

HERITAGE ALTERATION PERMIT



APPROVED ISSUANCE OF HERITAGE ALTERATION PERMIT NO. HAP16-0005

Issued To: Anil Bharwani
Zulekha Bharwani

Site Address: 370 Burne Avenue

Legal Description: Lot 6, District Lot 14, ODYD, Plan 1178

Zoning Classification: RU1 – Large Lot Housing

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP16-0005 for Lot 6, District Lot 14, ODYD, Plan 1178, located at 370 Burne Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 13.1.6(d): RU1 – Large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3 m permitted to 1.73 m (east) and 1.82 m (west) proposed.

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Heritage Alteration Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

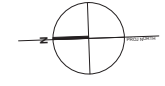
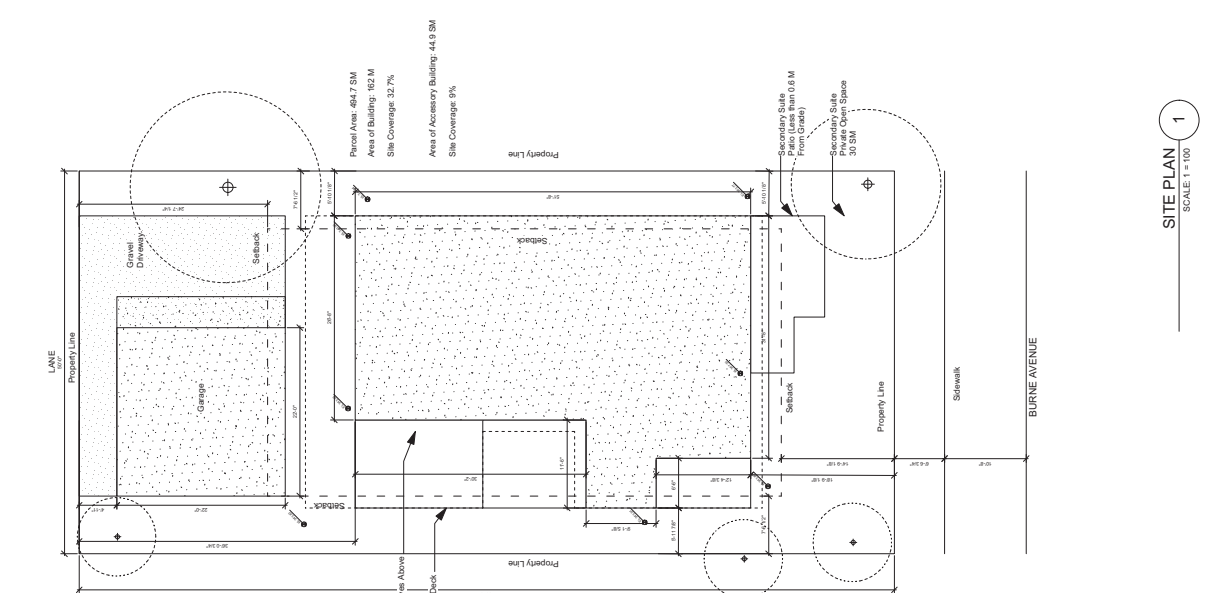
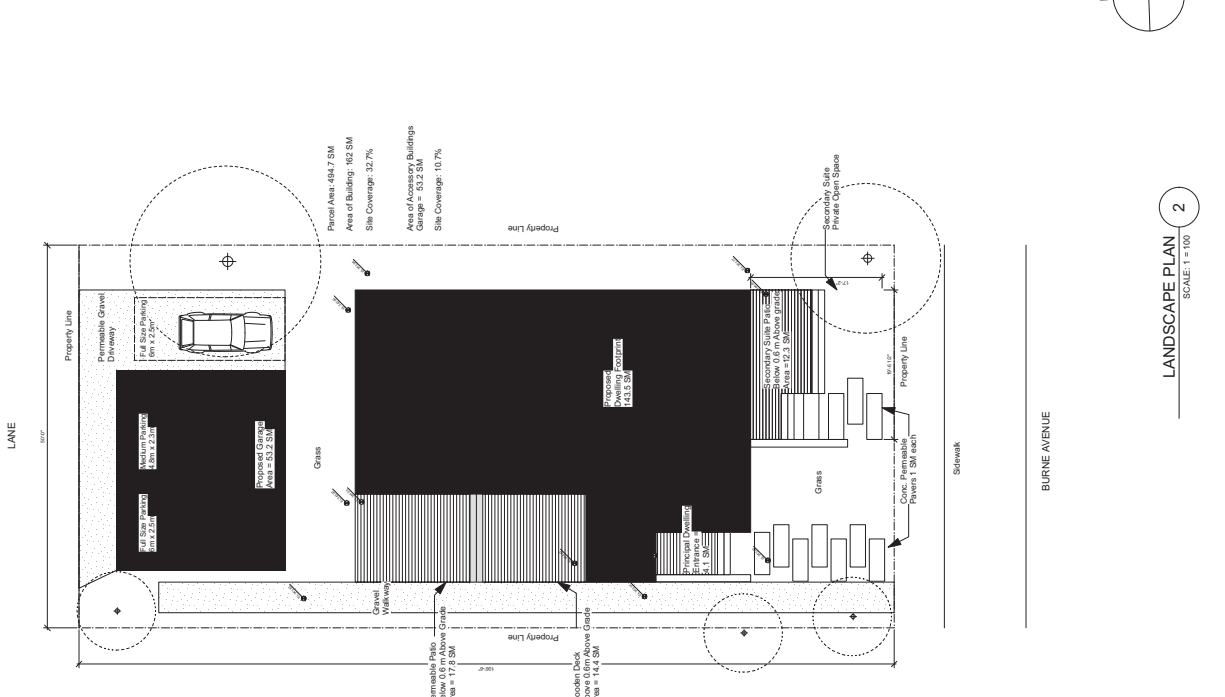
SCHEDULE A

