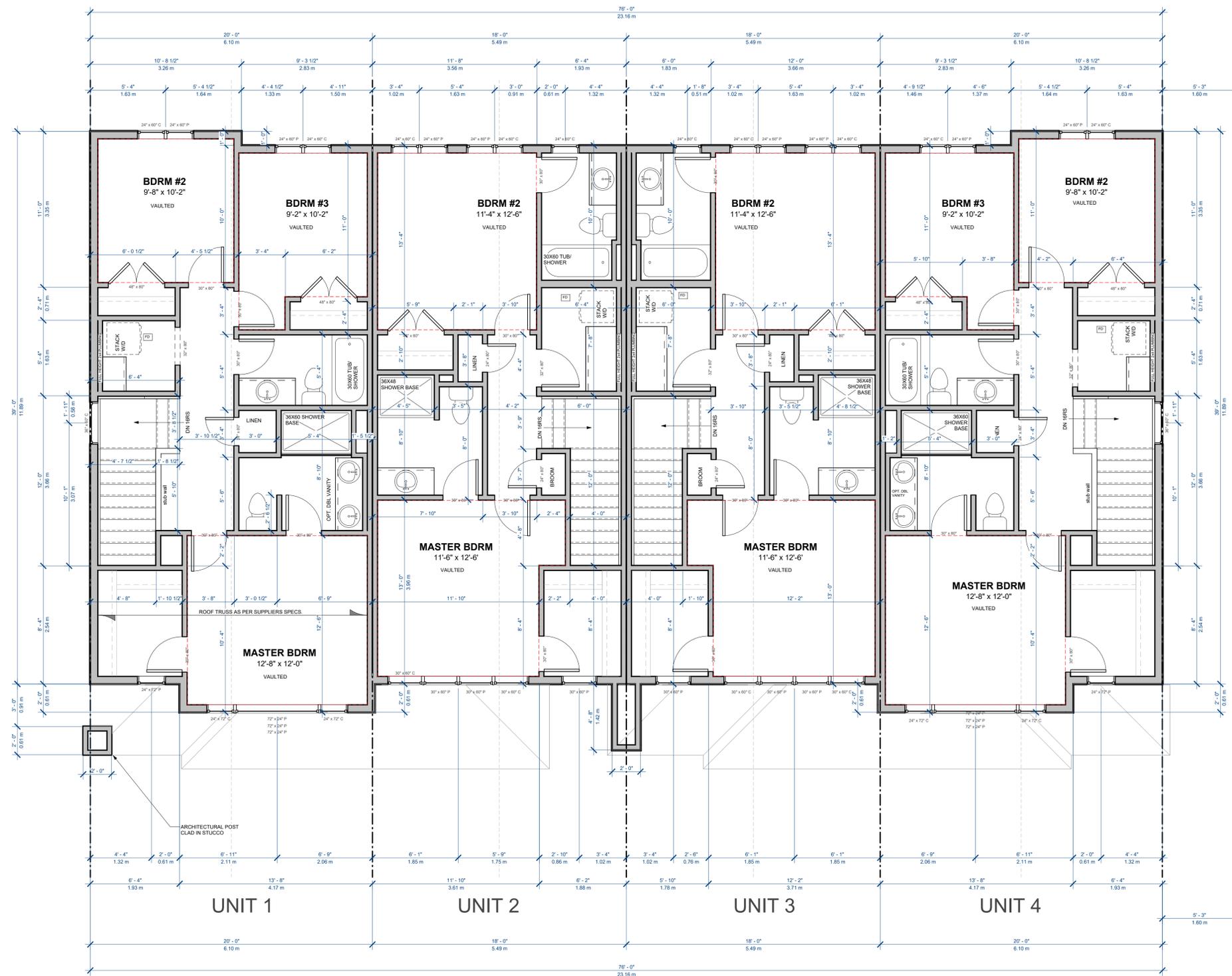
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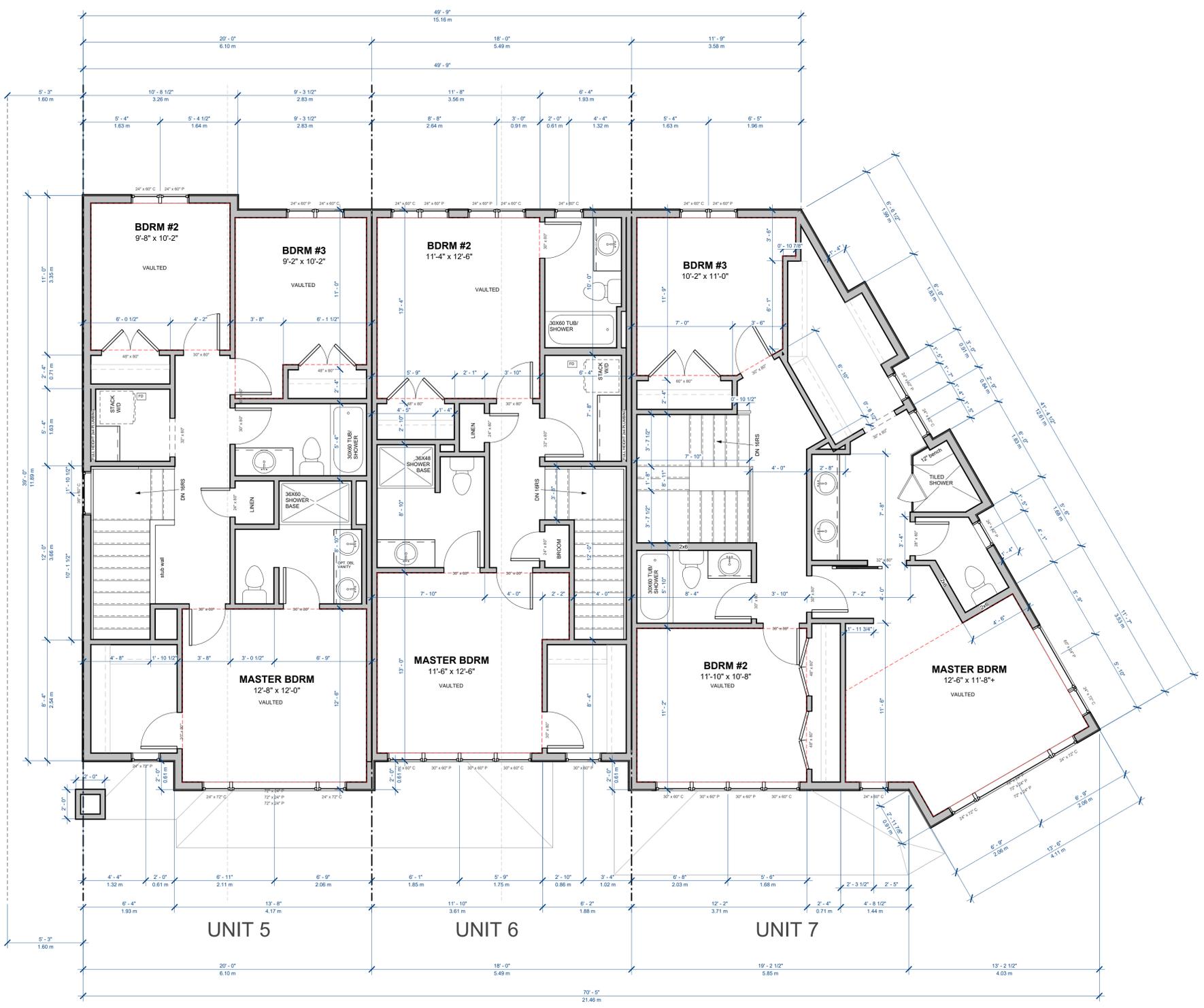
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10.01	DP REV 4	SL
10.06	DP REV 5	SL



8'-4" UPPER WALL HEIGHT
 • TOPS OF WINDOWS ON ELEVATIONS
 • ENG. HEADERS FOR OPENINGS WIDER THAN 5'



8'-1" UPPER WALL HEIGHT
 • TOPS OF WINDOWS ON ELEVATIONS
 • ENG. HEADERS FOR OPENINGS WIDER THAN 5'

CLIENT & PROJECT

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3rd FLOOR PLAN BLDG 2 | A1.3b

