

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0009

Issued To: Jeremy William Kling
Site Address: 651 Oxford Avenue
Legal Description: Lot 6, District Lot 9, ODYD, Plan 452
Zoning Classification: RU6 – Two Dwelling 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 Development Variance Permit No. DVP17-0009 for Lot 6, District Lot 9, ODYD, Plan 452, located at 651 Oxford Avenue, Kelowna, BC to allow the construction of a carriage house be approved;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 9.5b.1(d): Carriage House Regulations

To allow a carriage house to be higher than the existing principal dwelling unit on the same property as measured to the midpoint of each roof to a maximum of 4.74m, and to allow the highest point of the carriage house to be higher than the highest point of the existing principal dwelling unit to a maximum of 6.84m as shown on Schedule "A";

AND FURTHER THAT this Development Variance 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. 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.
- b) 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.

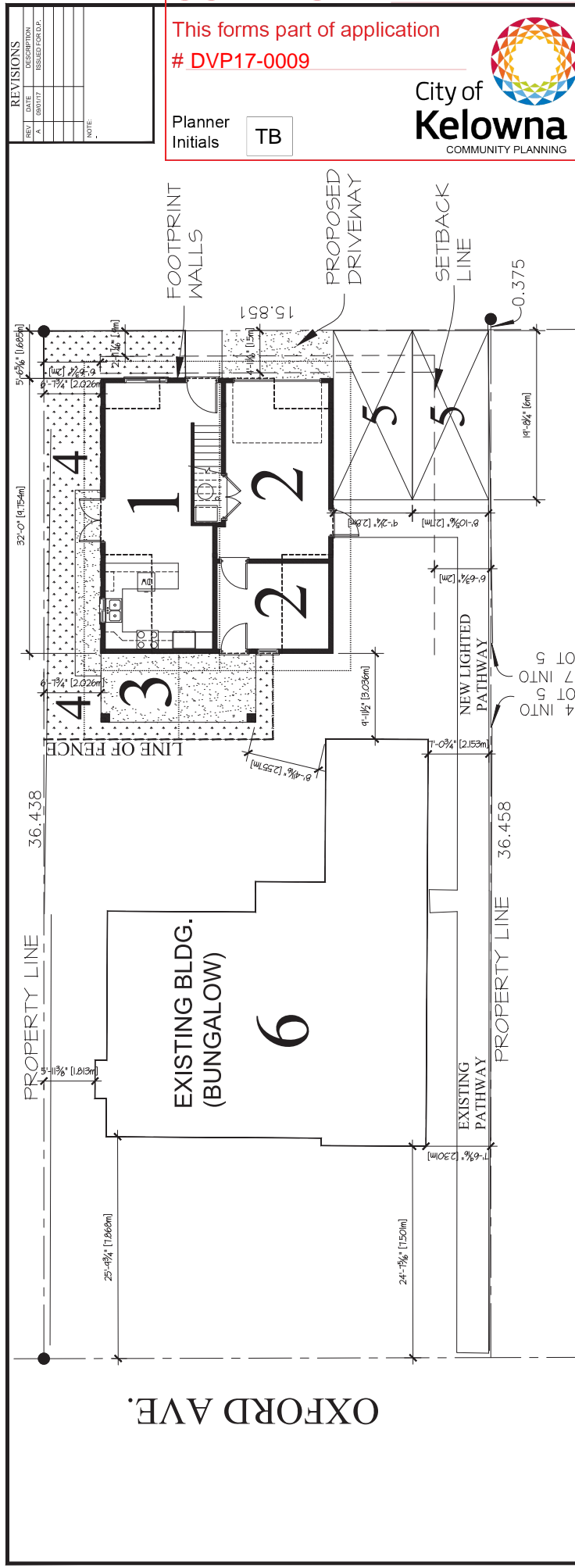
5. APPROVALS

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

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

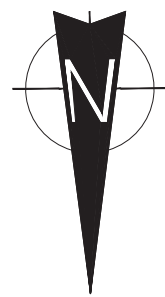
 Date

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



OXFORD AVE.

