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**CITY OF KELOWNA**

**MEMORANDUM**

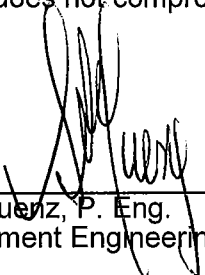
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**Date:** June 06, 2017  
**File No.:** DVP17-0128  
**To:** Community Planning (JR)  
**From:** Development Engineer Manager (SM)  
**Subject:** 781 Bay Ave

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The Development Engineering comments and requirements regarding this DVP application are as follows:

The request to vary the side yard setback, height, and upper floor area ratio of 2 carriage houses does not compromise any municipal services.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

JA

**SCHEDULE**

**A**

This forms part of application  
# DVP17-0128

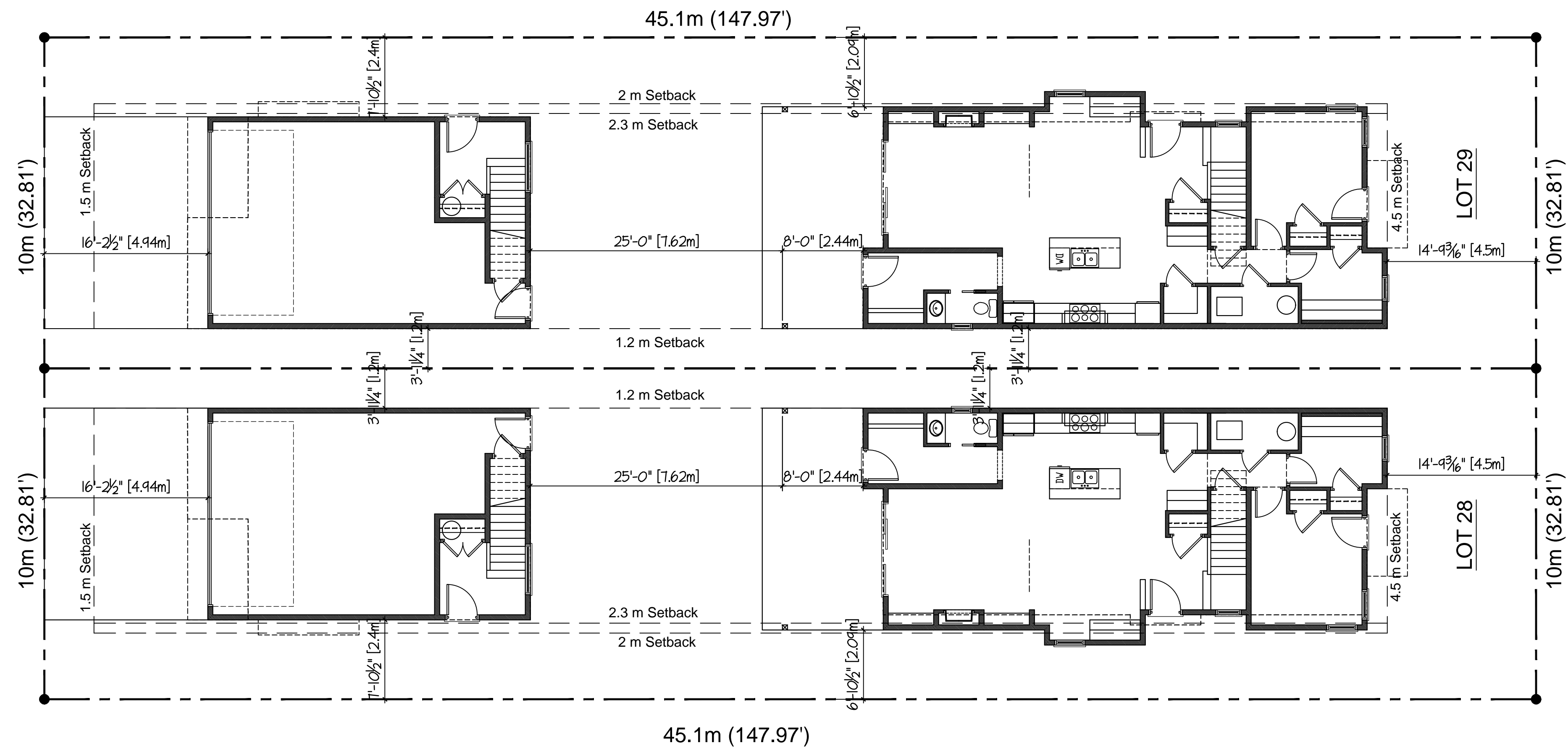
Planner  
Initials

JR

City of  
**Kelowna**  
COMMUNITY PLANNING



LANE



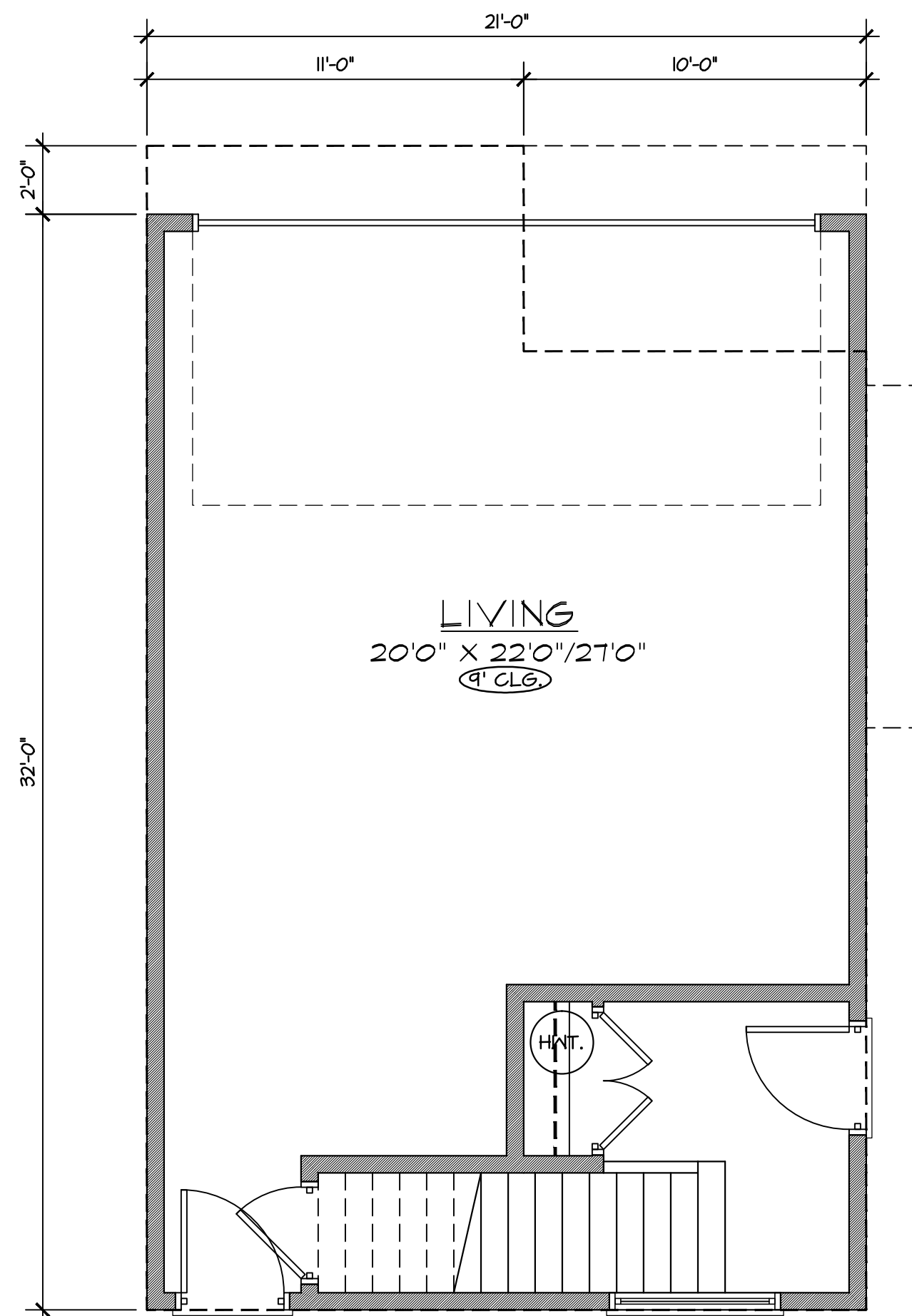
BAY AVE

Site Coverage Calculation (per lot):	
Lot area =	4855 sq.ft.
House area =	1088 sq.ft.
Garage area =	672 sq.ft.
Driveway area =	340 sq.ft.
Bldg. Coverage =	36%
Bldg. & D.W. Cov. =	43%