This forms part of application
HAP16-0005



Planner Initials
TB

Imperial
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 ARCHITECT & PRIME CONSULTANT
 STUDIO BURNSON ARCHITECTS
 370 Burne Ave., Kelowna, BC V1Y 1K7
 WWW.STUDIOBURNSON.COM



370 Burne Ave

Site Plan + Landscape Plan
A101
 DRAWN: []
 PLOT DATE: []
 CHECKED: []
 01609

LANDSCAPE PLAN 2
 SCALE: 1" = 100'

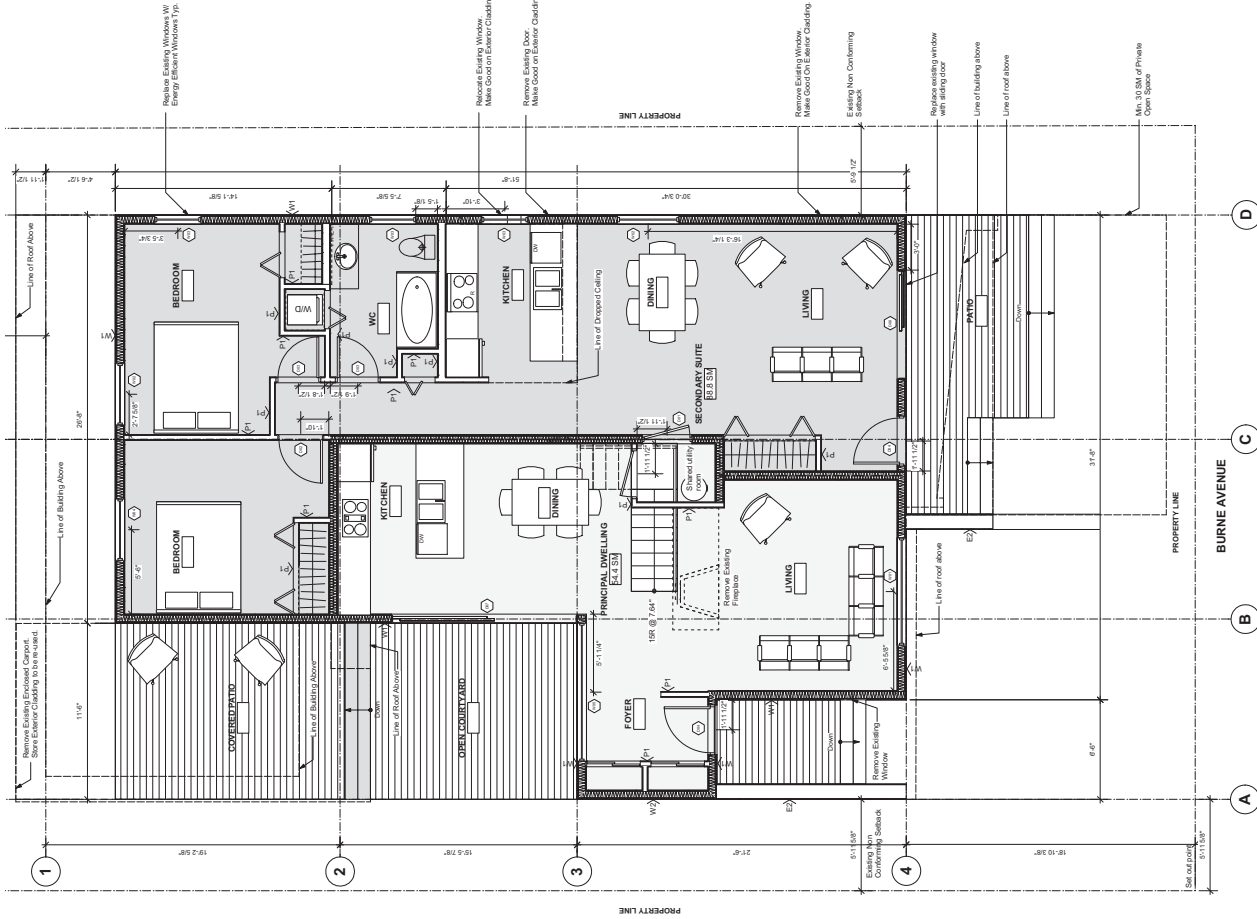
SITE PLAN 1
 SCALE: 1" = 100'

