

Development Variance Permit

DVP25-0069



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

491 Sheila Cr

and legally known as

Lot 36 Section 24 Township 28 SDYD Plan 21834

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

Single Detached 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: **June 17, 2025**

Development Permit Area: N/A

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S-RES – Suburban Residential

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: David Gary Veldhoen and Karine Edith Veldhoen

Applicant: David Veldhoen

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT		A
This forms part of application		
# DVP25-0069		
Planner Initials	TC	The logo for the City of Kelowna, featuring a stylized circular geometric pattern above the text "City of Kelowna".
		DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Variance Permit No. DVP25-0069 for Lot 36 Section 24 Township 28 SDYD Plan 21834 located at 491 Sheila Cr, Kelowna, BC, subject to the following:

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

Section 11.4: Suburban Residential Zones – Subdivision Regulations

To vary the minimum lot depth from 30.0 m required to 15.1 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. INDEMNIFICATION

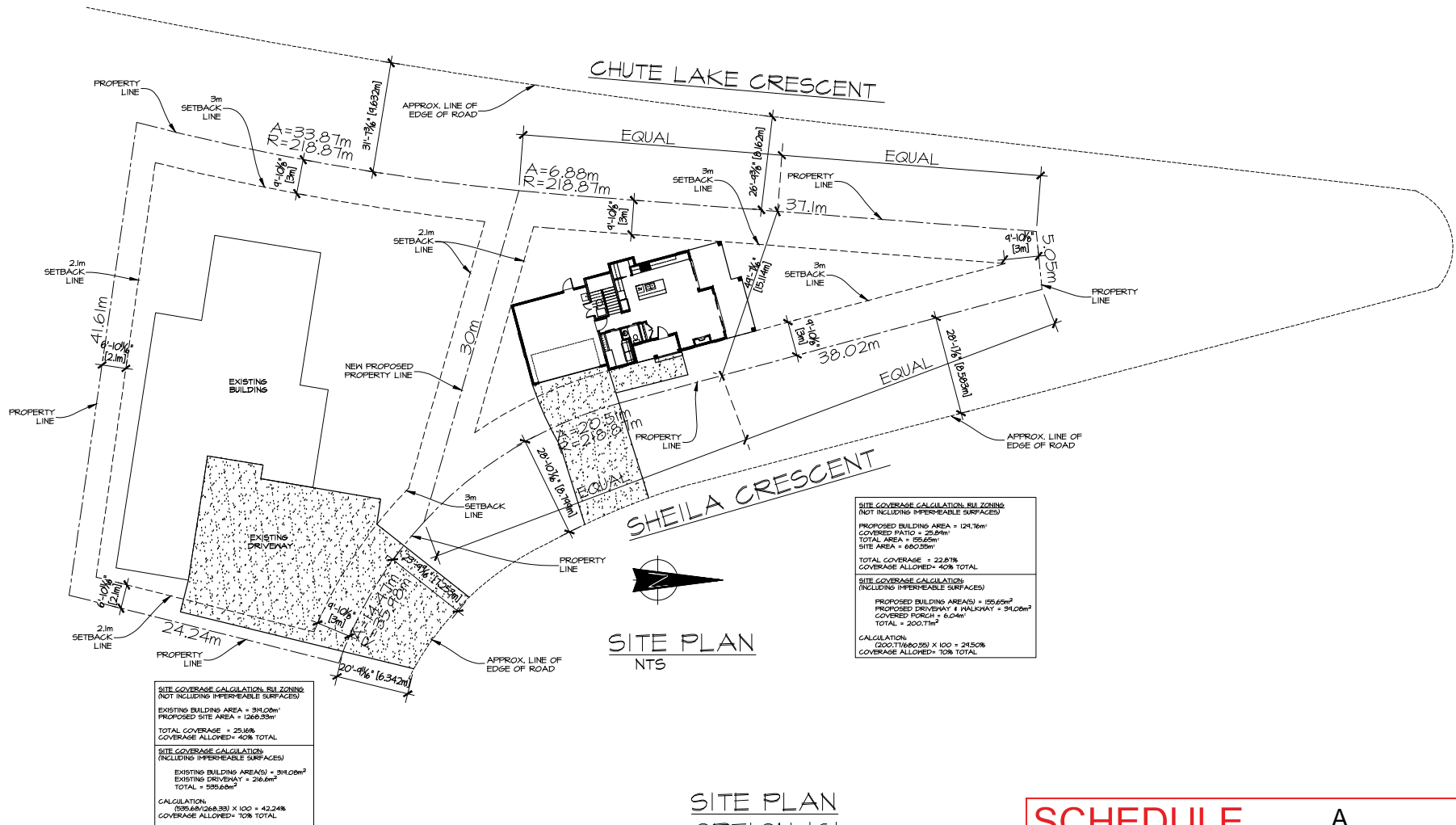
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

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SITE PLAN
OPTION 'C'

SCHEDULE

A

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DVP25-0069

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DEVELOPMENT PLANNING





January 30, 2025

City of Kelowna
Attn: Breanna Sartori
Planner
Urban Planning Department

1435 Water St., V1Y1J4

ATTACHMENT B

This forms part of application

DVP25-0069

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Two – Lot Subdivision Application: 491 Sheila Crescent

Dear Planning Staff,

As a long-time homebuilder in The City of Kelowna, I share the city's concern regarding our community's housing shortage.