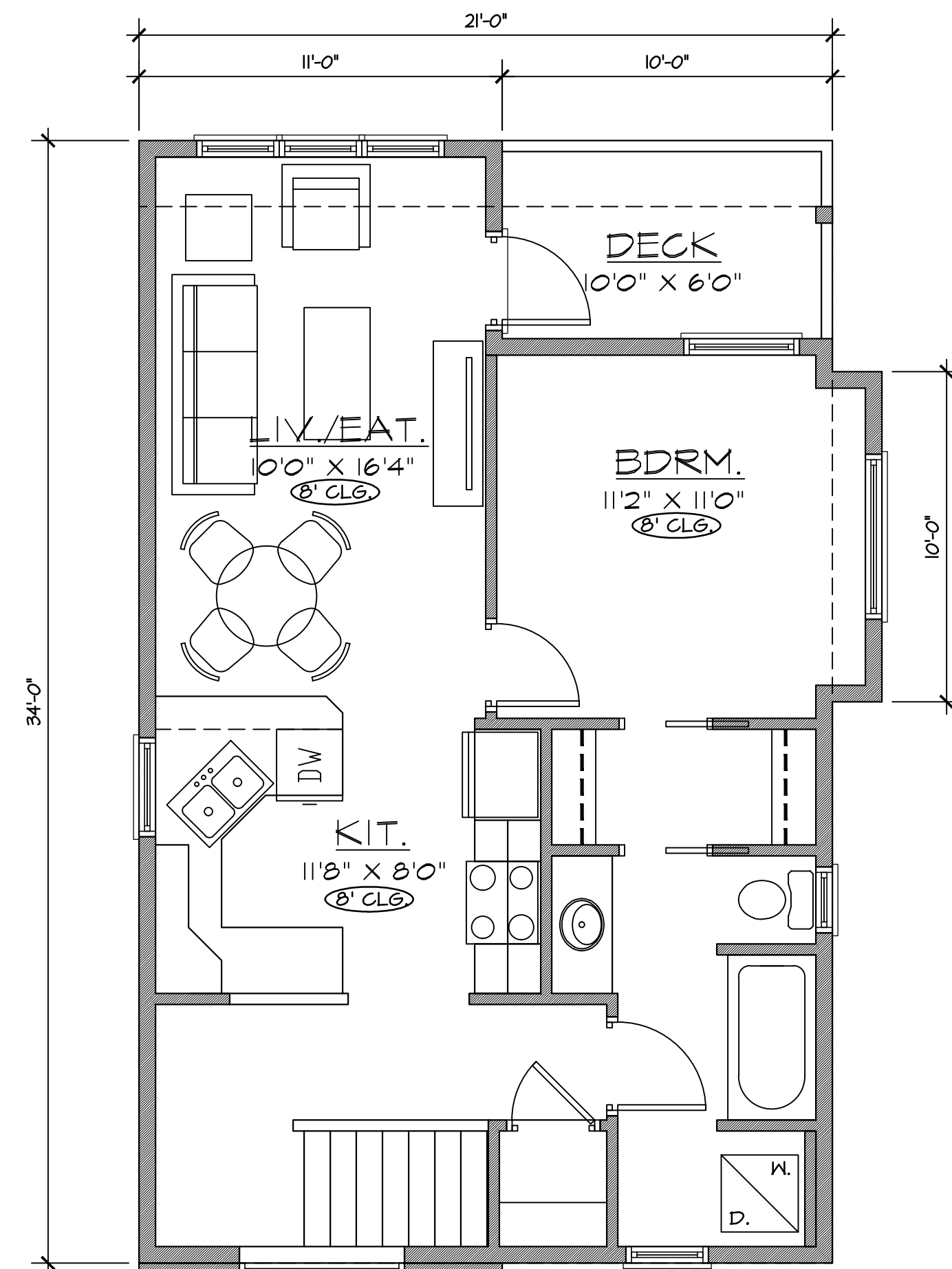
Civic Address: 781 Bay Avenue (Lots 28 & 29)  
Legal Address: Lots 28 & 29, KAP 1304,  
Section 30, Twp. 26, ODYD  
Project Name: Bay Avenue Project  
Applicant: Folio Building Group  
Contact: Shane Styles 250-808-7998

ERRORS AND OMISSIONS

- BAXTER DESIGN & SHANE BAXTER 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.
- BAXTER DESIGN & SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all 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.

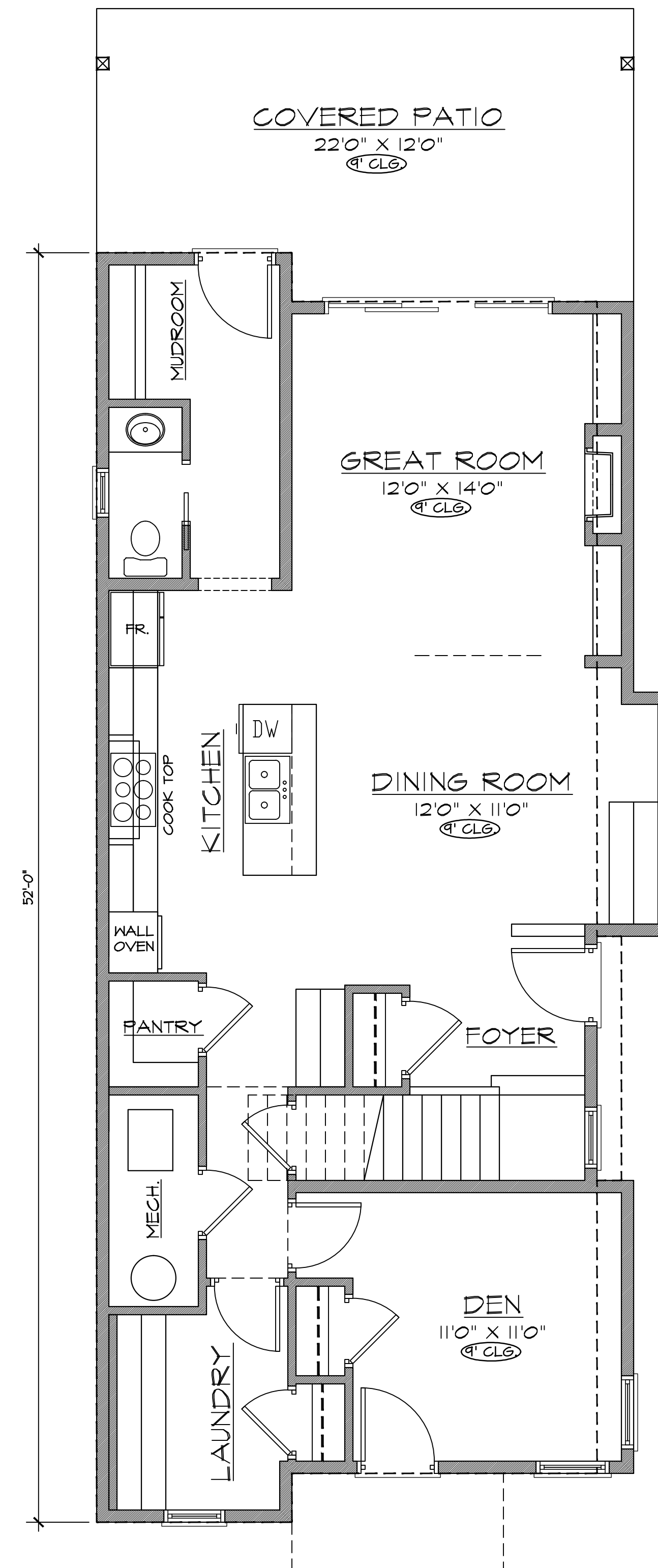


MAIN FLOOR PLAN 90 SQ. FT.

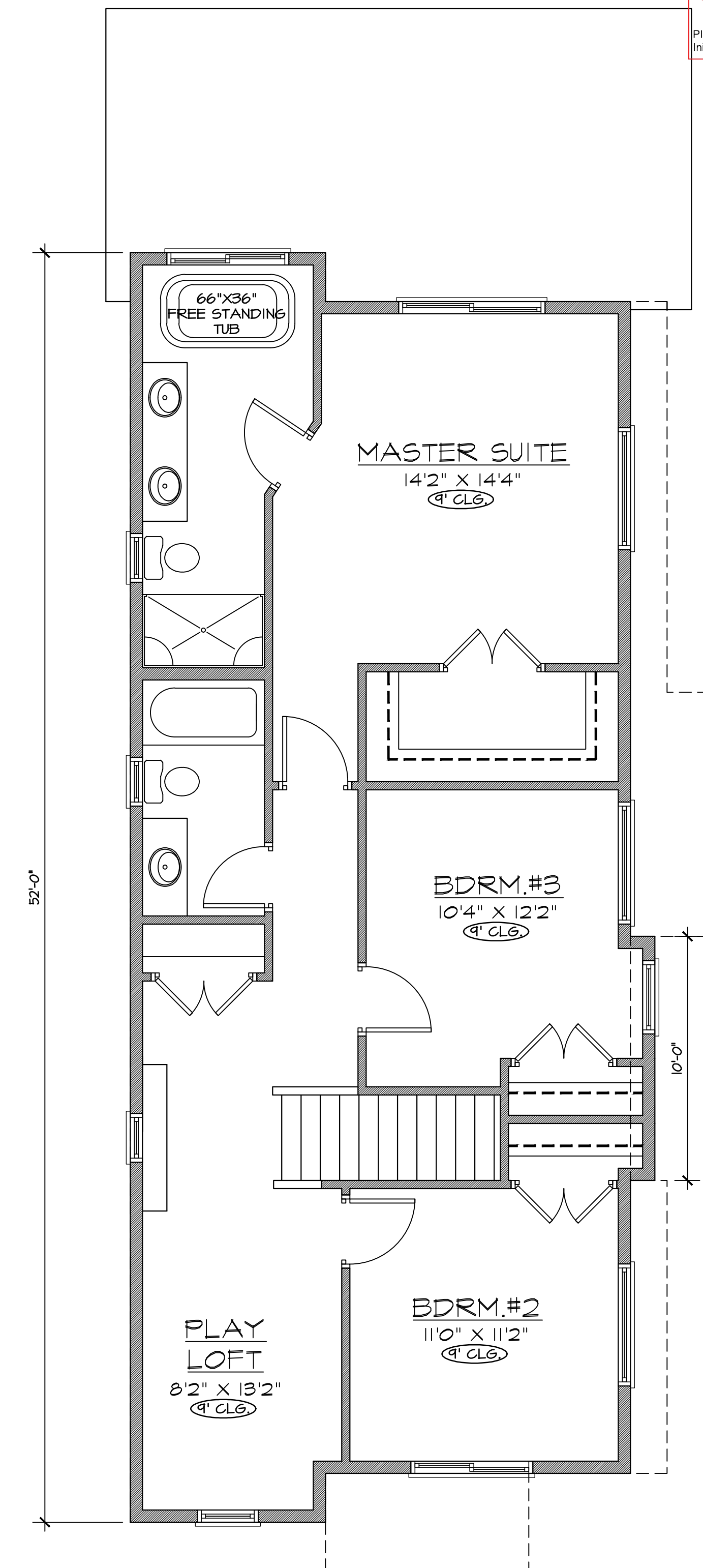


UPPER FLOOR PLAN 669 SQ. FT.