SCHEDULE A

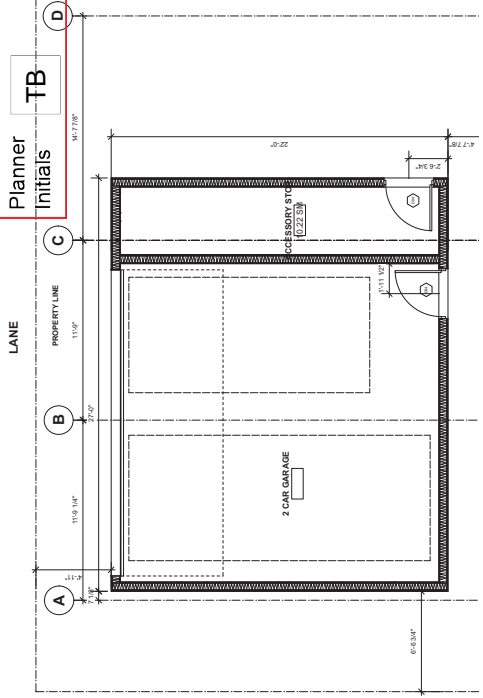
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HAP16-0005



Planner Initials **TB**



PRINCIPAL DWELLING SCALE: 1 = 50



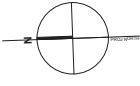
GARAGE 2 SCALE: 1 = 50

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ARCHITECT & PRIME CONSULTANT
 107 WEST THIRD AVENUE
 SUITE 200
 KELLOWNA, BC V1Y 1A1
 TEL: (250) 860-1001
 WWW.IT2000.COM