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CLIENT & PROJECT

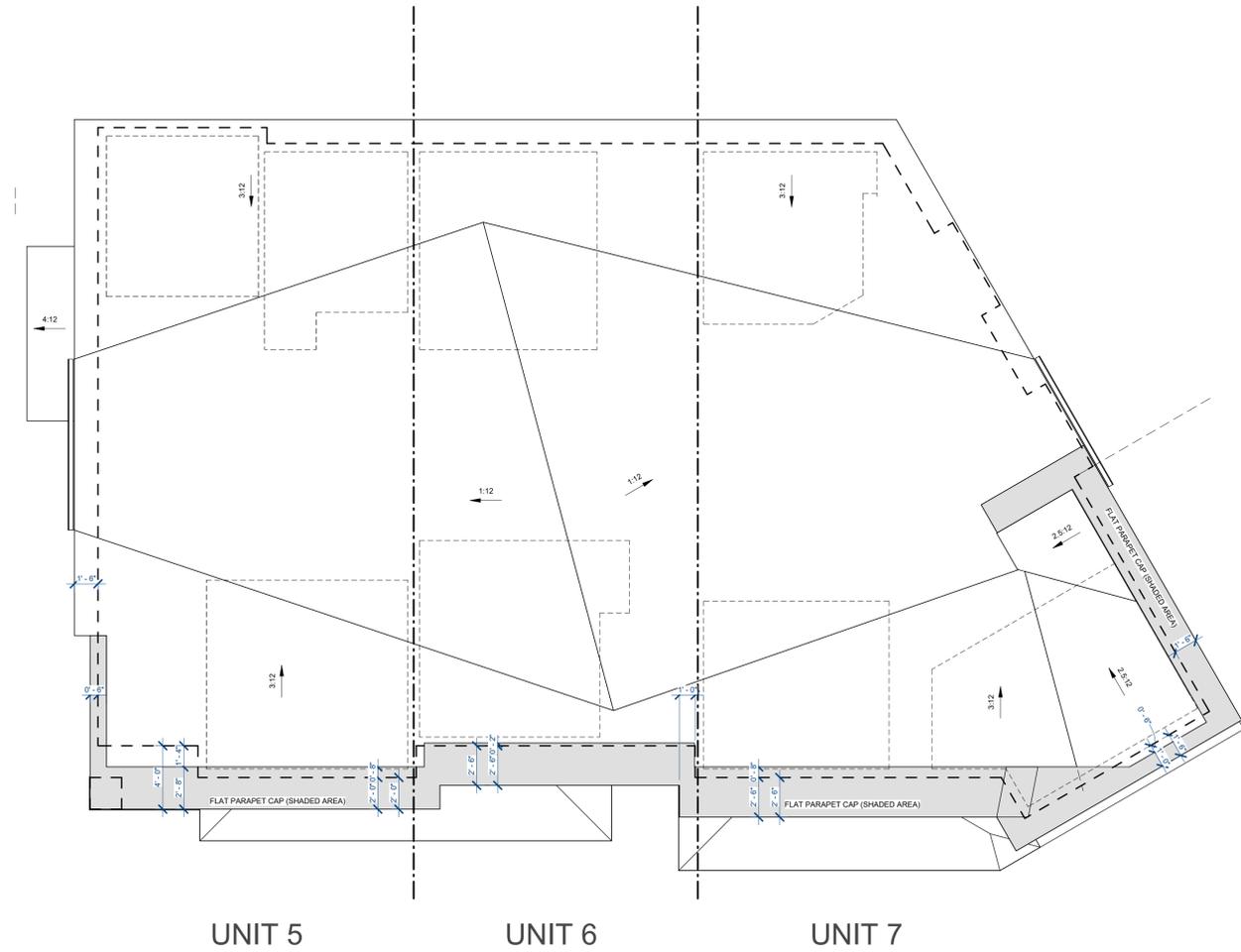
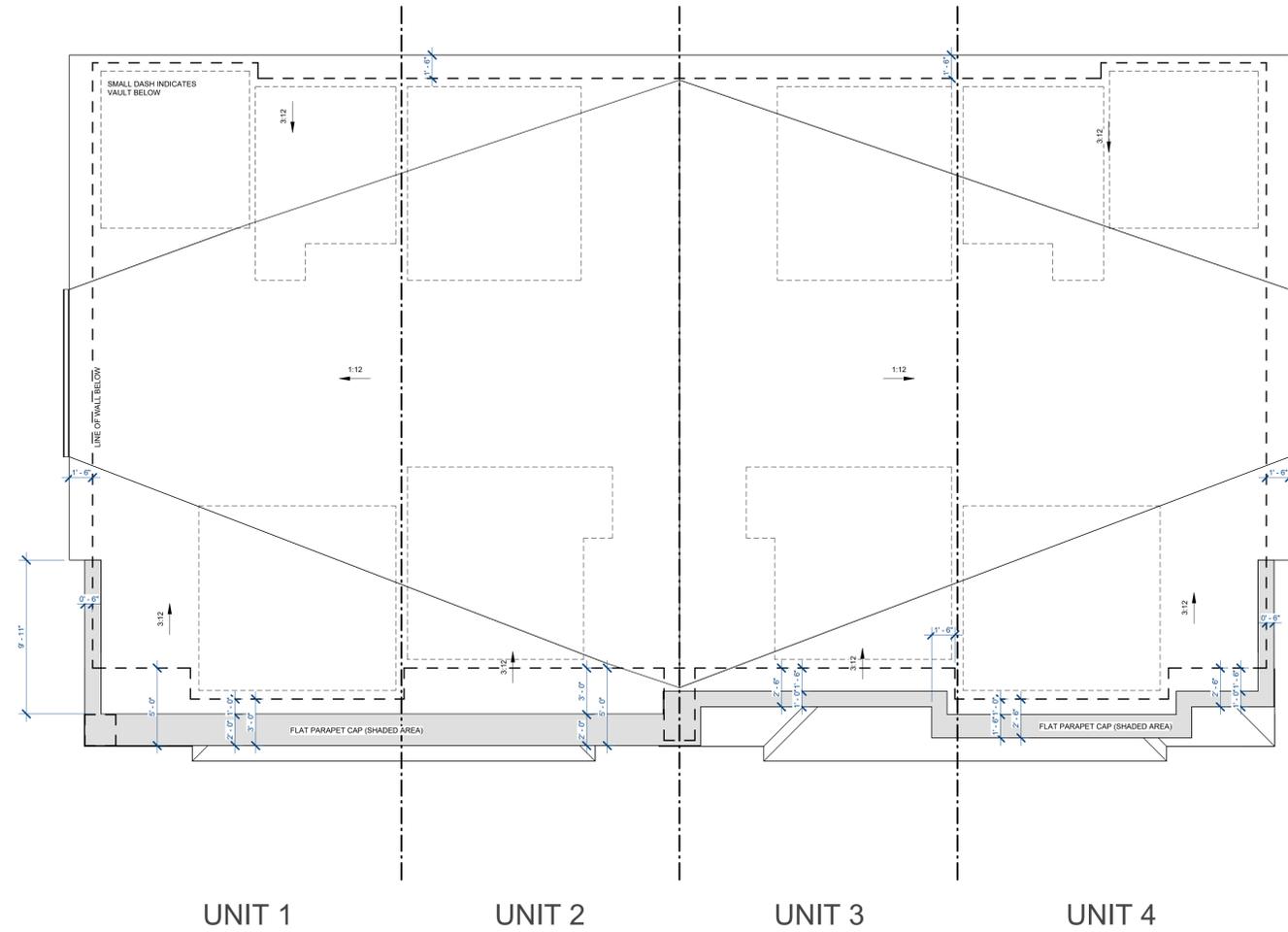
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PROJECT:	THE PONTE AT QUAIL
ADDRESS:	7139 VIA CENTRALE
LEGAL:	LOT A, PLAN KAS6202
JOB NO.:	-

DRAWING

STAGE:	DEVELOPMENT PERMIT
PUBLISHED:	2024-10-09 2:40:53 PM
CHECKED BY:	B. ELLERGODT
DRAWN BY:	R. CAIRNS
SCALE:	3/16" = 1'-0"
PAGE SIZE:	ARCH D / 30" x 24"

REVISIONS

DATE	COMMENTS	BY:
05.06	REV'D DP	RC
06.15	PRELIMINARY PRICING	SL
11.23	REV'D LOT LINES SITE PLAN	RC
03.27	DEVELOPMENT PERMIT	RC
05.05	DP ADJUSTMENTS	RC
06.01	DP SUBMISSION PACKAGE	RC
06.07	WORKING DRAWING	SL
12.15	DP REV'D	RC
01.31	DP REV'D	RC
02.15	SITE PLAN COORDINATION	RC
03.11	DP REV'D	RC
10.01	DP REV 4	SL
10.09	DP REV 5	SL



CLIENT & PROJECT

CLIENT: CARLISLE GROUP
PROJECT: THE PONTE AT QUAL
ADDRESS: 7139 VIA CENTRALE
LEGAL: LOT 4, PLAN KAS9202
JOB NO.:

DRAWING

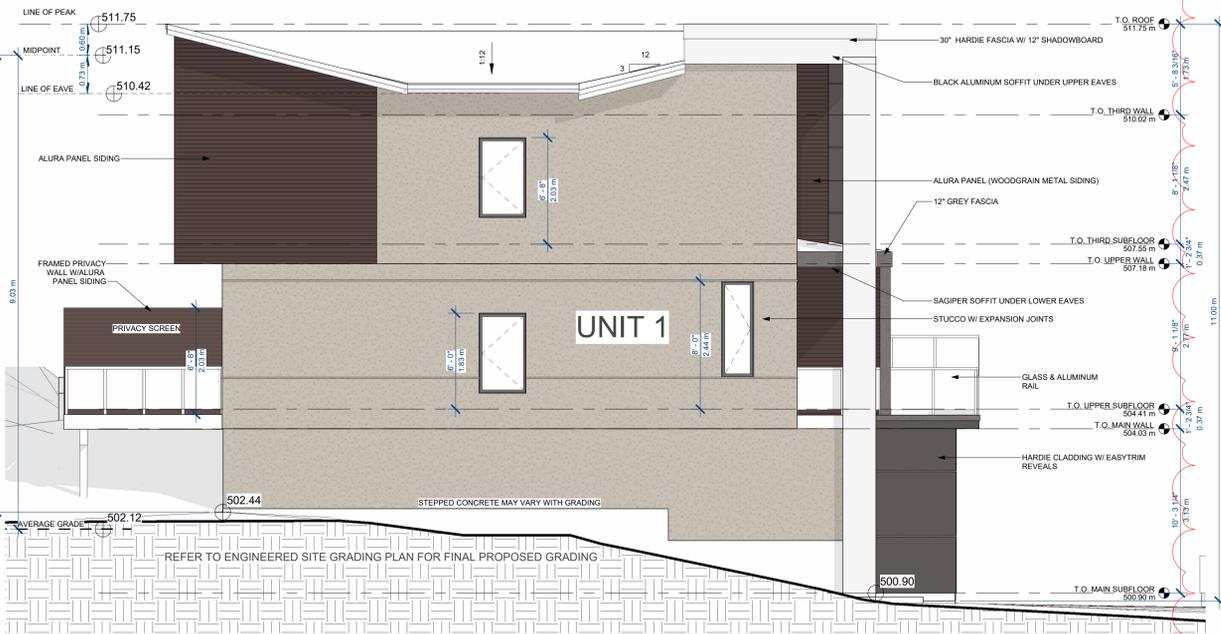
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REVISIONS

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06.15	PRELIMINARY PRICING	SL
11.23	REV'D LOT LINES SITE PLAN	RC
03.27	DEVELOPMENT PERMIT	RC
05.05	DP ADJUSTMENTS	RC
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06.07	WORKING DRAWING	SL
12.13	DP REV'D	RC
01.31	DP REV'D	RC
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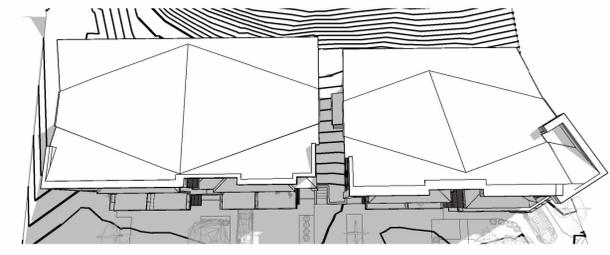
ELEVATIONS A2.0

LIMITING DISTANCE CALCULATIONS:
LIMITING DISTANCE OF 1.20m MAX. 7.0%
TOTAL WALL AREA 1154.2 FT²
TOTAL WINDOW AREA 42.9 FT²
TOTAL GLAZED OPENINGS 3.64%

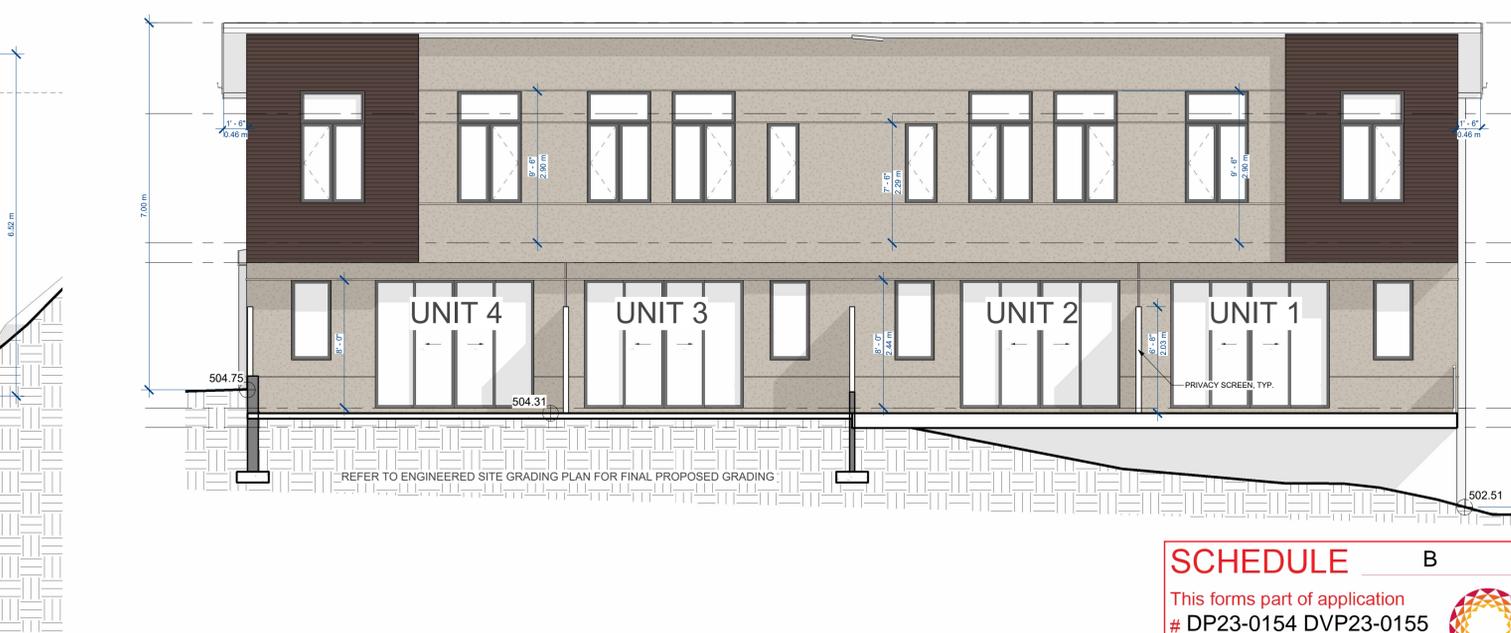
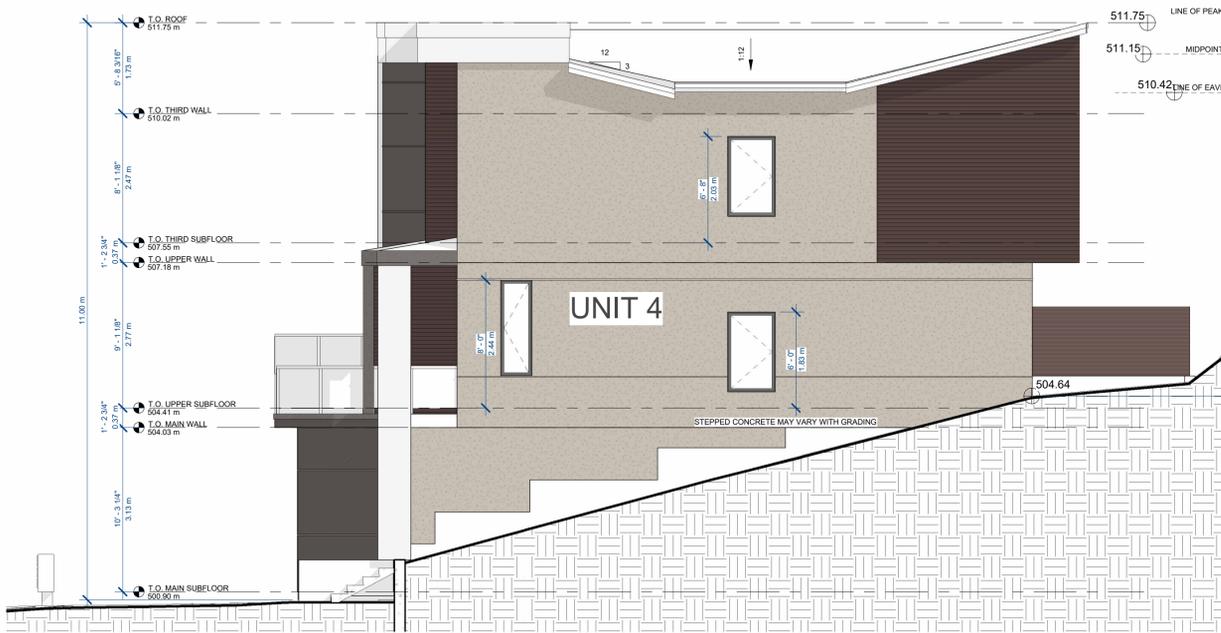