## CARRIAGE HOUSE PLAN



MAIN FLOOR PLAN 1088 SQ. FT.



UPPER FLOOR PLAN 1026 SQ. FT.

## MAIN HOUSE PLAN

## LOT 29 FLOOR PLANS

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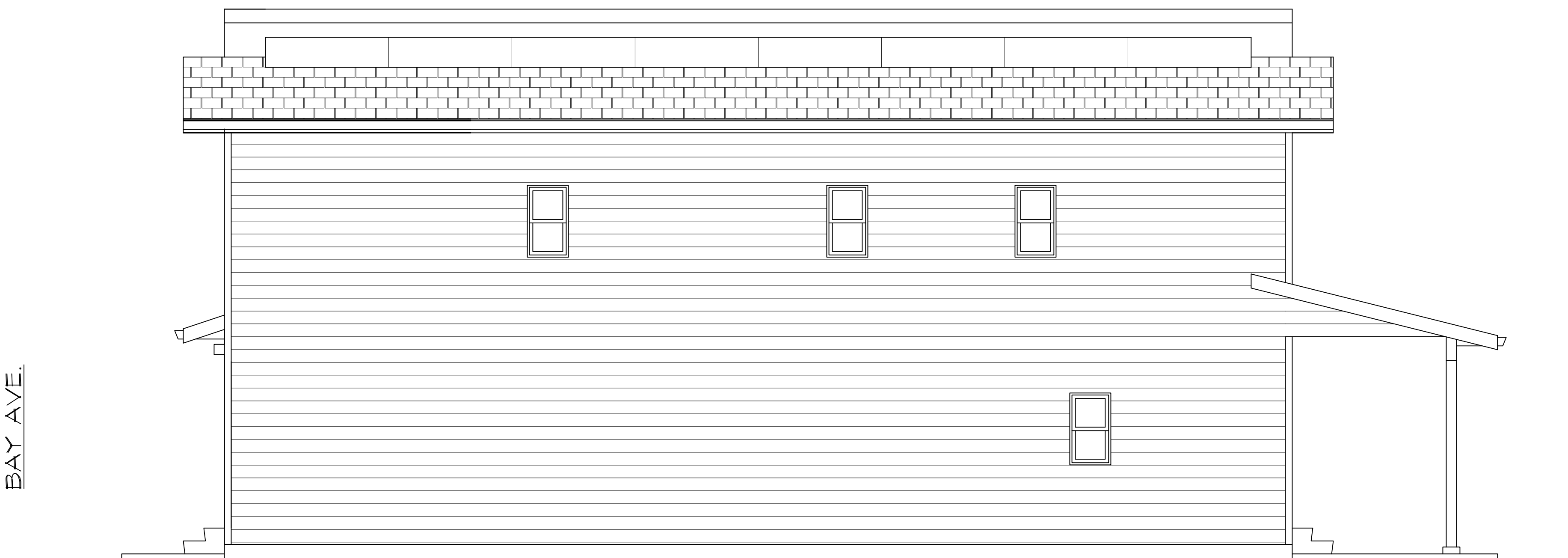