651 Oxford Avenue
Zoning: RU6



Site Area = 577.81 m ² (6219.48 sq. ft.)	
1. Proposed Carriage House (at ground floor)	= 40.13 m ² (432.00 sq. ft.)
2. Proposed Accessory Garage	= 40.13 m ² (432.00 sq. ft.)
3. Proposed Covered Patio	= 13.38 m ² (144.00 sq. ft.)
4. Lawn Space	= 32.99 m ² (361.56 sq. ft.)
5. Proposed Parking Area	= 33.76 m ² (363.36 sq. ft.)

Proposed Building Footprint Area: 864 sq. ft.	
Building Footprint Coverage	= 13.9 %
Total Allowed (maximum)	= 14 %
Existing Principal Building Net Floor Area:	
Carriage House Area total	= 939 sq. ft.
Carriage House	= 75 % of Principal Building
Total Allowed of	= 75 % of Principal Building
6. Existing Principal Building Footprint = 117.29 m ² (1262.48 sq. ft.)	
Existing Building Coverage	= 20.30 %
Total Site Coverage	= 34.2 %
Total Allowed (maximum)	= 40 %

ERRORS AND OMISSIONS
• EVAN GILBERT shall not be responsible for any variances resulting from conditions encountered at the job site, and is the sole responsibility of the client to verify the accuracy of the information provided.
• EVAN GILBERT makes every effort to provide complete and accurate construction documents. However, it is the responsibility of the client to check and verify all dimensions and details before construction. Should any discrepancies be found on these plans, please contact our office so we can make the necessary corrections.

REVISIONS

REV	DATE	DESCRIPTION
A	09/01/17	ISSUED FOR C.P.

NOTE:

This forms part of application
DVP17-0009

Planner Initials
TB

City of Kelowna

COMMUNITY PLANNING

EVAN GILBERT

drafting & design

778.478.7792

PROJECT TITLE
651 OXFORD AVE.

KLING RESIDENCE
DATE: 09/01/17
DRAWING SCALE: 3/16" = 1'-0"
DRAWN BY: EKG
CHECKED BY: JK
APPROVED BY:
SHEET NAME
SITE PLAN

PROGRESS
PRELIMINARY
REVISION
PLAN NUMBER
A 651
SHEET NUMBER
A1 1 OF 4

City of Kelowna
COMMUNITY PLANNING



**EVAN
GILBERT**
drafting & design
778.478.7788

PROJECT TITLE

KLING RESIDENCE
DATE: 09/01/17

RAWN BY: EKG

CHECKED BY: JK
APPROVED BY:

HEET NAME

ELEVATIONS

PROGRESS PRELIMINARY

REVISION	PLAN NUMBER:
1	CS1

SHEET NUMBER	SHEET
10	2 of 4

AL	Z	UP 4
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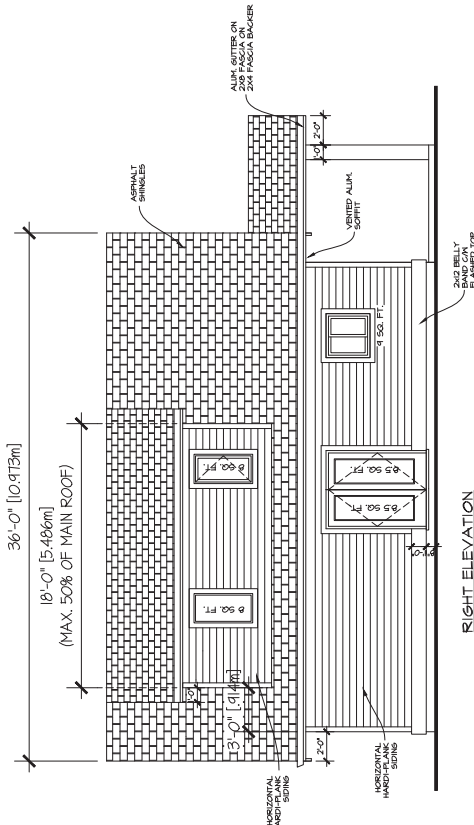
USERS CHANGING MENTIONS INTO BUSINESS PROJECT NUMBER 177004 - JEFFREY ALING, 611 COOPER CARRIDGE HOUSE, 01010