EXTERIOR CLADDING LEGEND
NOTE: REFER TO SPECIFICATION FOR FINAL APPROVED COLOURS AND MATERIALS

- JAMES HARDIE SIDING – ARCTIC WHITE
- ACRYLIC STUCCO – JH40-10 COBBLESTONE
- JAMES HARDIE SIDING – AGED PEWTER WITH EASYTRIM REVEALS
- JAMES HARDIE SIDING – RICH ESPRESSO WITH EASYTRIM REVEALS
- ALLURA SIDING – CARIBOU TRAILS



LIMITING DISTANCE CALCULATIONS:
LIMITING DISTANCE OF 1.60m MAX. 7.2%
TOTAL WALL AREA 954.9 FT²
TOTAL WINDOW AREA 42.9 FT²
TOTAL GLAZED OPENINGS 4.26%



SCHEDULE B
This forms part of application
DP23-0154 DVP23-0155
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

CLIENT & PROJECT

CLIENT: CARLISLE GROUP
PROJECT: THE PONTE AT QUAIL
ADDRESS: 7139 VIA CENTRALE
LEGAL: LOT A, PLAN KAS6202
JOB NO: -

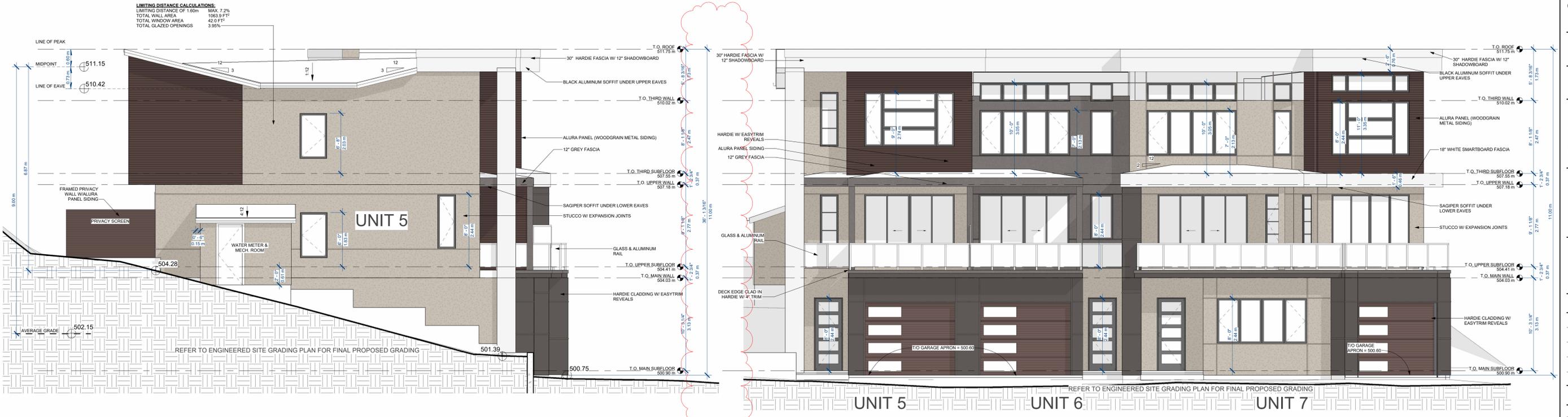
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REVISIONS

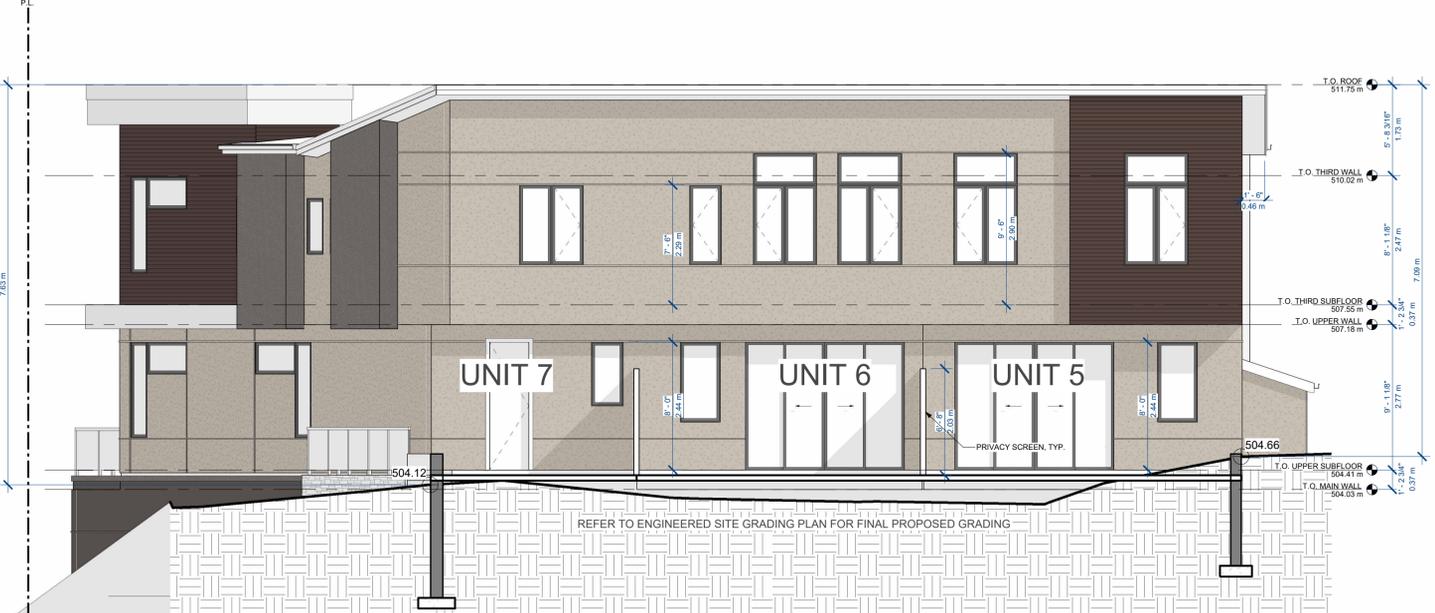
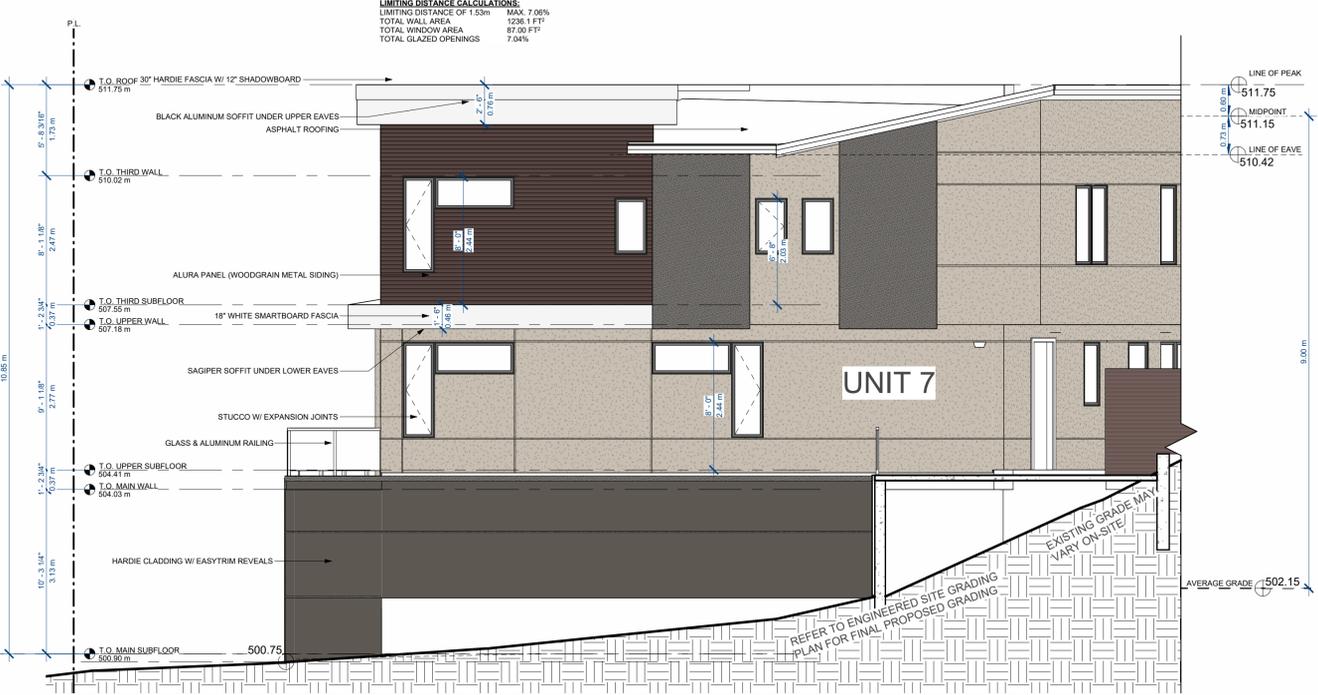
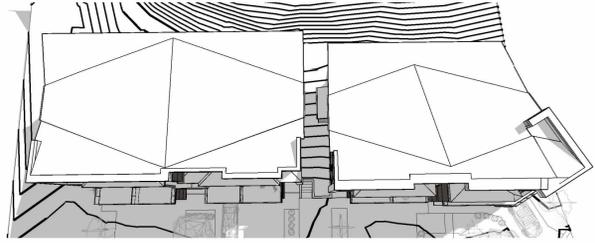
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10.01	DP REV 4	SL
10.06	DP REV 5	SL