LEFT ELEVATION



HOUSE  
FRONT ELEVATION



RIGHT (INSIDE) ELEVATION

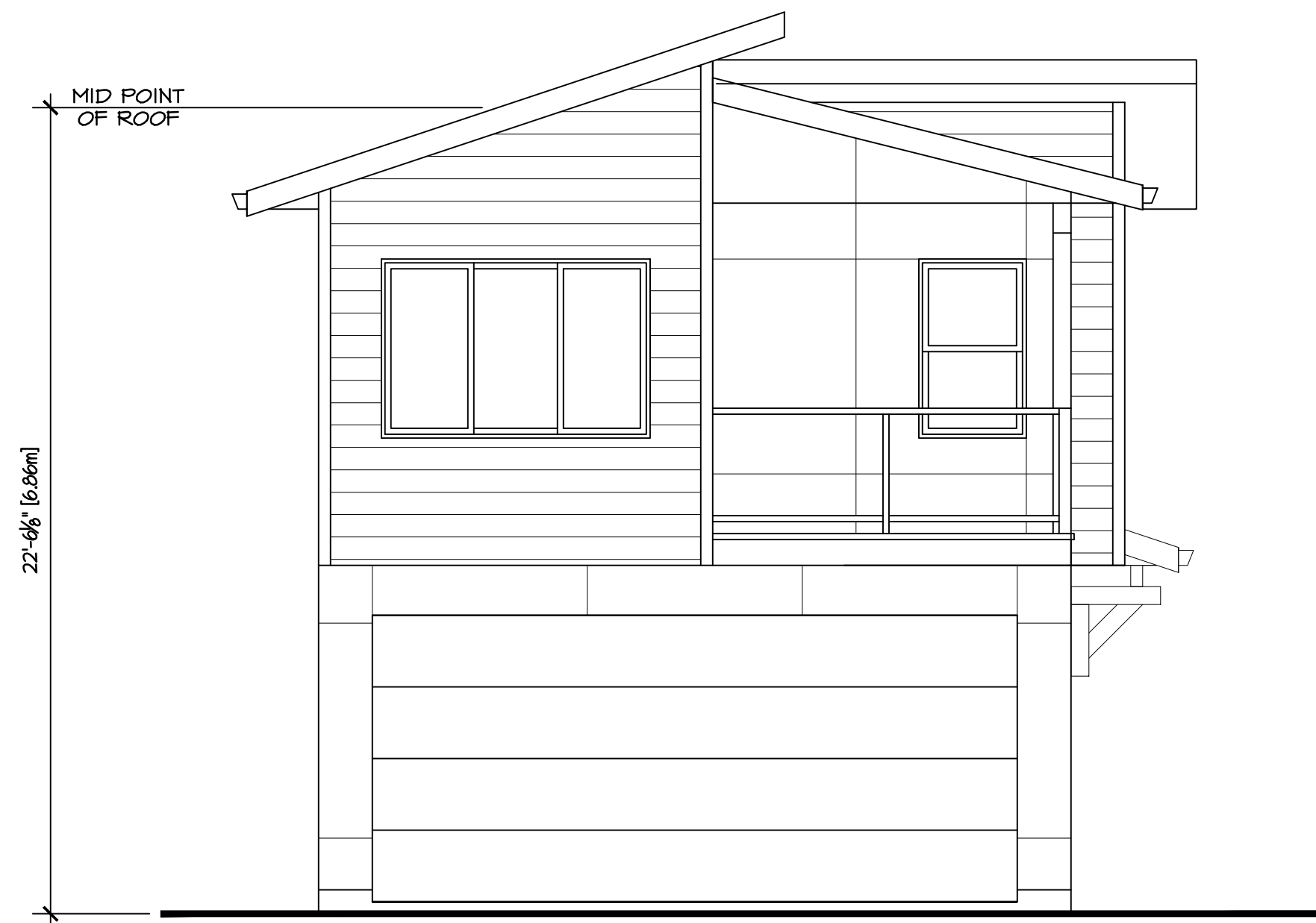


HOUSE  
REAR ELEVATION

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## LOT 28 HOUSE ELEVATIONS



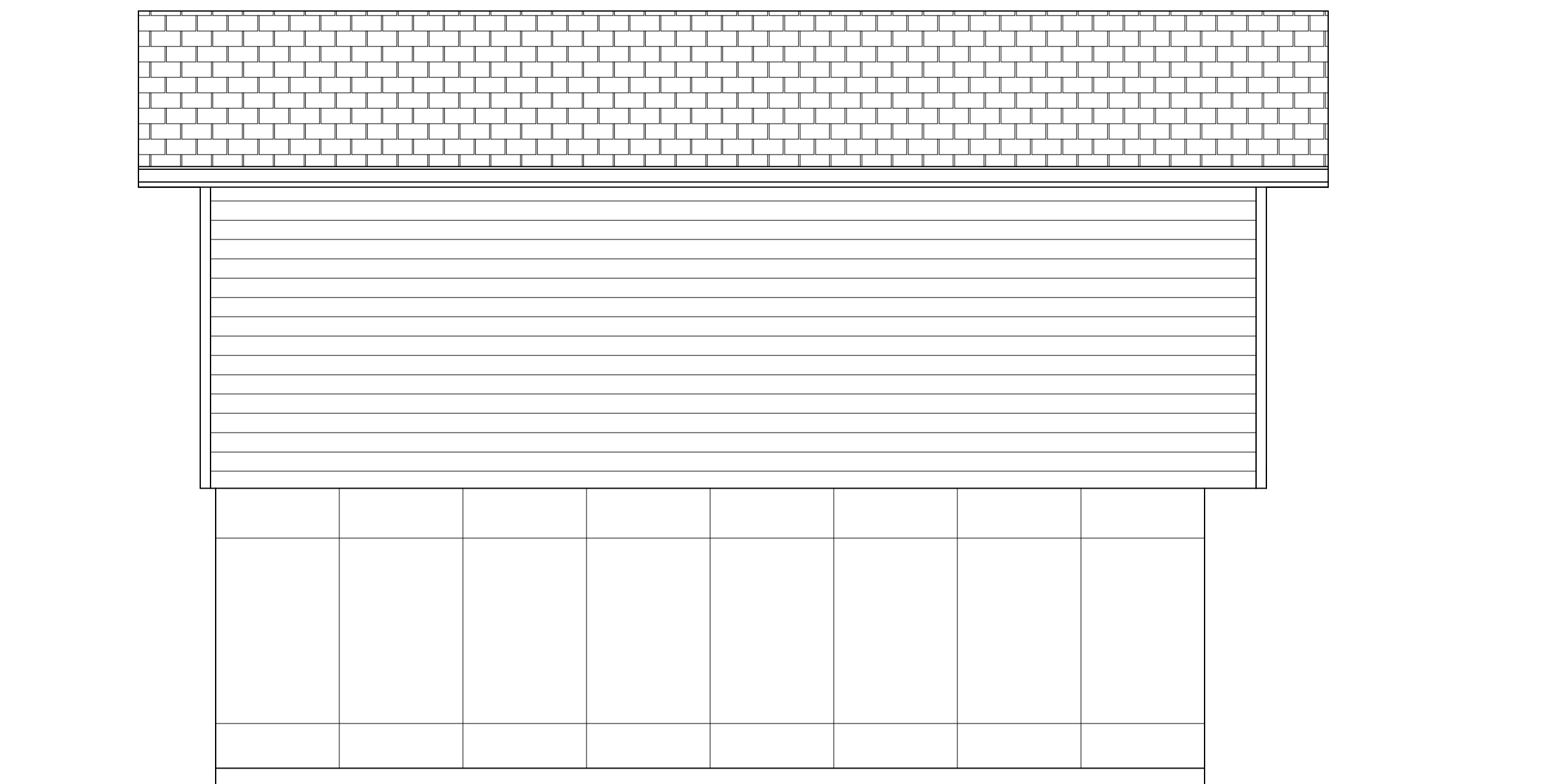
CARRIAGE HOUSE  
FRONT (LANE) ELEVATION



CARRIAGE HOUSE  
REAR ELEVATION



CARRIAGE HOUSE  
OUTSIDE ELEVATION

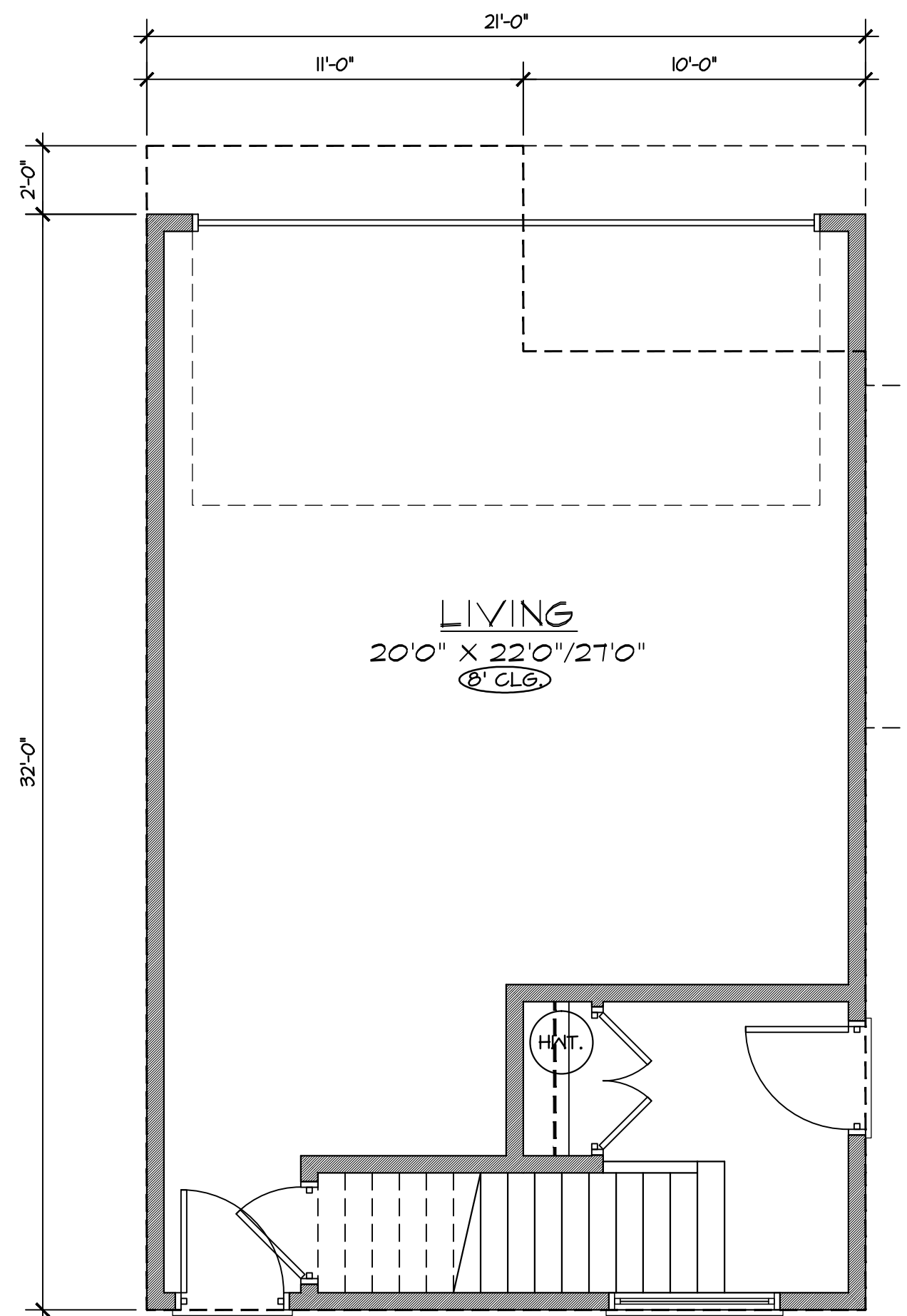


CARRIAGE HOUSE  
INSIDE ELEVATION

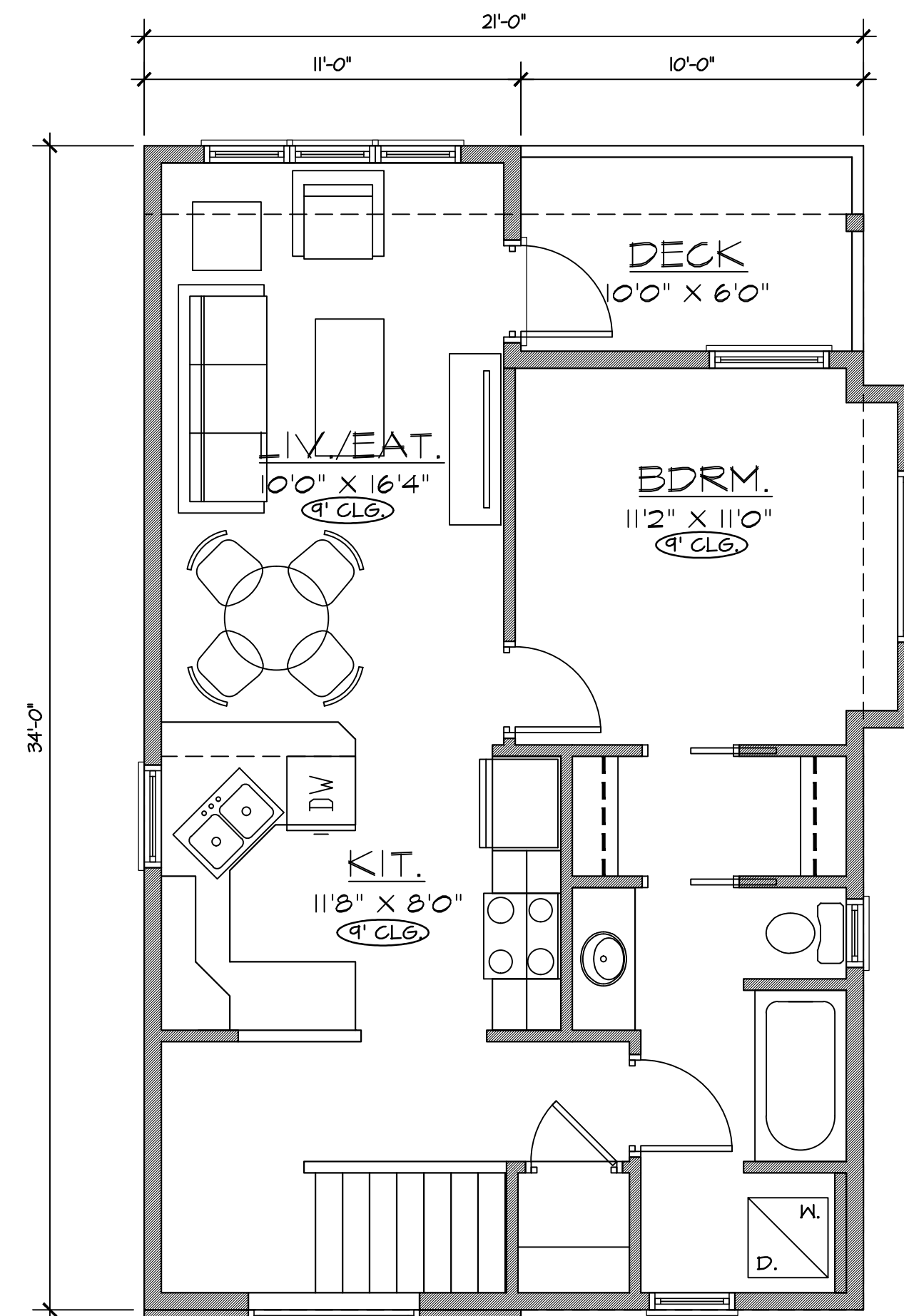
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**LOT 28 CARRIAGE HOUSE ELEVATIONS**

