

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0101 AND DVP17-0108

Issued To: Paul Benjamin Neufeld

Site Address: Douglas Richard Kirk
815 Rose Avenue

Legal Description: Lot 2, District Lot 136, ODYD, Plan 8116

Zoning Classification: RM1 – Four Dwelling Housing

Development Permit Area: Comprehensive Development Permit – Multi-Family

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. DP16-0101 and Development Variance Permit DVP17-0108 for Lot 2, District Lot 136, ODYD, Plan 8116, located at 815 Rose Avenue, Kelowna, BC be issued 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 sections of Zoning Bylaw No. 8000 be granted:

Section 8.1.9(c) Parking and Loading: Location

To allow two required parking stalls to be located within 1.5m of the side property lines on the east and west sides;

AND FURTHER THAT this Development 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**

SCHEDULE A

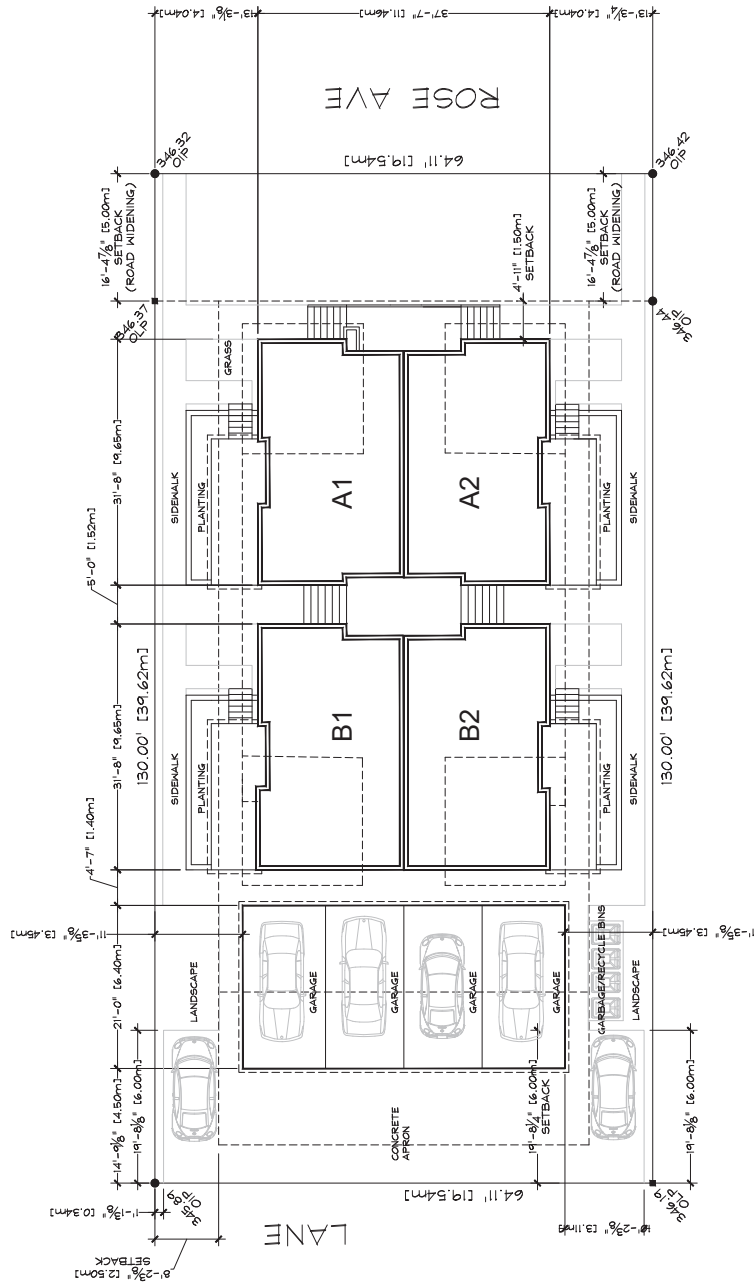
This forms part of application

DP16-0101 DVP17-0108

Planner
Initials

TB

City of
Kelowna
COMMUNITY PLANNING



LOT INFORMATION

PROPOSED RPT
R16
CIVIC ADDRESS
815 ROSE AVE.