NO H.R.V. INSTALLED

ERRORS AND OMISSIONS

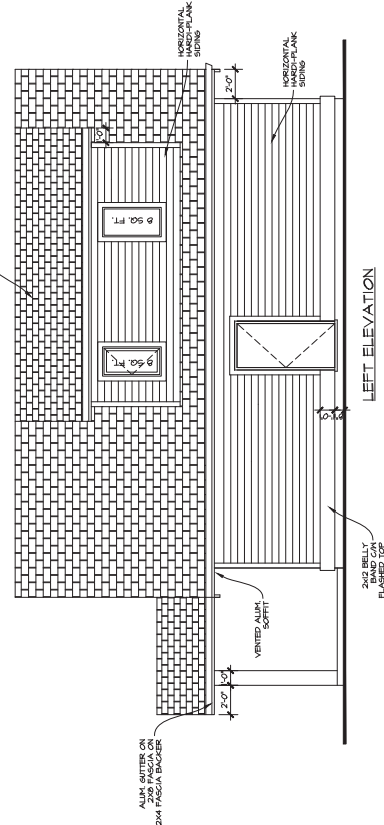
EVAN GILBERT shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.

EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for errors or omissions in the drawings. It is the responsibility of the owner to check the dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

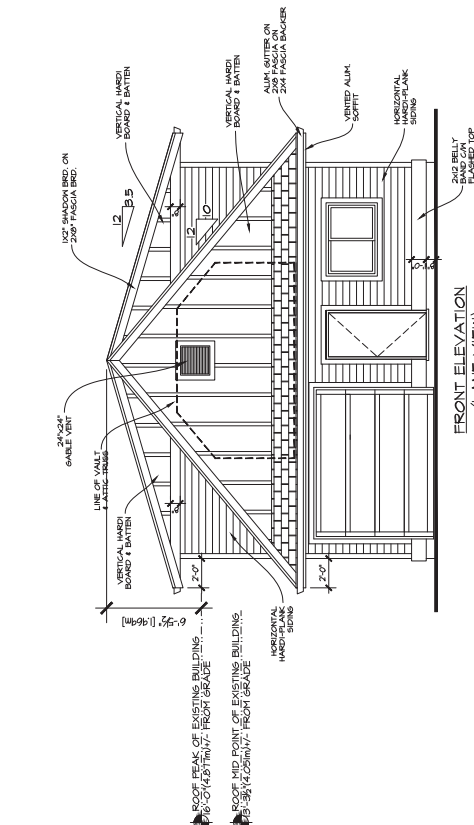


RIGHT ELEVATION

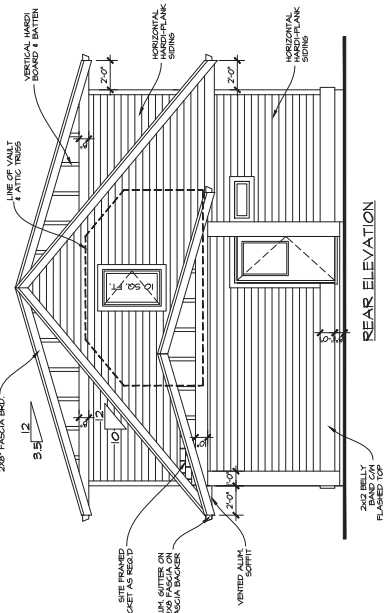
SPATIAL SEPARATION
LD = 2.026m
EXP. BLDG. FACE = 343.56 sq. ft.
GLASS = 42 sq. ft.
42/343.56 = 10.67% glass
ALLOWABLE = 11%



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

REVISIONS		
REV	DATE	DESCRIPTION
A	08/01/17	ISSUED FOR C.P.
NOTE:		