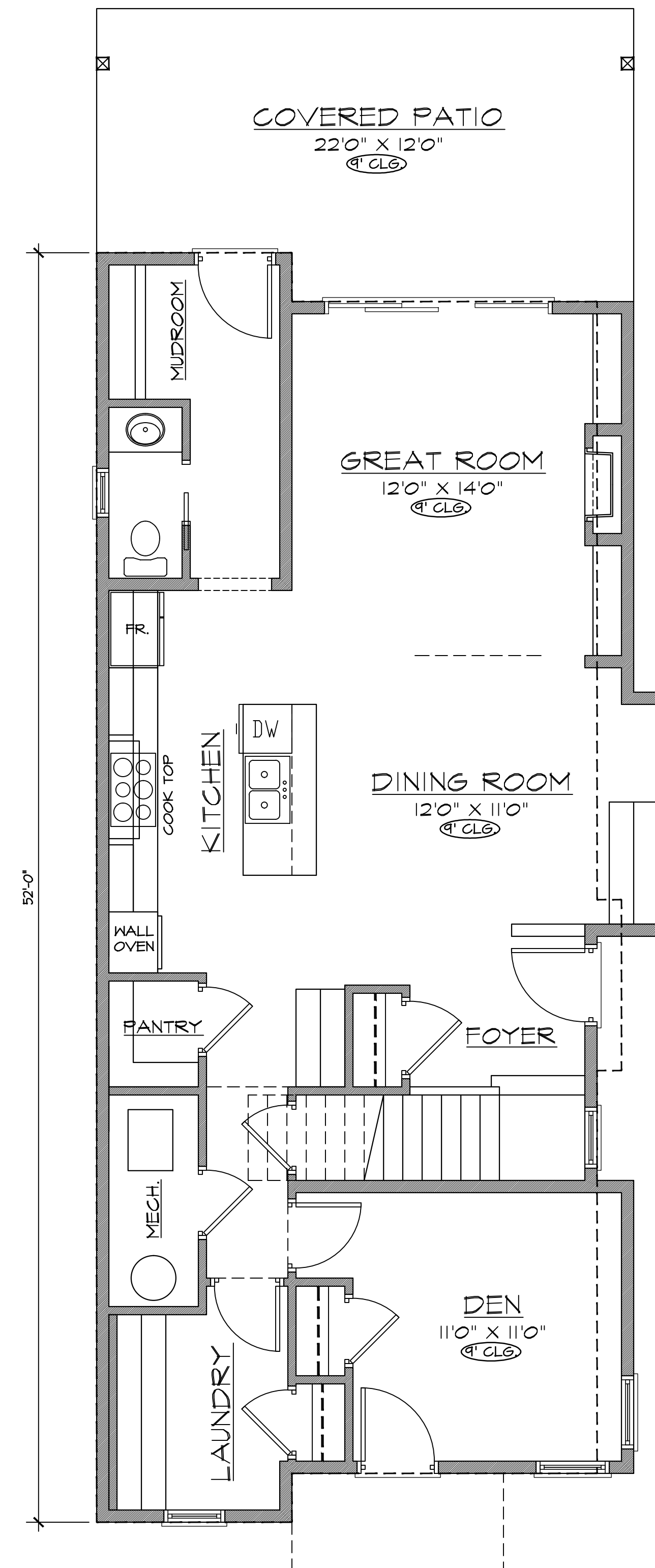


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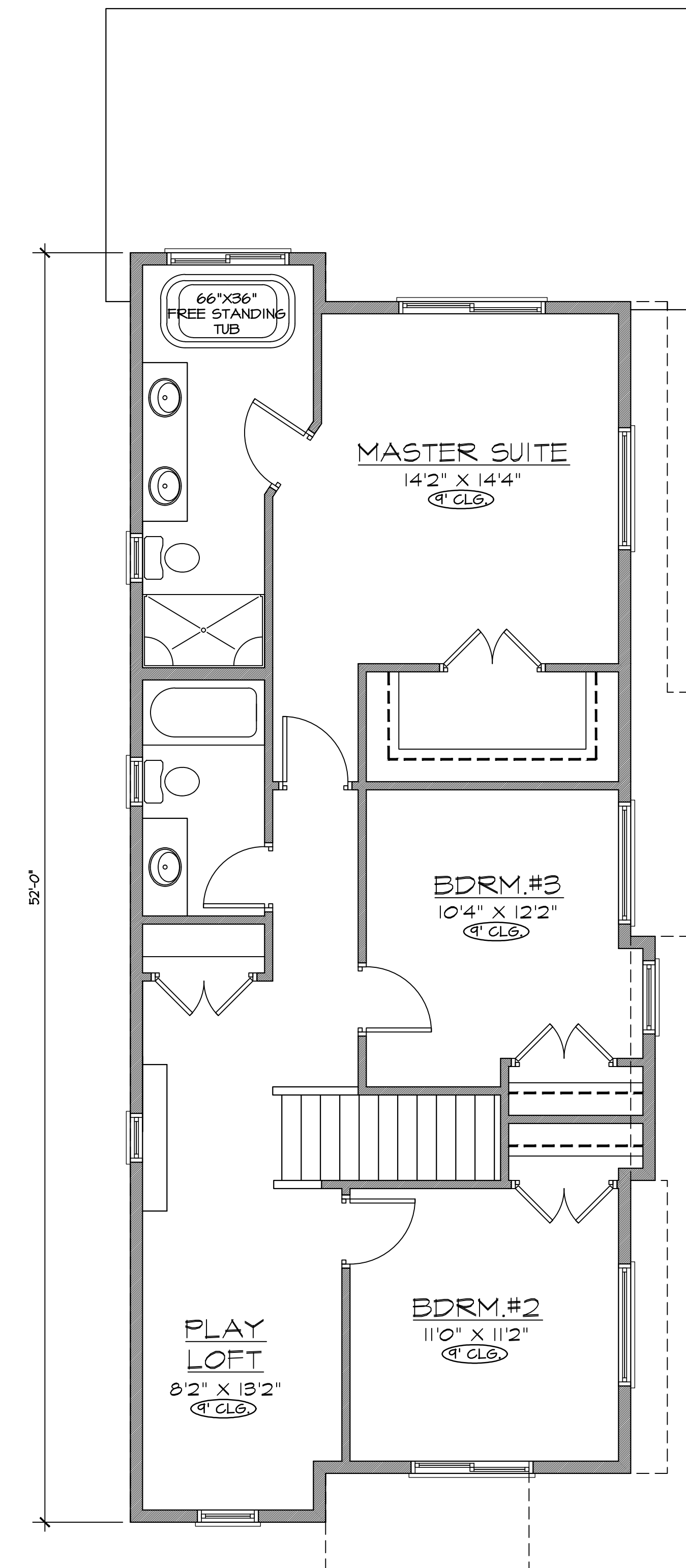


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MAIN FLOOR PLAN 1088 SQ. FT.



UPPER FLOOR PLAN 1026 SQ. FT.

## MAIN HOUSE PLAN

## LOT 29 FLOOR PLANS

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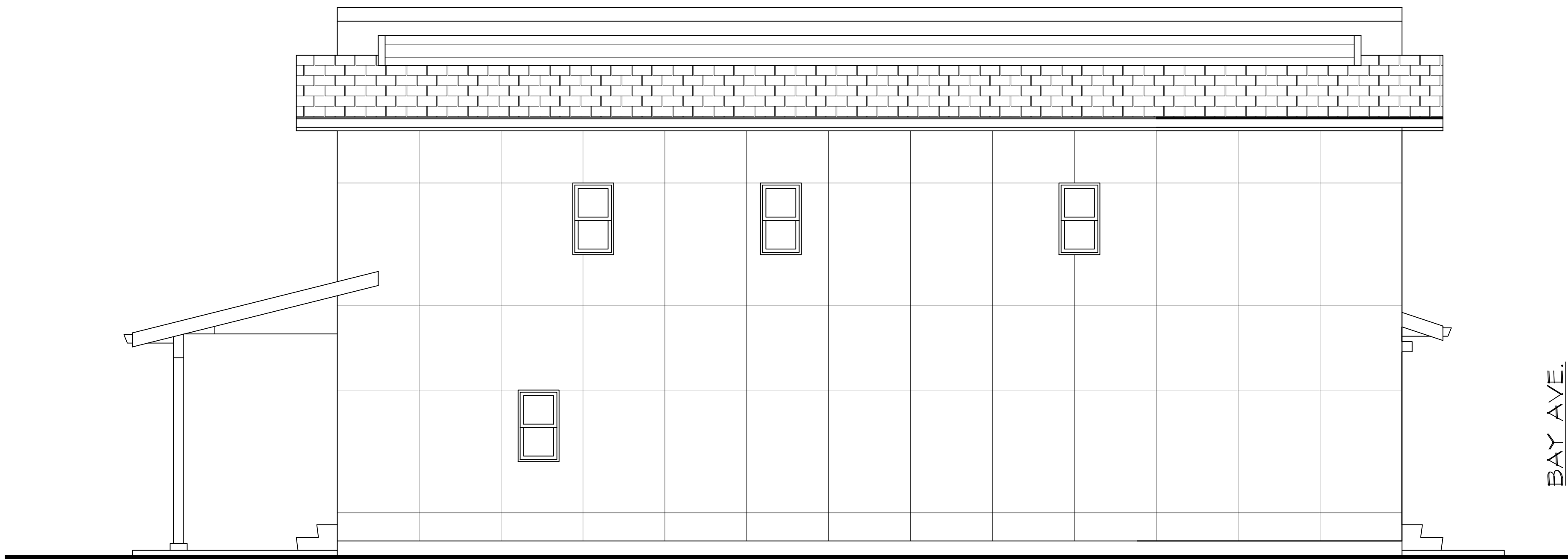
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RIGHT ELEVATION



HOUSE  
FRONT ELEVATION



LEFT (INSIDE) ELEVATION



HOUSE  
REAR ELEVATION

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**LOT 29 HOUSE ELEVATIONS**

**BAXTER DESIGN**  
Custom Building Design  
SHANE BAXTER DESIGNS INC.  
KELOWNA, B.C. CANADA  
ph: (250) 862-9662  
email: baxterdesign@shaw.ca

DEVELOPMENT PROPOSAL FOR:  
781 BAY AVENUE  
KELOWNA, B.C.