SEAL

370 Burne Ave Kelowna, BC



Proposed Main Floor

A201

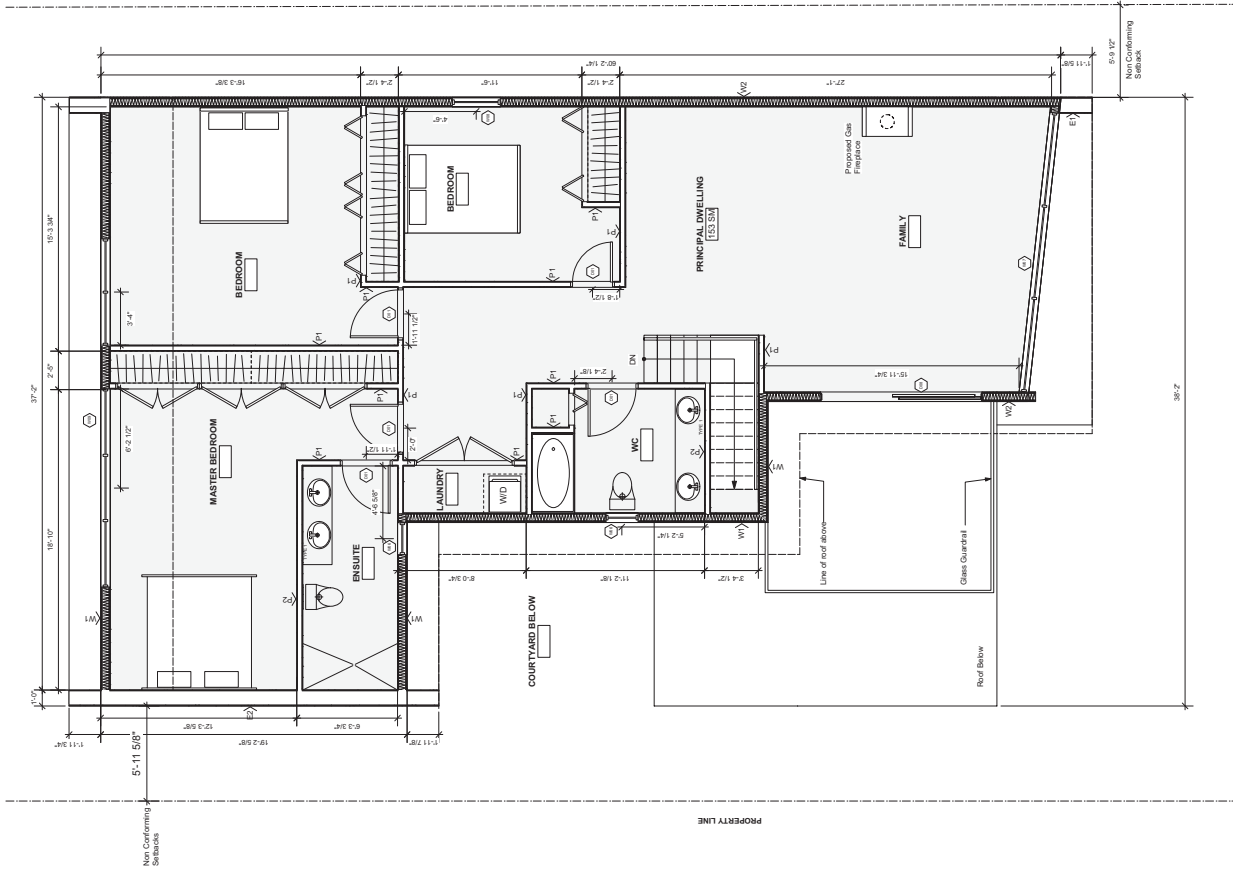
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SCHEDULE A

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HAP16-0005



Planner Initials
TB



No. _____ Date: 05.28.15 .No. _____

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ARCHITECT & PRIME CONSULTANT
 1000 WEST 11TH AVENUE
 VANCOUVER, BC V6H 1A1
 TEL: (604) 270-8001
 WWW.A202ARCHITECTURE.COM