ELEVATIONS | A2.1



EXTERIOR CLADDING LEGEND

- NOTE: REFER TO SPECIFICATION FOR FINAL APPROVED COLOURS AND MATERIALS
- JAMES HARDIE SIDING - ARCTIC WHITE
 - ACRYLIC STUCCO - JH40-10 COBBLESTONE
 - JAMES HARDIE SIDING - AGED PEWTER WITH EASYTRIM REVEALS
 - JAMES HARDIE SIDING - RICH ESPRESSO WITH EASYTRIM REVEALS
 - ALLURA SIDING - CARIBOU TRAILS



SCHEDULE B

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DP23-0154 DVP23-0155

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

CLIENT & PROJECT

CLIENT: CARLISLE GROUP
PROJECT: THE PONTE AT QUAL
ADDRESS: 7139 VIA CENTRALE
LEGAL: LOT A, PLAN KA9202
JOB NO.:

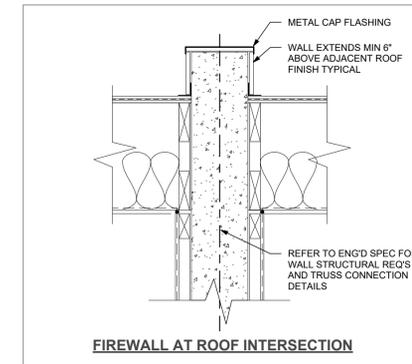
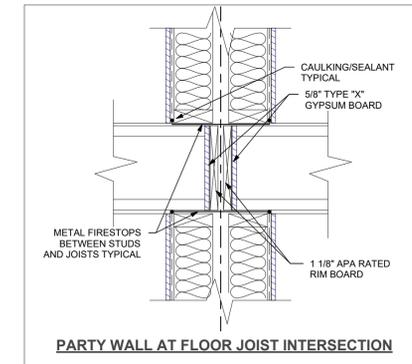
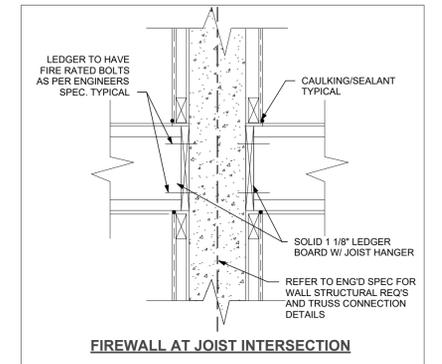
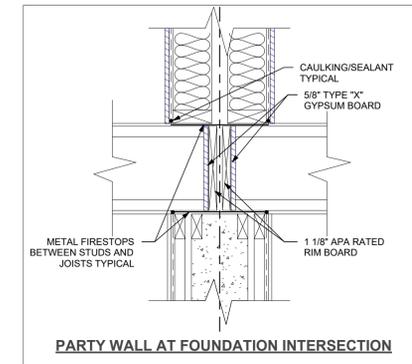
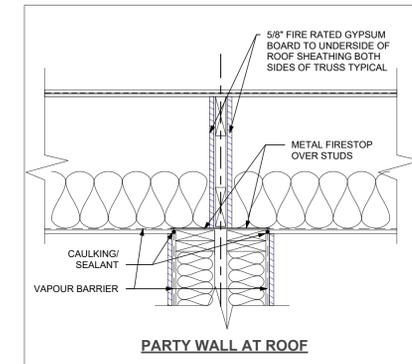
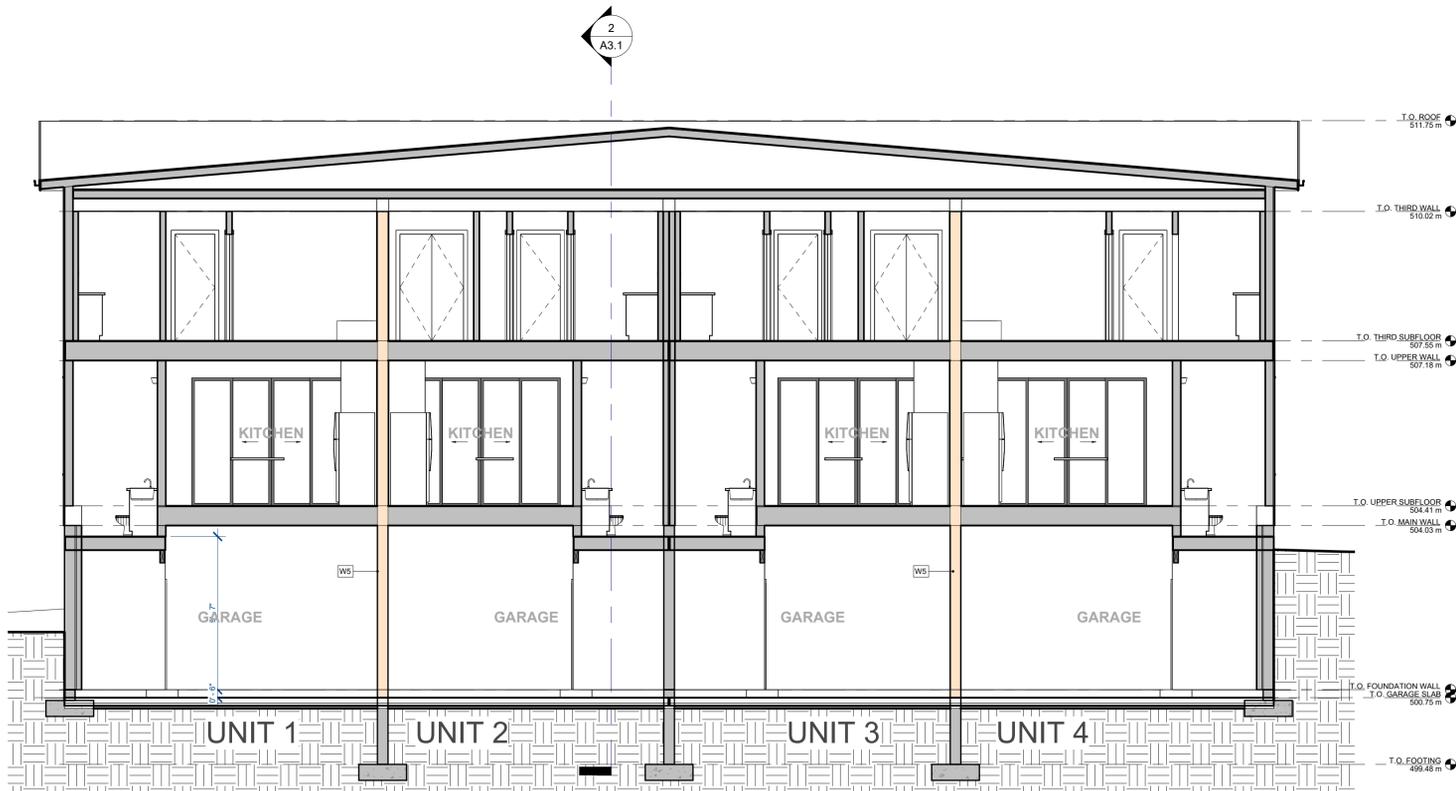
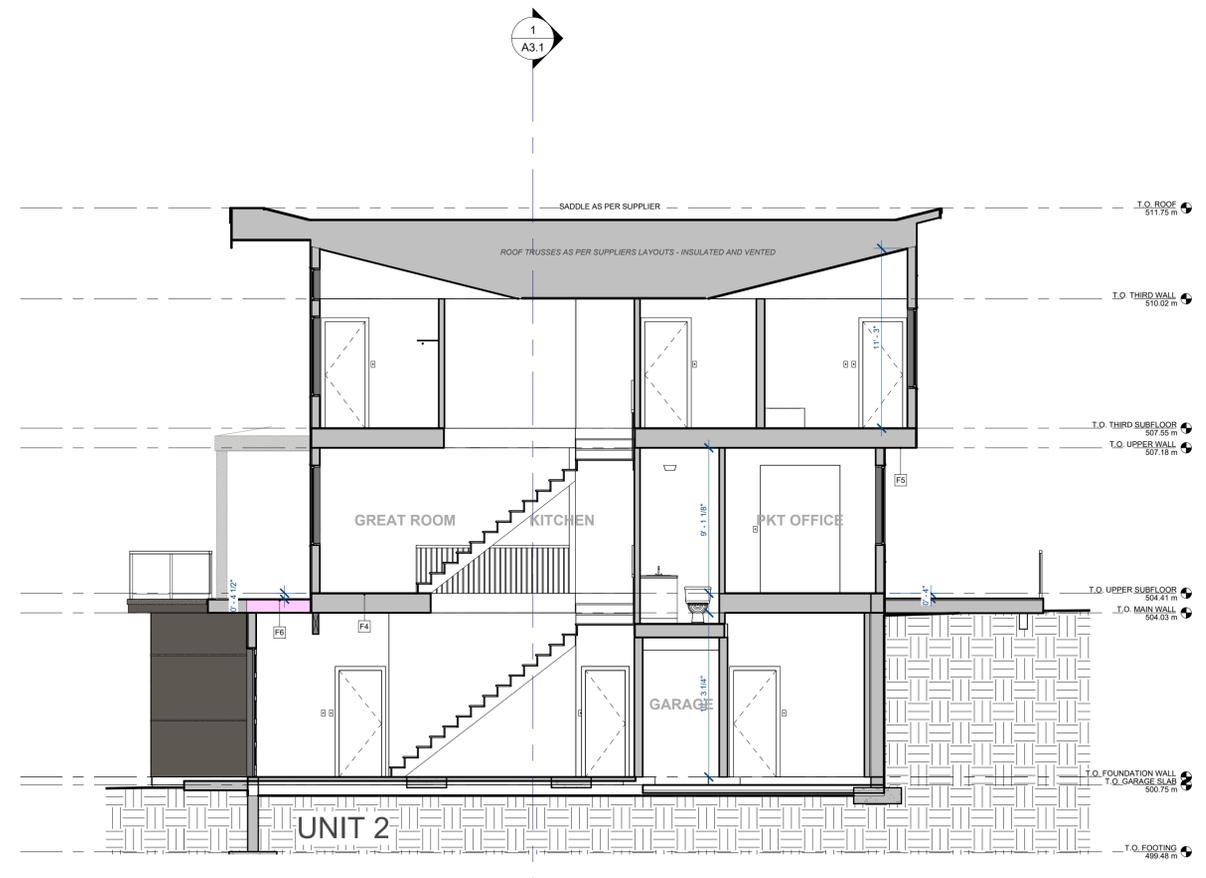
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DRAWN BY: R. CARNS
SCALE: As indicated
PAGE SIZE: ARCH D | 36" x 24"