Drawing Scale: 1/4" = 1'-0"

Date: MAY 17, 2017

Rev. Date:

Drn. By: S.H.B.

**D.P. APPLICATION**

6/8

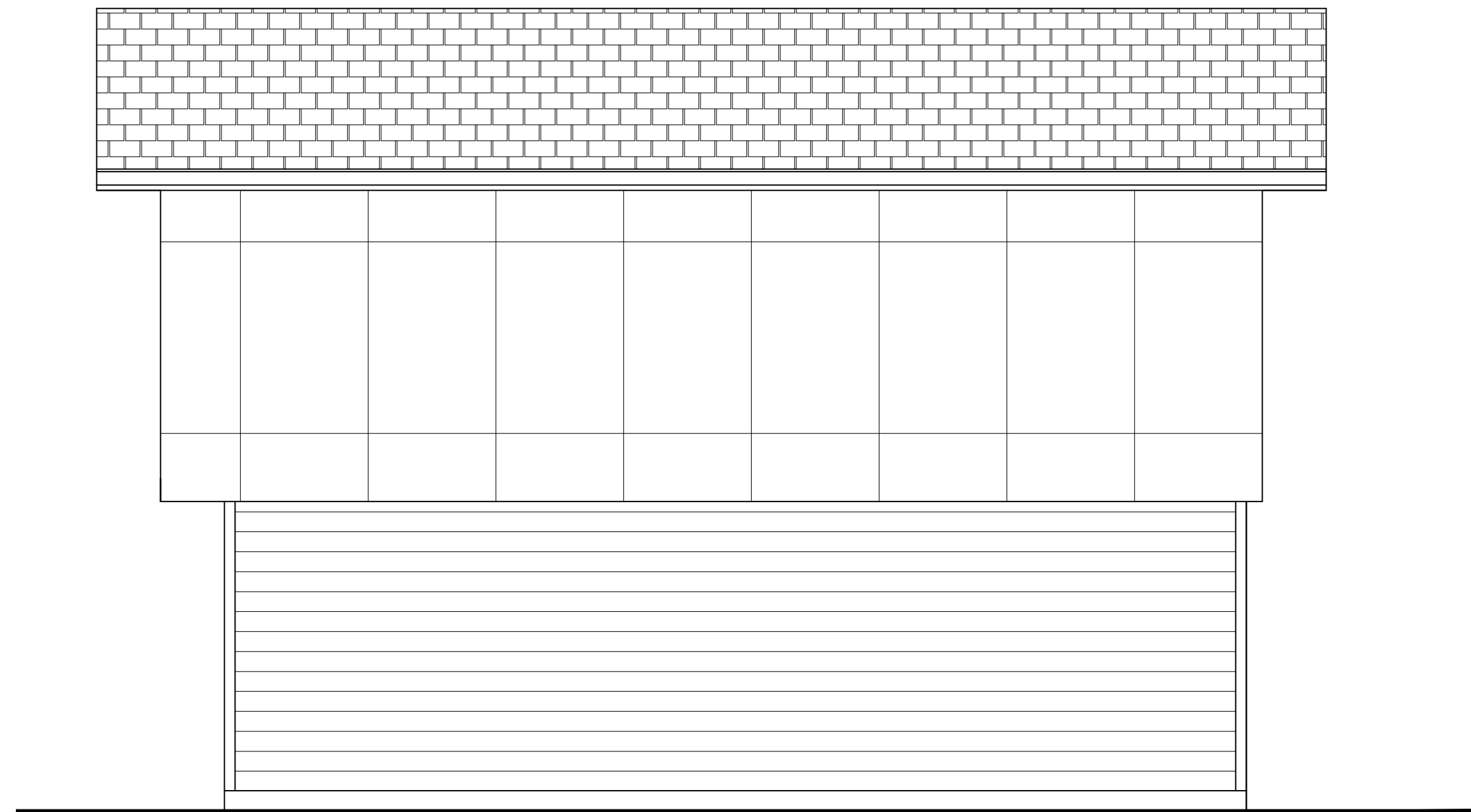




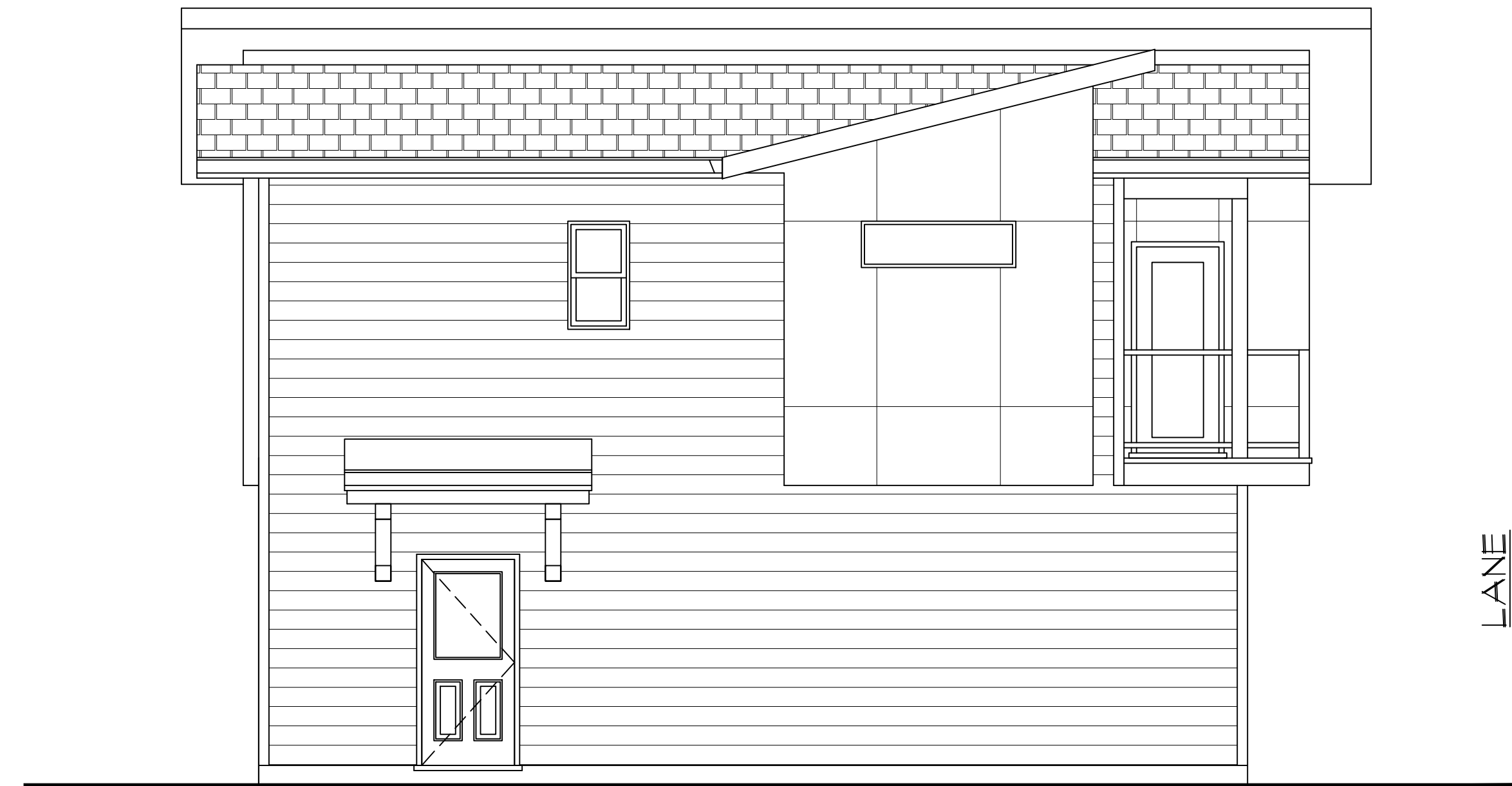
CARRIAGE HOUSE  
 FRONT (LANE) ELEVATION



CARRIAGE HOUSE  
 REAR ELEVATION



CARRIAGE HOUSE  
 INSIDE ELEVATION



CARRIAGE HOUSE  
 OUTSIDE ELEVATION

LANE

LANE

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 Drn. By: S.H.B.  
**D.P. APPLICATION**