FLOOR AREA RATIO:
MAIN FLOOR = 2,082 SF
UPPER FLOOR = 1,982 SF
GARAGE = 872 SF
TOTAL LOT SQ/FT = 4,936 SF
LOT AREA = 8,334 SF
FAR = 0.59 MAX ALLOWED 0.60

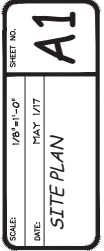
TOTAL SITE COVERAGE
MAIN FLOOR = 2,082 SF
UPPER FLOOR = 1,982 SF
GARAGE = 872 SF
PARKING/DRIVENAY = 4,936 SF
TOTAL LOT SQ/FT = 4,936 SF
TOTAL LOT SQ/FT = 8,334 SF
TOTAL FOOTPRINT = 3,932 SF
TOTAL COVERAGE = 47.18%
MAX ALLOWED 50%

LOT COVERAGE

BUILDING COVERAGE
MAIN FLOOR = 2,082 SF
UPPER FLOOR = 1,982 SF
GARAGE = 872 SF
TOTAL LOT SQ/FT = 4,936 SF
TOTAL LOT SQ/FT = 8,334 SF
TOTAL FOOTPRINT = 3,932 SF
TOTAL COVERAGE = 47.18%
MAX ALLOWED 40%



Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna6@gmail.com



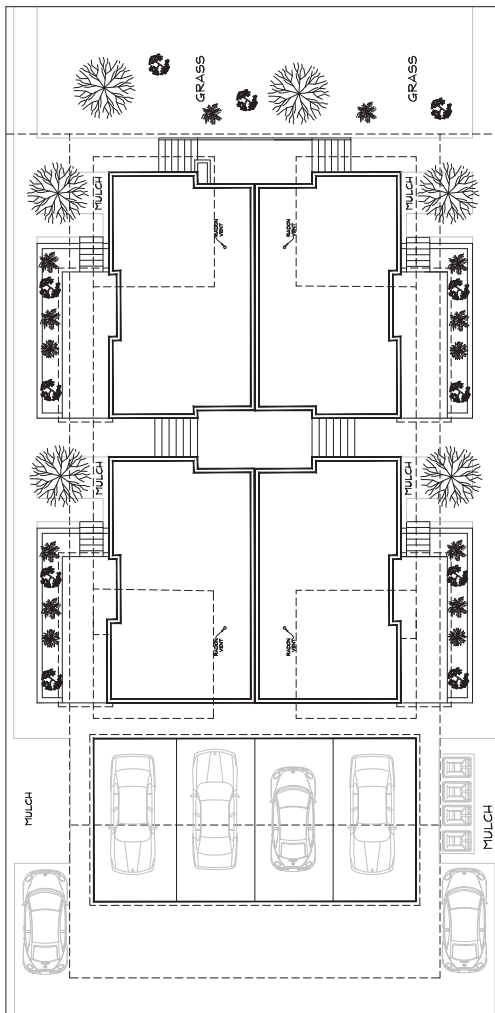
'Rose Avenue Project'
815 ROSE AVE, KELOWNA, BC

SCHEDULE A

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DP16-0101 DVP17-0108

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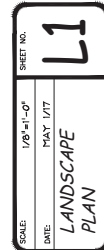
- MAPLE
- JAPANESE MAPLE
- NINE BARK
- BARBERRY
- SMALL PLANTS AND FLOWERS
WILL BE ADDED TO PLANTING BEDS

LOT INFORMATION

PROPOSED RM
ZONING R16
LOCAL DECK
CIVIC ADDRESS
815 ROSE AVE.