REVISIONS

DATE	COMMENTS	BY
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06/15	PRELIMINARY PRICING	SL
11/23	REV'D LOT LINES SITE PLAN	RC
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02/15	SITE PLAN COORDINATION	RC
03/11	DP REV'D	RC
10/01	DP REV 4	SL
10/09	DP REV 5	SL

BUILDING SECTION | A3.1

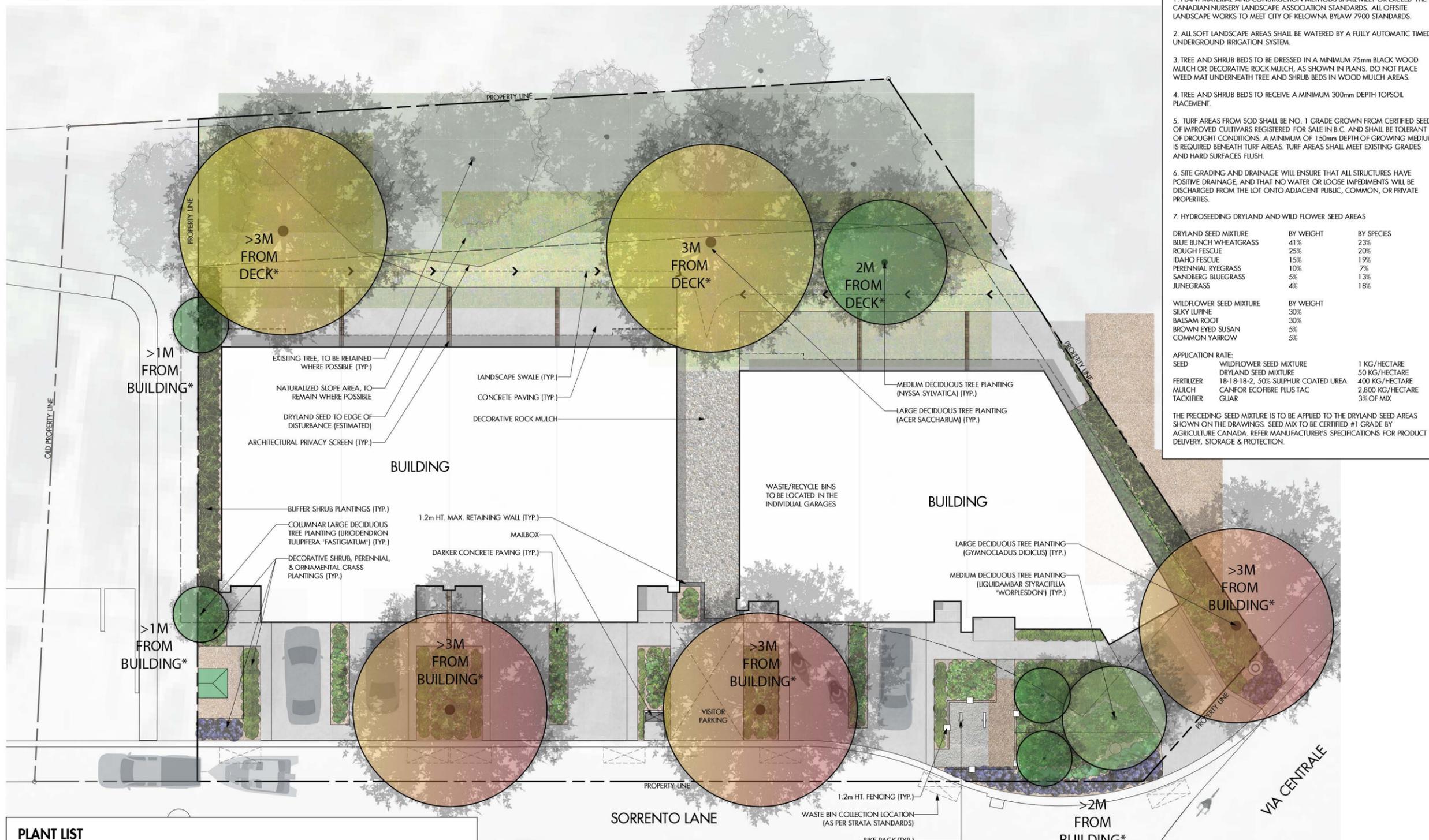


SCHEDULE B

This forms part of application
DP23-0154 DVP23-0155

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING



NOTES

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 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 BLACK WOOD MULCH OR DECORATIVE ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS IN WOOD MULCH AREAS.
- 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 1.50mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
- SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
- HYDROSEEDING DRYLAND AND WILD FLOWER SEED AREAS

DRYLAND SEED MIXTURE	BY WEIGHT	BY SPECIES
BLUE BUNCH WHEATGRASS	41%	23%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	13%
JUNEGRASS	4%	18%

WILDFLOWER SEED MIXTURE	BY WEIGHT	BY SPECIES
SILKY LUPINE	30%	
BALSAM ROOT	30%	
BROWN EYED SUSAN	5%	
COMMON YARROW	5%	

APPLICATION RATE:

SEED	WILDFLOWER SEED MIXTURE	1 KG/HECTARE
	DRYLAND SEED MIXTURE	50 KG/HECTARE
FERTILIZER	18-18-18-2, 50% SULPHUR COATED UREA	400 KG/HECTARE
MULCH	CANFOR ECOFIBRE PLUS TAC	2,800 KG/HECTARE
TACKIFIER	GUAR	3% OF MIX