LOT 28 HOUSE  
FRONT (BAY AVE.)  
ELEVATION

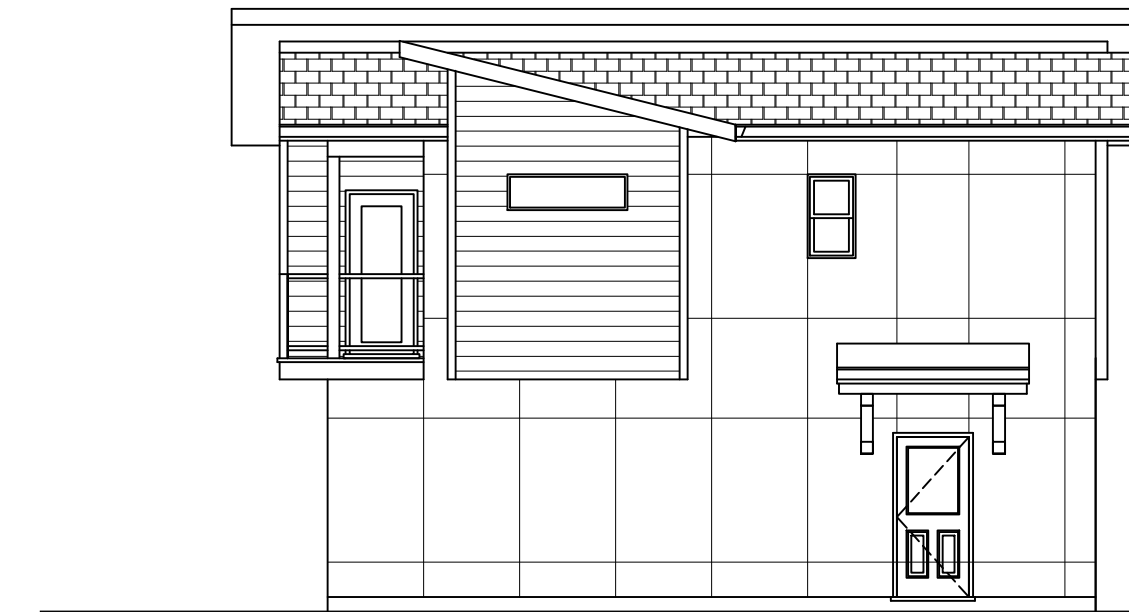
LOT 29



LOT 29 HOUSE  
REAR ELEVATION

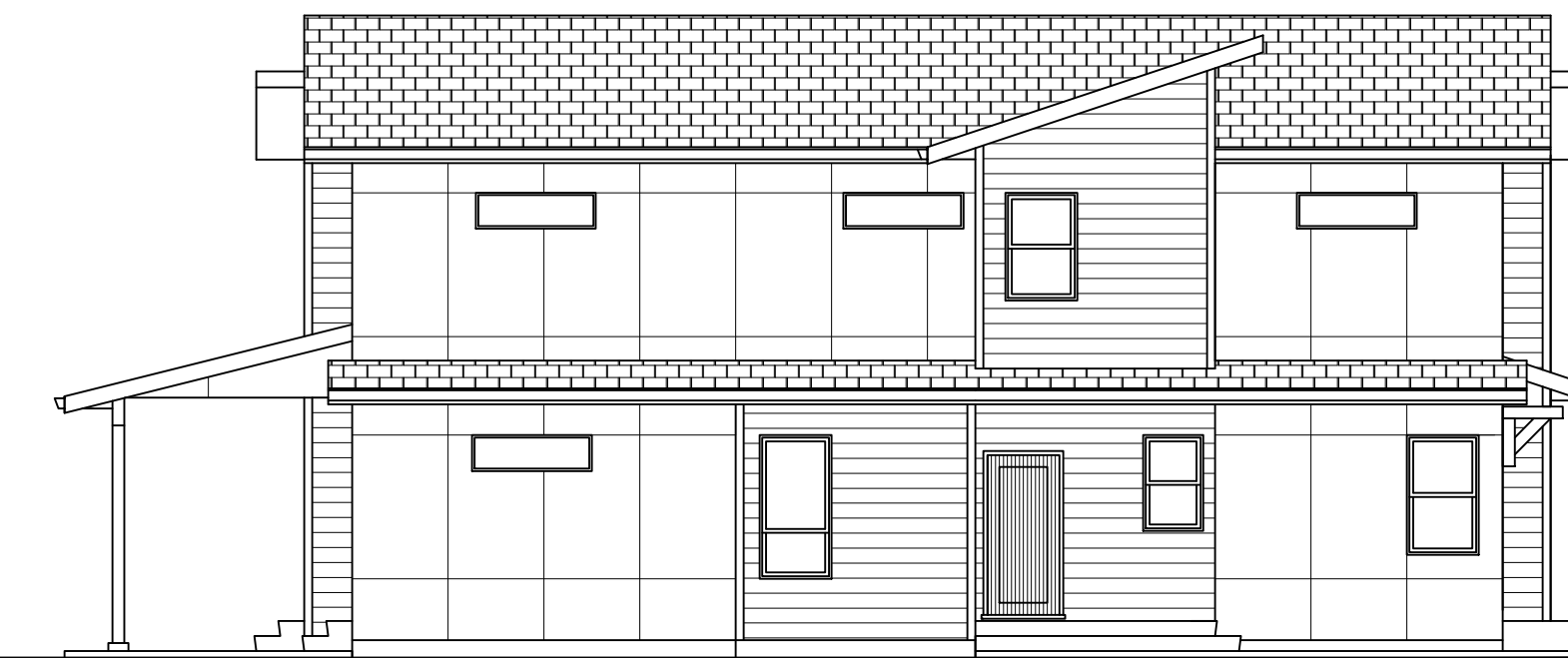
LOT 28

LANE



CARRIAGE HOUSE  
OUTSIDE ELEVATION

LOT 28



HOUSE  
LEFT ELEVATION

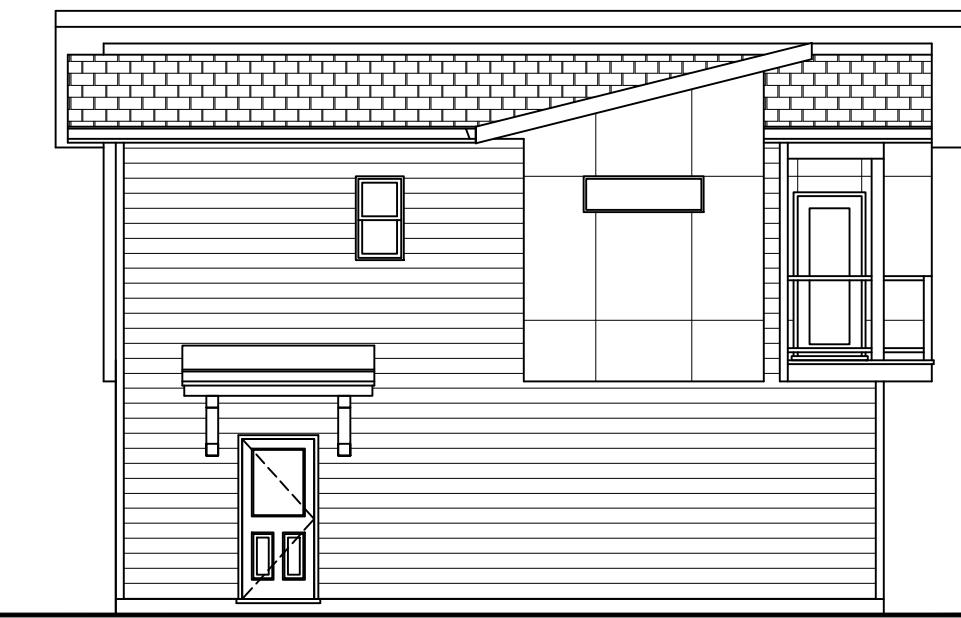
BAY AVE.

BAY AVE.