SEAL

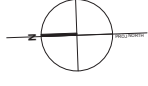
370 Burne Ave

370 Burne Ave, Kelowna, BC

Proposed Upper Floor

A202

CHECKED: _____
 DRAWN: _____
 PLOT DATE: _____
 DTG989



1
 SCALE: 1 = 50

SCHEDULE B

This forms part of application # HAP16-0005



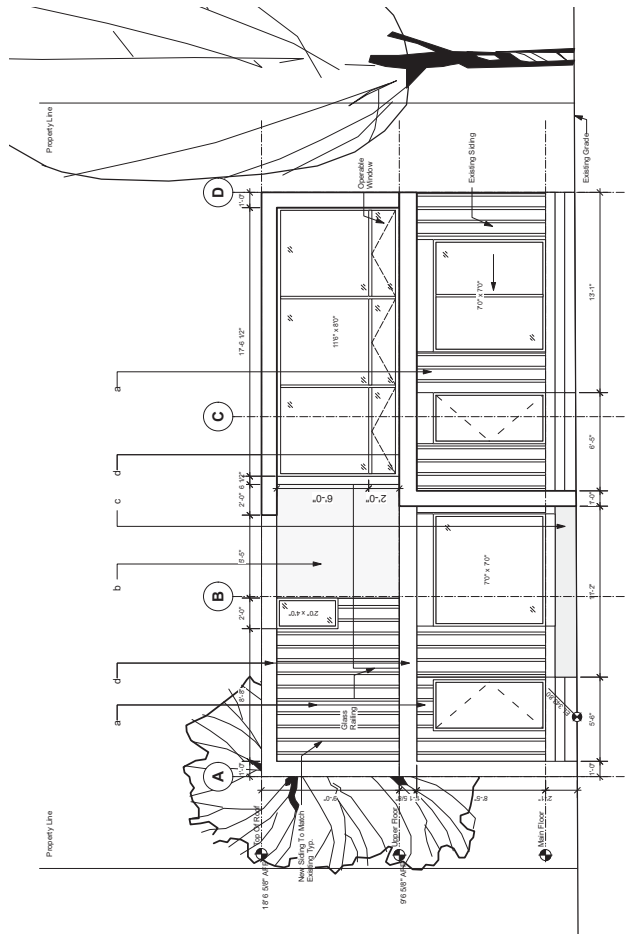
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(a) Wood Plank Siding, Stained	TB
(b) Smooth Stucco, Painted	
(c) Pre-Finished Metal Panels	
(d) Pre-Finished Metal Panels	

1737 WEST THIRD AVENUE
VANCOUVER BC V6J 1K7
604 738 0201

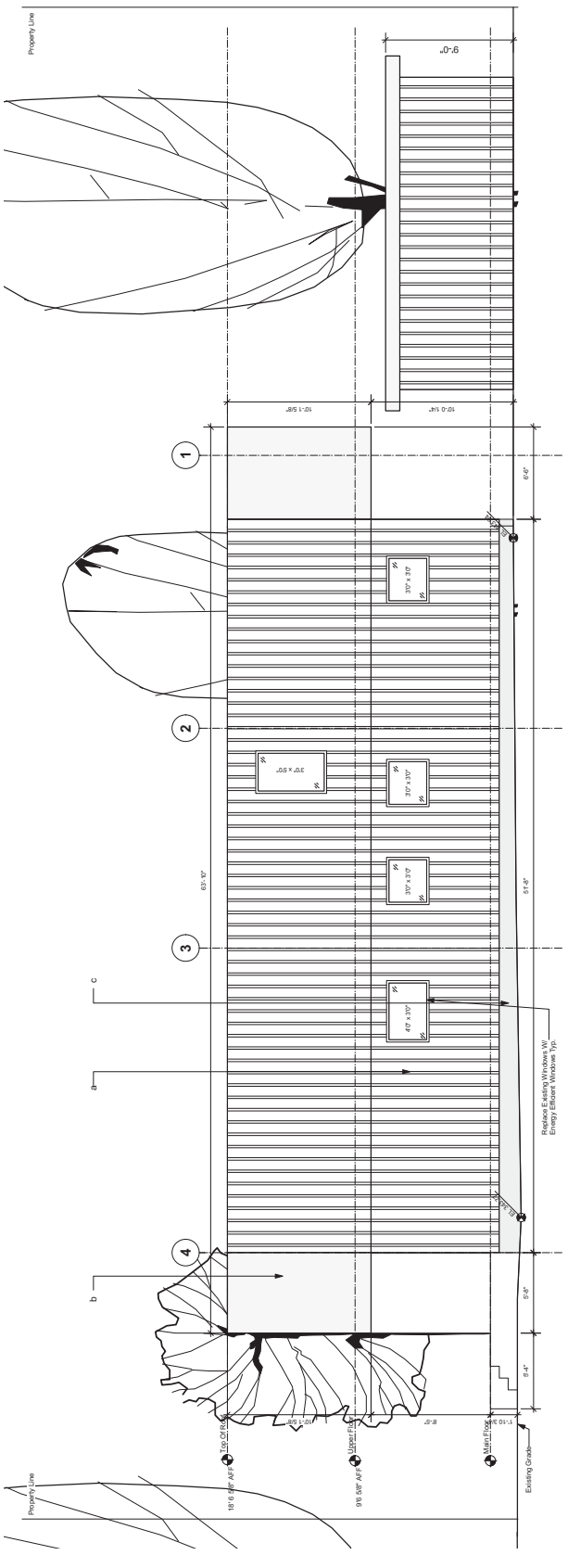
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ISS: January 23, 2017
ISS: January 30, 2017