THE PRECEDING SEED MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREAS SHOWN ON THE DRAWINGS. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER SACCHARUM	SUGAR MAPLE	2	5cm CAL.
GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	3	5cm CAL.
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	1	4cm CAL.
LIRIODENDRON TULIPIFERA 'FASTIGIATUM'	COLUMNAR TULIP TREE	4	5cm CAL.
NYSSA SYLVATICA	BLACK GUM	1	4cm CAL.
SHRUBS			
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	12	#01 CONT. /1.2M O.C. SPACING
ELONIMUS ALATUS 'SELECT'	DWARF BURNING BUSH	8	#01 CONT. /1.5M O.C. SPACING
HYDRANGEA PANICULATA 'JAN'	LITTLE LIME HYDRANGEA	12	#01 CONT. /1.2M O.C. SPACING
FINUS ABIES 'INDIFORMIS'	NEST SPRUCE	8	#01 CONT. /1.5M O.C. SPACING
SPIREA BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	12	#01 CONT. /1.2M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREAN LILAC	8	#01 CONT. /1.5M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	15	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	15	#01 CONT. /0.9M O.C. SPACING
ECHINACEA 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	15	#01 CONT. /0.9M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	8	#01 CONT. /1.2M O.C. SPACING
PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	12	#01 CONT. /1.0M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	15	#01 CONT. /0.9M O.C. SPACING

***REQUIRED TREE SETBACKS, AS NOTED:**
 3M SETBACK, LARGE TREE
 2M SETBACK, MEDIUM TREE
 1M SETBACK, SMALL TREE

SCHEDULE C

This forms part of application
 # DP23-0154 DVP23-0155

Planner Initials **TC**

City of Kelowna
 DEVELOPMENT PLANNING



PROJECT TITLE
3179 VIA CENTRALE

Kelowna, BC

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	DATE	DESCRIPTION
1	21.12.20	Issued for Development Permit
2	21.12.22	Issued for Development Permit
3	23.05.31	Issued for Development Permit
4	24.03.11	Issued for Development Permit
5	24.10.16	Issued for Development Permit

PROJECT NO.	21-097
DESIGN BY	FB
DRAWN BY	NG/MC
CHECKED BY	GH
DATE	MAR. 11, 2024
SCALE	1:100
PAGE SIZE	24"x36"

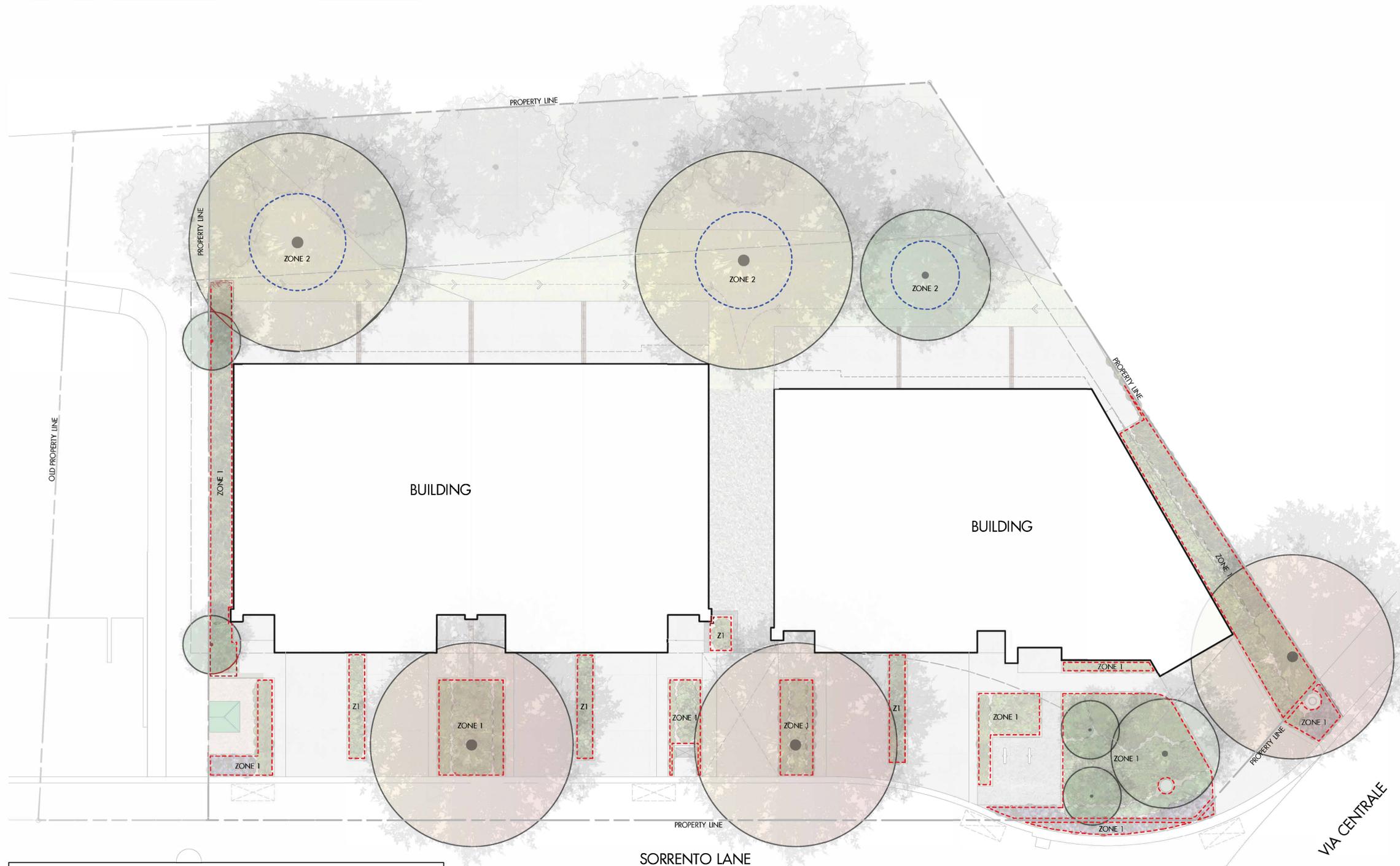
SEAL



DRAWING NUMBER

L1/2

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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: 178 sq.m.
MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 59 cu.m.

 ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 43 sq.m.
MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 14 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WMB) = 399 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 74 cu.m. / year
WATER BALANCE = 325 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

SCHEDULE C

This forms part of application
DP23-0154 DVP23-0155

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**



PROJECT TITLE
3179 VIA CENTRALE

Kelowna, BC
DRAWING TITLE
WATER CONSERVATION/ IRRIGATION PLAN

ISSUED FOR / REVISION

1	21.12.20	Issued for Development Permit
2	21.12.22	Issued for Development Permit
3	23.05.31	Issued for Development Permit
4	24.03.06	Issued for Development Permit
5	24.03.07	Issued for Development Permit

PROJECT NO.	21-097
DESIGN BY	TB
DRAWN BY	NG/MC
CHECKED BY	GH
DATE	MAR 11, 2024
SCALE	1:100
PAGE SIZE	24x36"

SFAI



DRAWING NUMBER

L2/2

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Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.						✓
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.					✓	
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.				✓		
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
2.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. 	✓					
2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.					✓	

c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). 						✓
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.					✓	
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
2.1.4 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.			✓			
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.				✓		
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); Garages or at-grade parking integrated into the building (located at the rear of the building); and Surface parking at the rear, with access from the lane or secondary street wherever possible. 					✓	
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.					✓	
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> Landscaping; Trellises; Grillwork with climbing vines; or Other attractive screening with some visual permeability. 	✓					
g. Provide bicycle parking at accessible locations on site, including:						✓

<ul style="list-style-type: none"> Covered short-term parking in highly visible locations, such as near primary building entrances; and Secure long-term parking within the building or vehicular parking area. 						
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.		✓				
2.1.5 Streetscapes, Landscapes, and Public Realm Design	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.						✓
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.					✓	
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> Locating outdoor spaces where they will receive ample sunlight throughout the year; Using materials and colors that minimize heat absorption; Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and Using building mass, trees and planting to buffer wind. 						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓
g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and Using recycled water irrigation systems. 						✓
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.						✓
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.						✓

<p>m. Use exterior lighting to complement the building and landscape design, while:</p> <ul style="list-style-type: none"> • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility. 						✓
<p>2.1.6 Building Articulation, Features and Materials</p>	N/A	1	2	3	4	5
<p>a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include:</p> <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. 					✓	
<p>b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.</p> <p>Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.</p>					✓	
<p>c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.</p>						✓
<p>d. Design buildings such that their form and architectural character reflect the buildings internal function and use.</p>						✓
<p>e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.</p>					✓	
<p>f. Provide weather protection such as awnings and canopies at primary building entries.</p>			✓			
<p>g. Place weather protection to reflect the building's architecture.</p>					✓	
<p>h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.</p>						✓
<p>i. Provide visible signage identifying building addresses at all entrances.</p>						✓

ATTACHMENT B

This forms part of application
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Planner Initials **TC**