HOUSE  
RIGHT ELEVATION

LOT 29



CARRIAGE HOUSE  
OUTSIDE ELEVATION

LANE

HOUSE & CARRIAGE HOUSE ELEVATIONS ALONG EXTERIOR LOT LINES



LOT 29 CARRIAGE HOUSE  
FRONT (LANE)  
ELEVATION

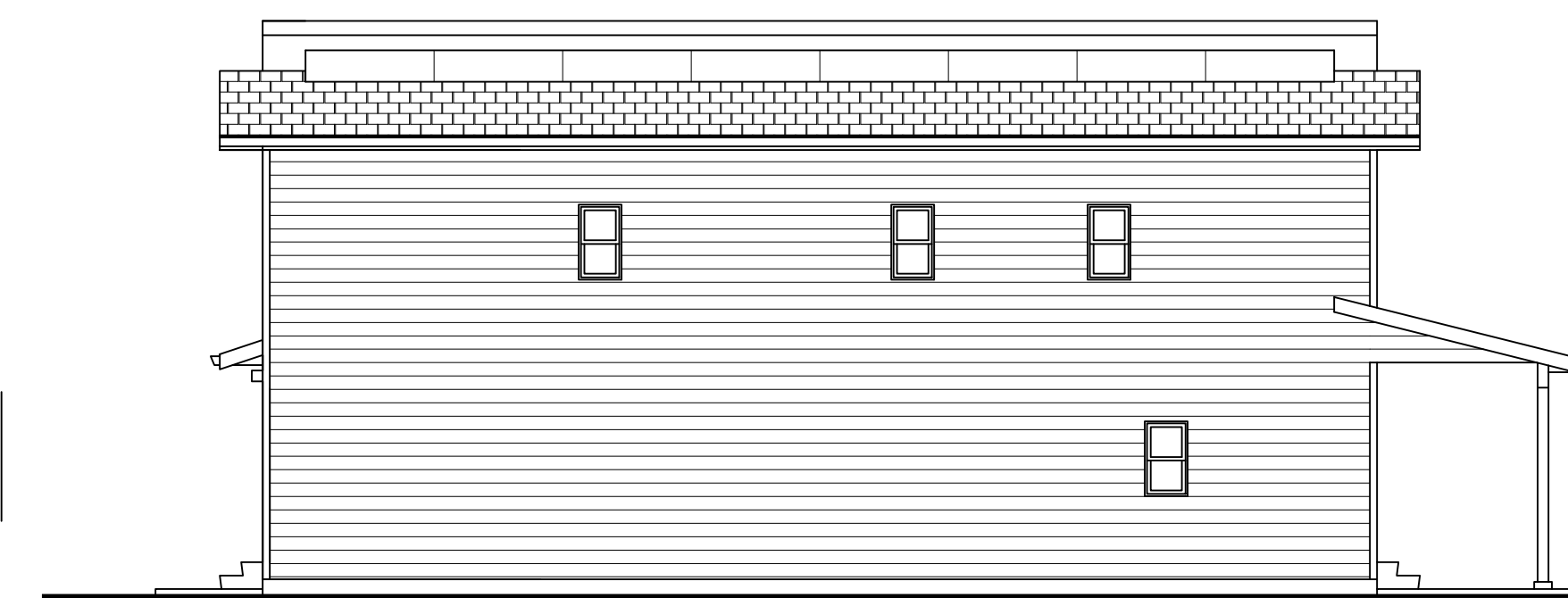
LOT 28



LOT 28 CARRIAGE HOUSE  
REAR ELEVATION

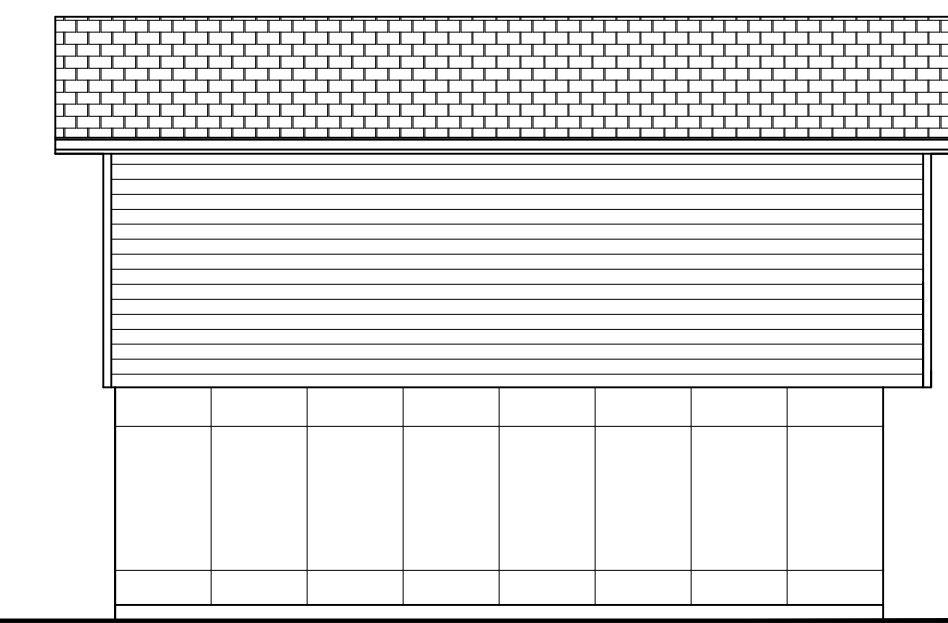
LOT 29

BAY AVE.



HOUSE  
RIGHT (INSIDE) ELEVATION

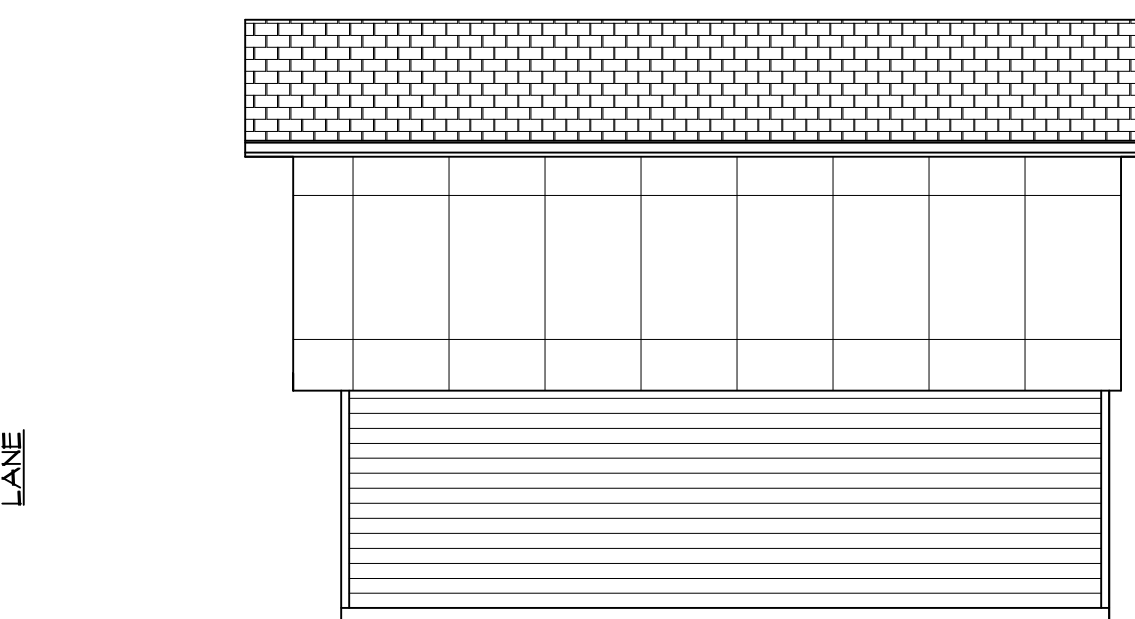
LOT 28



CARRIAGE HOUSE  
INSIDE ELEVATION

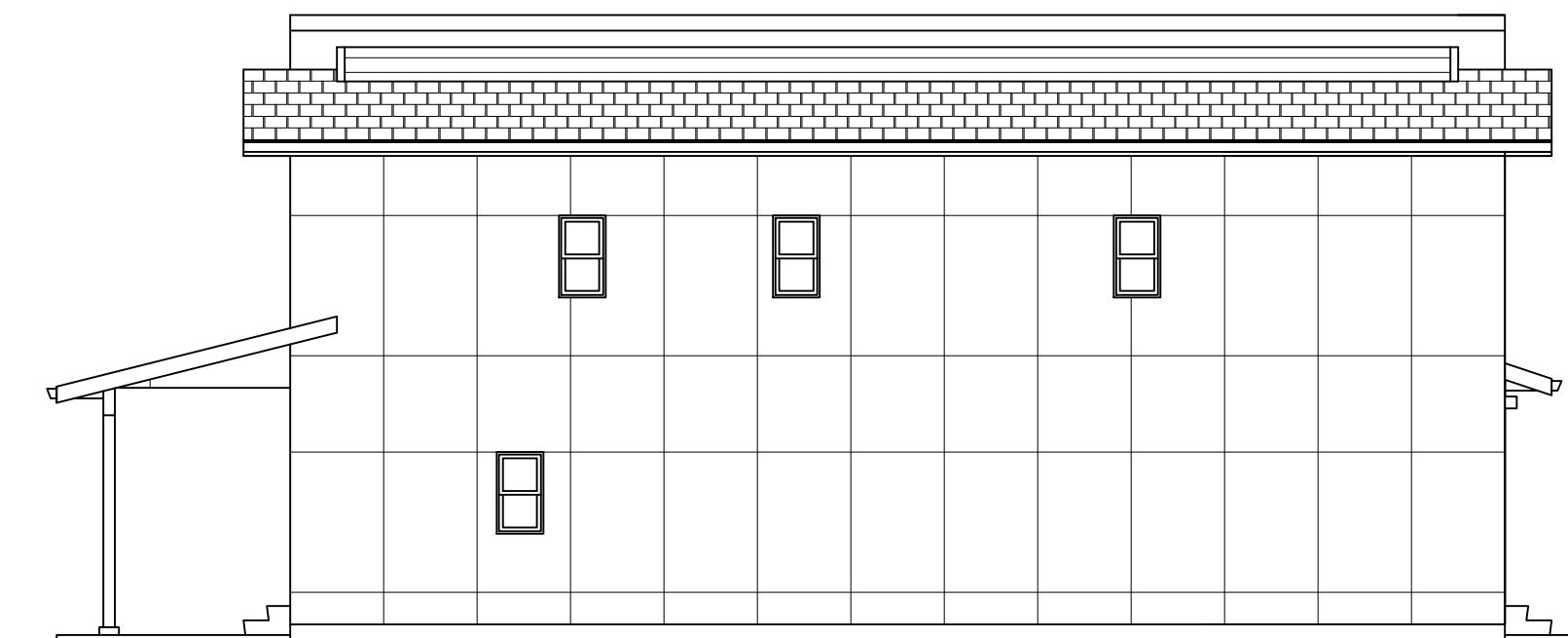
LANE

LANE



CARRIAGE HOUSE  
INSIDE ELEVATION

LOT 29



HOUSE  
LEFT (INSIDE) ELEVATION

BAY AVE.

HOUSE & CARRIAGE HOUSE ELEVATIONS ALONG INTERIOR LOT LINE

# DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0128

**Issued To:** Folio Building Group Inc.  
**Site Address:** 781 Bay Avenue  
**Legal Description:** Lot 28 & 29 Section 30 Township 26 ODYD Plan 1304  
**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 Permit No. DPV17-0128 for Lot 28 & 29 Section 30 Township 26 ODYD Plan 1304, located at 781 Bay Avenue, Kelowna, BC to allow the construction of two single family dwellings with a carriage houses be approved 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";

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

#### **Section 13: RU6 – Two Dwelling Housing**

- 1) To vary the required side yard setback (adjoining lot line) on each property from 2-2.3m permitted to 1.2m proposed.
- 2) To vary the required carriage home roof height from 4.5m permitted to 6.26m proposed.

- 3) To vary the required upper storey floor area ratio to carriage house footprint from 75% permitted to 100% proposed

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**