Shorestone Homes has a long performance history of reducing barriers to affordable, single-family housing. We were the first local builder to embrace creating this right supply with narrow lots and higher density, single-family home development of the Phase II of The Ponds Project in the Upper Mission. We developed 65+ homes in that subdivision, making it dramatically easier to purchase a single-family home in Kelowna. As a result, the city created a new zoning for this segment of the market: RU3.

In alignment with my deeply held, long-term values as a home builder and the city's ongoing solutions of higher density and affordable housing, I am applying to subdivide the property at 491 Sheila Crescent.

Please reference the attached proposed subdivision plan and community overview.

Upon your review, this single-family lot is quite large and unique, and fronts onto both Sheila Crescent and Chute Lake Crescent. This double fronting lot changes the required front and rear setbacks. The purpose of this application is to subdivide the lot into two lots as outlined below.



Proposed site layout

The area of each resulting properties meets the requirement of RU1 zoning at 1230.00 m² (Proposed Lot) and 670.30 m² (Proposed Lot B) and can easily support single detached house on each. The resulting lot widths also meet minimum requirements. Proposed Lot A would retain the existing building and fit within all of the setbacks.

Please see sample plans for Proposed Lot B as fully compliant with city and zoning regulations.

Grading and Proposed house site location and layout

In looking over the grading on the site which is fairly flat once you get past the retaining walls. The existing house main floor elevation height is 497.5. I'm proposing the new house foundation level at 493.25 which puts the main floor of the new house at 496.00. This means we need to build two retaining walls to make up the difference of 1.5m or 5 feet between the proposed lots.

Existing Trees

The existing trees on the boulevard will be protected during construction and the trees located in the lot will be replanted on the site where the house will be located.


Existing Infrastructure

We had the pleasure of talking with Mr. Stephen Sargeant, Sr. Transportation Planning Engineer. We looked over the plan and how they intersected with Curlew Rd and mentioned he had no issues at that time.

Neighbourhood Conformity and Infrastructure

The subdivision proposal would fit ideally into the existing neighbourhood. Currently, the neighbourhood is primarily single-family homes with secondary suites and duplexes. Therefore, we believe the proposed subdivision will allow gentle density, well conforming with the existing conditions of the street and area.

Furthermore, water and septic services are available to the property via Chute Lake Crescent and Sheila Crescent. The existing property is on septic and as a result of this subdivision both properties will be moved to city services.

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Official Community Plan Conformance

This proposal conforms to the 2040 OCP Dash future land use direction for suburban residential, as single, detached housing is a supported use. In addition, the following goals are reached:

1. Stop planning new suburban neighborhoods.

This proposal focuses on optimizing existing new suburban neighborhoods. It creates sensitive infills within existing neighbourhoods reducing the desire for new suburban neighbourhoods to be planned. In turn, those who wish to rent or purchase a new dwelling can do so by constructing a new single-family home in a neighborhood. In addition, new construction within existing neighbourhoods eliminates the need to create new service mains which are expensive to build and maintain.

The subdivision as shown on the attached subdivision plan allows for the existing house on the property to be retained, eliminating the need for demolition and disposal of material to the landfill.

2. Promote more housing diversity.

The suburban residential future land use designation allows for a range of housing forms within existing suburban neighborhoods. Subdivision is a great way to utilize the existing land and services to create additional housing options in neighborhoods, which is located nearby to amenities such as schools in parks.

3. Protect our environment.

Constructing two single family homes within an existing building envelope, reduces the need for environmental impact, such as blasting, substantial grading, and tree removal on undeveloped land. Furthermore, this subdivision, allows for the existing house on the property to be retained, eliminating the need for demolition and disposal of material to the landfill.

Secondly, because it is situated near amenities such as parks, schools, restaurants, and soon-to-open grocery and drug stores, the walkability score of this property is improved.

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Project benefits

As previously mentioned, the proposed subdivision will improve housing affordability by using existing land and efficient use of space. It will also build right supply by allowing for gentle density in an established neighbourhood, which also protects our environment. In conclusion, this proposal conforms to the City of Kelowna's housing goals and the 2040 Official Community Plan by focusing on affordability and optimizing existing neighbourhoods and infrastructure.

Sincerely,

David Veldhoen

President

Shorestone Homes & SSH Construction

A handwritten signature in black ink, appearing to be "D. Veldhoen", written over a horizontal line.

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