'Rose Avenue Project'
815 ROSE AVE, KELOWNA, BC



SCHEDULE B

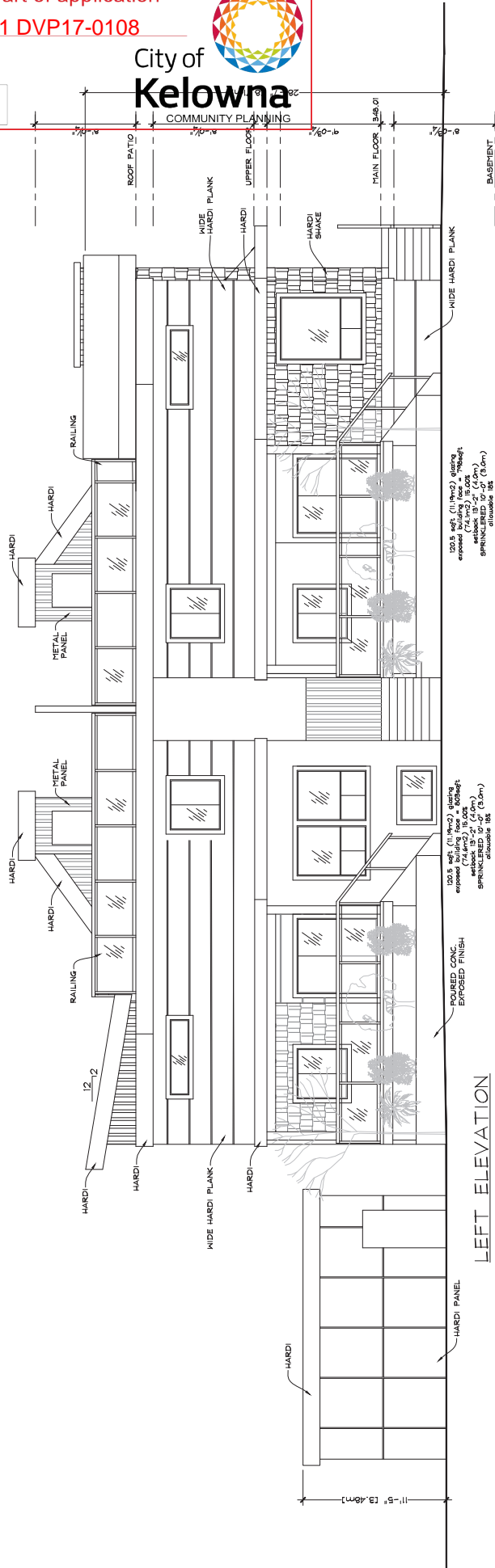
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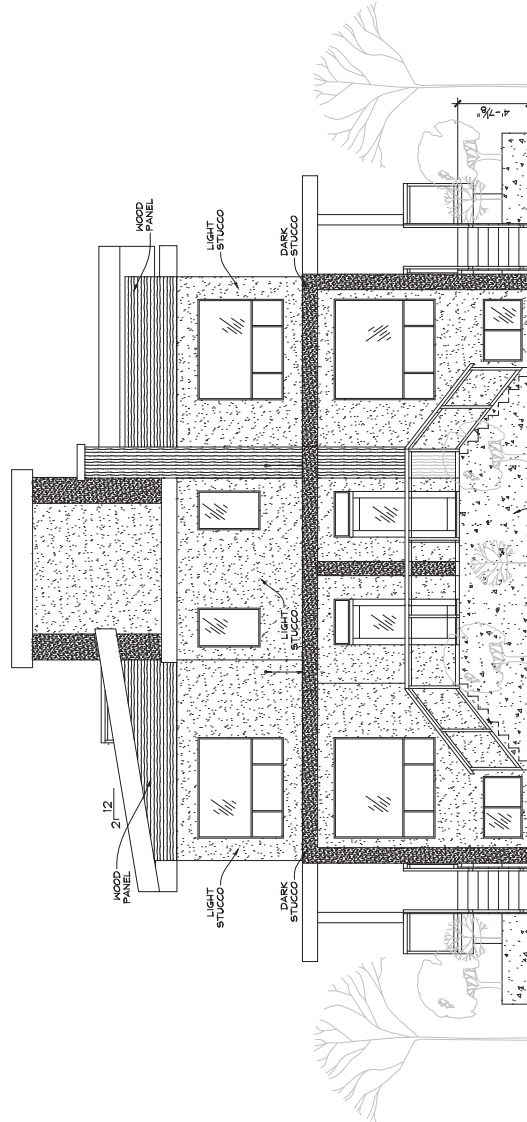
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LEFT ELEVATION