City of **Kelowna**
 DEVELOPMENT PLANNING

SECTION 4.0: TOWNHOUSES & INFILL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
3.1 Townhouses & Infill						
3.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design primary unit entrances to provide: <ul style="list-style-type: none"> • A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop; • Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies; • A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and • Punctuation, articulation, and rhythm along the street 						✓
b. A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways or stoops. Exceptions can be made in cases where the water table requires this to be higher.						✓
c. In the case of shared landings that provide access to multiple units, avoid having more than two doors in a row facing outward.	✓					
d. For buildings oriented perpendicularly to the street (e.g. shotgun townhomes), ensure that the end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street and primary living space at grade.	✓					
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern), Guidelines 3.1.1.a-d apply for units facing strata roads as well as those units fronting onto public streets.	✓					
3.1.2 Scale and Massing	N/A	1	2	3	4	5
a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP.						✓
b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade.					✓	
c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. <ul style="list-style-type: none"> • In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts. 						✓
3.1.3 Site Planning	N/A	1	2	3	4	5
a. Gated or walled communities are not supported.						✓
b. For large townhouse projects, consider including communal amenity buildings.	✓					
Connectivity						

c. Provide pedestrian pathways on site to connect: <ul style="list-style-type: none"> • Main building entrances to public sidewalks and open spaces; • Visitor parking areas to building entrances; • From the site to adjacent pedestrian/trail/cycling networks (where applicable). 						✓
d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane.						✓
e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): <ul style="list-style-type: none"> • Design the internal circulation pattern to be integrated with and connected to the existing and planned public street network. 	✓					
Facing Distances and Setbacks						
f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties.					✓	
g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight.				✓		
h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access.						✓
i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access.						✓
3.1.4 Open Spaces						
a. Design all units to have easy access to useable private or semi-private outdoor amenity space.						✓
b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space.					✓	
c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces.				✓		
d. Design private outdoor amenity spaces to: <ul style="list-style-type: none"> • Have access to sunlight; • Have railing and/or fencing to help increase privacy; and • Have landscaped areas to soften the interface with the street or open spaces/ 						✓
e. Design front patios to: <ul style="list-style-type: none"> • Provide an entrance to the unit; and • Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. 		✓				
f. Design rooftop patios to: <ul style="list-style-type: none"> • Have parapets with railings; • Minimize direct sight lines into nearby units; and • Have access away from primary facades. 	✓					
g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing.					✓	

<ul style="list-style-type: none"> Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance. 						
<p>h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that:</p> <ul style="list-style-type: none"> Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas. 	✓					
<p>i. For large townhouse projects, provide generous shared outdoor amenity spaces integrating play spaces, gardening, storm water and other ecological features, pedestrian circulation, communal amenity buildings, and other communal uses.</p>	✓					
<p>j. Design internal roadways to serve as additional shared space (e.g. vehicle access, pedestrian access, open space) using strategies such as:</p> <ul style="list-style-type: none"> High quality pavement materials (e.g. permeable pavers); and Providing useable spaces for sitting, gathering and playing. 	✓					
3.1.5 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
<p>a. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades.</p>						✓
Site Servicing						
<p>b. Exceptions for locating waste collection out of public view can be made for well-designed waste collection systems such as Molok bins.</p>						✓
Parking						
<p>c. Rear-access garage or integrated tuck under parking is preferred in townhouses, in general, and is required for townhouses facing public streets.</p>				✓		
<p>d. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.</p>	✓					
<p>e. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations:</p> <ul style="list-style-type: none"> Architecturally integrate the parking into the building and provide weather protection to building entries; and Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade. 					✓	
<p>f. Provide visitor parking in accessible locations throughout the site and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include:</p> <ul style="list-style-type: none"> Distributed through the site adjacent to townhouse blocks; and Centralized parking, including integration with shared outdoor amenity space 	✓					
Access						

g. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress.	✓					
h. For large townhouse projects (e.g. master planned communities with internal circulation pattern), a minimum of two access/egress points to the site is desired.	✓					
i. Locate access points to minimize impacts of headlights on building interiors.					✓	
3.1.6 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include: <ul style="list-style-type: none"> • Recessing or projecting facades to highlight the identity of individual units; and • Using entrance features, roofline features, or other architectural elements. 					✓	
b. To maximize integration with the existing neighbourhood, design infill townhouses to: <ul style="list-style-type: none"> • Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and • Use durable, quality materials similar or complementary to those found within the neighbourhood. 					✓	
c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as: <ul style="list-style-type: none"> • Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. 						✓
d. In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.	✓					

ATTACHMENT B
 This forms part of application
 # DP23-0154 DVP23-0155

Planner Initials **TC**



City of **Kelowna**
 DEVELOPMENT PLANNING

Summary of Neighbour Notification for The Pointe at Quail

As part of our ongoing commitment to community engagement and transparency, we are providing a summary of the neighbour notification process for The Pointe at Quail, DVP23-0155 located at 3179 Via Centrale.

Project Overview:

- **Project Name:** The Pointe at Quail
- **Location:** 3179 Via Centrale
- **Description:** 7-townhome housing unit (MF-2 zoning) which includes a development variance application to vary the north and south side yard setbacks from the required 2.1m to the proposed 1.2m and to allow for tandem parking for the townhome owners outside of the core area.

Notification Process:

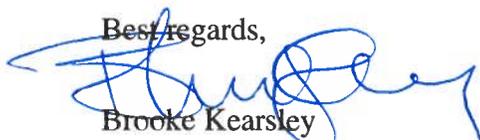
- **Date of Notification:** November 1, 2024
- **Method of Notification:** Mail
- **List of Addresses Notified (367 households):** Attached
- **Information Provided:** Attached

Summary of Feedback:

- **Positive Feedback:** Our office has not received any feedback from the surrounding residents.
- **Concerns Raised:** Our office has not received any concerns from the surrounding residents.
- **Changes to the Project Resulting from Neighbour Notification:** None

We believe that keeping our neighbours informed and involved is crucial for the success of this project. We are committed to addressing any concerns and ensuring that the development proceeds smoothly and with minimal disruption to the community.

Best regards,



Brooke Kearsley

Development Coordination Manager

Direct: 403-571-8415

Email: bk@carlislegroup.ca

ATTACHMENT		C
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# DP23-0154 DVP23-0155		
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963341 Alberta Inc.
#230 – 2891 Sunridge Way NE
Calgary, AB T1Y 7K7
403-571-8400

October 22, 2024

Re: Notification of Development Variances at 3179 Via Centrale

I hope this letter finds you well. I am writing to inform you that our company has submitted a development variance application to the City of Kelowna for the property located at 3179 Via Centrale which includes two variances. The application is for a 7-townhouse housing unit (MF-2 zoning).

As part of the application process, the City requires that our office notifies neighbouring property owners and residents about the proposed development variances. The details of the application are as follows:

- **Type of Application:** Development Variance
- **Description of Proposal:** To vary the north and south side yard setbacks from the required 2.1m to the proposed 1.2m and to allow for tandem parking for the homeowners outside of the Cora Area.

For any questions or to provide feedback to this letter, please contact the City of Kelowna's Development Planning Manager (north), Alex Kondor at 250-469-8582 or by email at akondor@kelowna.ca for further details.

Please do not hesitate to contact me directly with any feedback or questions you might have.

Thank you for your time and consideration.

Sincerely,

Brooke Kearsley

Brooke Kearsley
Development Coordination Manager
The Pointe at Quail
403-571-8415
bk@carlislegroup.ca



THE POINTE AT QUAIL

April 12, 2024

The City of Kelowna
Development and Building Approvals
1435 Water Street
Kelowna, BC V1Y 1J4

We are writing to formally request a parking variance for The Pointe at Quail located at 3179 Via Central. Our proposed townhome development necessitates careful consideration of parking accommodations due to the distinctive design and layout constraints.

Our design and location requirements render it impractical to accommodate the standard quota of 14 non-tandem parking stalls. Each townhome within the development will be privately owned, thereby mitigating any potential issues associated with tandem parking arrangements. Furthermore, we anticipate that this variance will have no adverse effects on parking availability within the surrounding area.

We believe that approving this variance will allow us to effectively balance the needs of our development with the broader parking requirements of the community. It will also enable us to deliver a high-quality living environment for future residents without compromising the aesthetic or functional integrity of the project.

Sincerely,



Brooke Kearsley
Development Coordination Manager

ATTACHMENT D	
This forms part of application # DP23-0154 DVP23-0155	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

THE POINTE AT QUAIL

April 12, 2024

The City of Kelowna
Development and Building Approvals
1435 Water Street
Kelowna, BC V1Y 1J4

We have requested a Development Variance Permit for the side yard setback requirements due to an existing building located to the south of our development. As per the Strata's agreement, we have committed to constructing an asphalt walkway between the parcels. As a result, we had to shift our development northward, which necessitated our request for a variance in the current side yard setback requirement.

Sincerely,



Brooke Kearsley
Development Coordination Manager

ATTACHMENT D

This forms part of application

DP23-0154 DVP23-0155

Planner
Initials **TC**