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1 SOUTH ELEVATION
SCALE: 1 = 50



2 EAST ELEVATION
SCALE: 1 = 50

SEAL

370 Burne Ave

370 Burne Ave, Kelowna BC

Proposed Elevations

A301

DRAWN: :
PLOT DATE: :
CHECKED: :
01609

SCHEDULE B

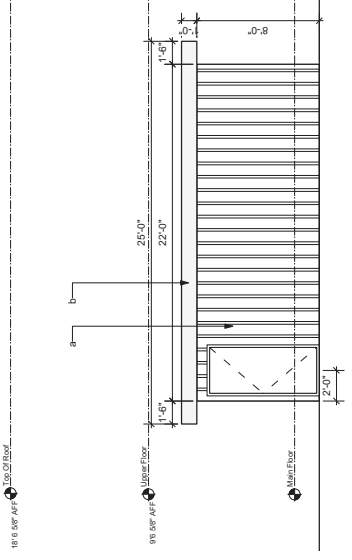
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HAP16-0005



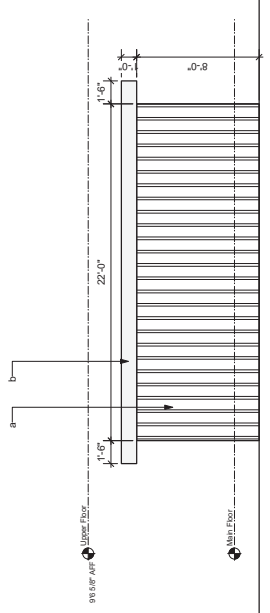
1727 WEST THIRD AVENUE
VANCOUVER BC V6J 1K7
604.738.0201

Materials Legend	
(a)	Wood Plank Siding, Stained
(b)	Smooth Stucco, Painted
(c)	Pre-Finished Metal Panel/Finishing
(d)	Pre-Finished Metal Panel/Finishing

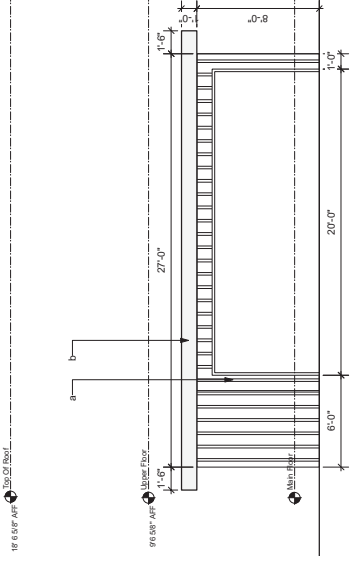
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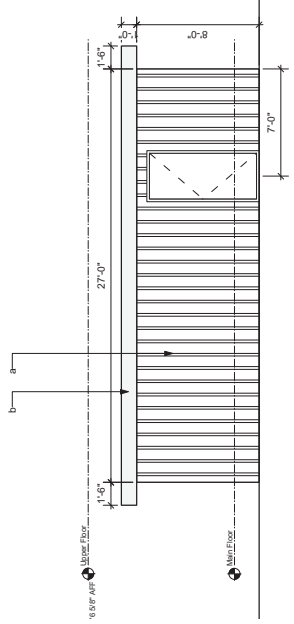
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECT & PRIME CONSULTANT
STUDIO SLAPSON ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6J 1K7
WWW.STUDIOSLAPSON.COM