SCHEDULE

A

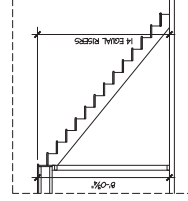
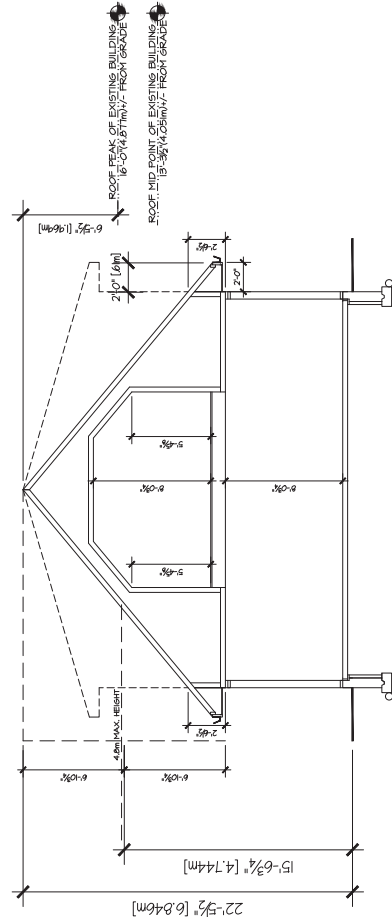
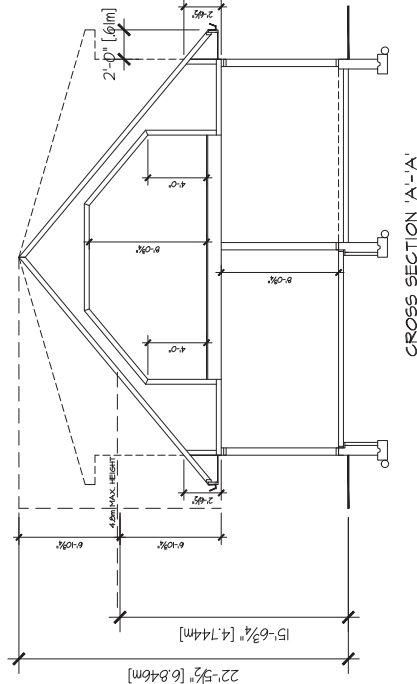
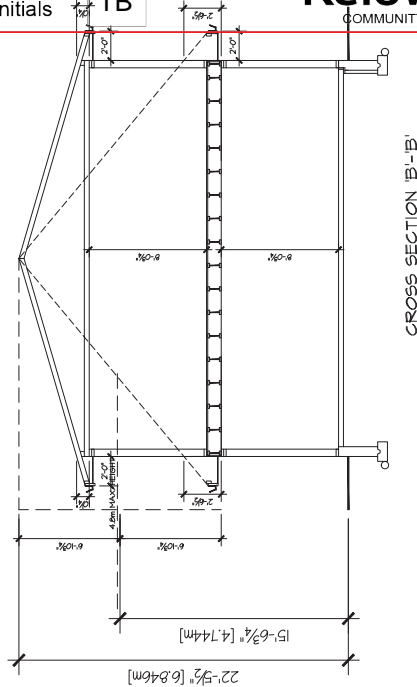
This forms part of application
DVP17-0009



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

TB



STAIR DETAIL

EVAN GILBERT
drafting & design
778.478.7792

PROJECT TITLE
651
OXFORD AVE.

KLING RESIDENCE
DATE: 09/01/17
DRAWING SCALE: 1/4" = 1'-0"
DRAWN BY: EKG
CHECKED BY: JK
APPROVED BY:

SHEET NAME
CROSS SECTIONS
& STAIR DETAIL

PROGRESS
PRELIMINARY
REVISION
PLAN NUMBER
A 651
SHEET
A4 4 OF 4

ERRORS AND OMISSIONS

• EVAN GILBERT shall not be responsible for any variances resulting from conditions encountered at the job site, and is the sole responsibility of the contractor to verify all dimensions and conditions before construction.

• EVAN GILBERT makes every effort to provide complete and accurate drawings, but does not warrant that the drawings are free of errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and conditions before construction. Should any discrepancies be found on these plans, please advise our office so we can make the necessary corrections.