SEAL
370 Burne Ave
7/20 Burne Ave, Kelowna BC

Proposed Elevations
Garage
A303
DRAWN: []
PLOT DATE: []
CHECKED: []
01609

SCHEDULE

B

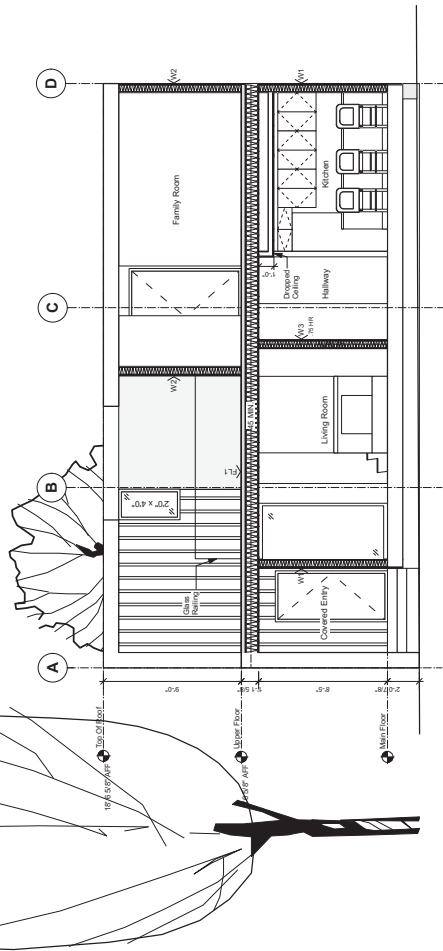
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HAP16-0005



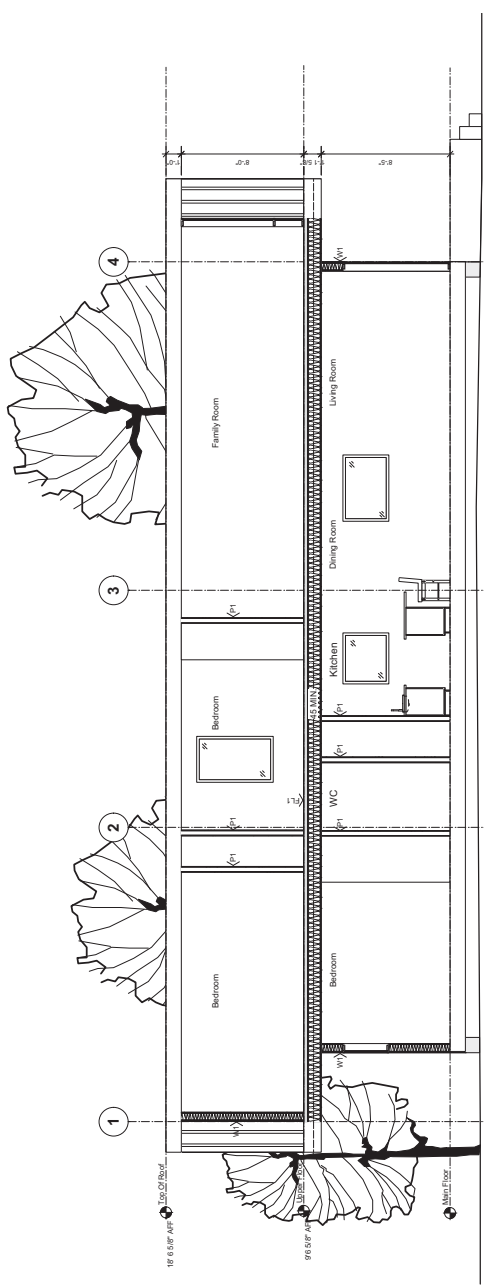
Planner Initials
TB

1727 WEST THIRD AVENUE
VANCOUVER BC V6J 1K7
604 738 0201

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1 WEST ELEVATION
SCALE: 1" = 50'



2 NORTH ELEVATION
SCALE: 1" = 50'

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ARCHITECT & PRIME CONSULTANT

STANLEY BRUNSON ARCHITECTS
VANCOUVER, BC, CANADA
WWW.STANLEYBRUNSON.COM

SEAL

370 Burne Ave
Kelowna BC

370 Burne Ave, Kelowna BC

Proposed Sections

A304

DRAWN: [blank]
PLOT DATE: [blank]
01609

CHECKED: [blank]

SCHEDULE

B

This forms part of application
HAP16-0005



City of

Kelowna
COMMUNITY PLANNING

Planner
Initials

TB



SCHEDULE B

This forms part of application

HAP16-0005



City of

Kelowna
COMMUNITY PLANNING

Planner
Initials

TB



SCHEDULE B

This forms part of application
HAP16-0005



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials TB



SCHEDULE

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This forms part of application

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City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

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