FRONT ELEVATION

TGM
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Kelowna, BC (250)372-2446
kelowna6@gmail.com

SCALE: 1/4"=1'-0"
DATE: APR 26/17
ELEVATIONS
SHEET NO. A6

'Rose Avenue Project'
815 ROSE AVE, KELOWNA, BC

B

DP16-0101 DVP17-0108



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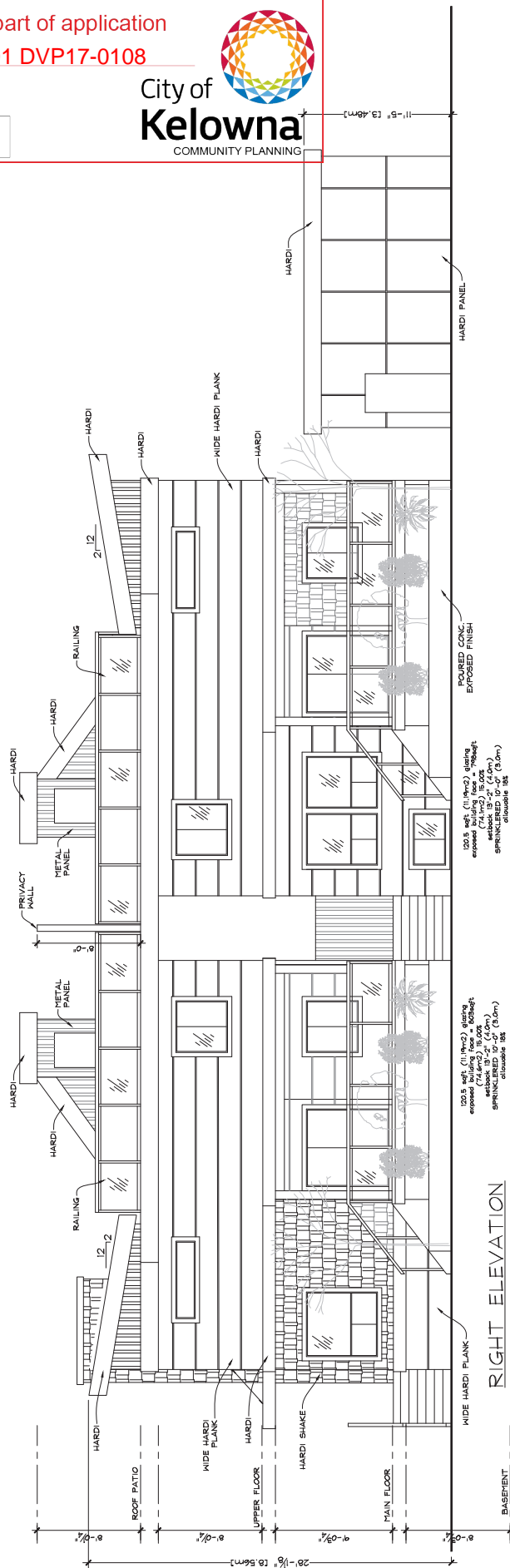
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SCALE: $1/4" = 1'-0"$

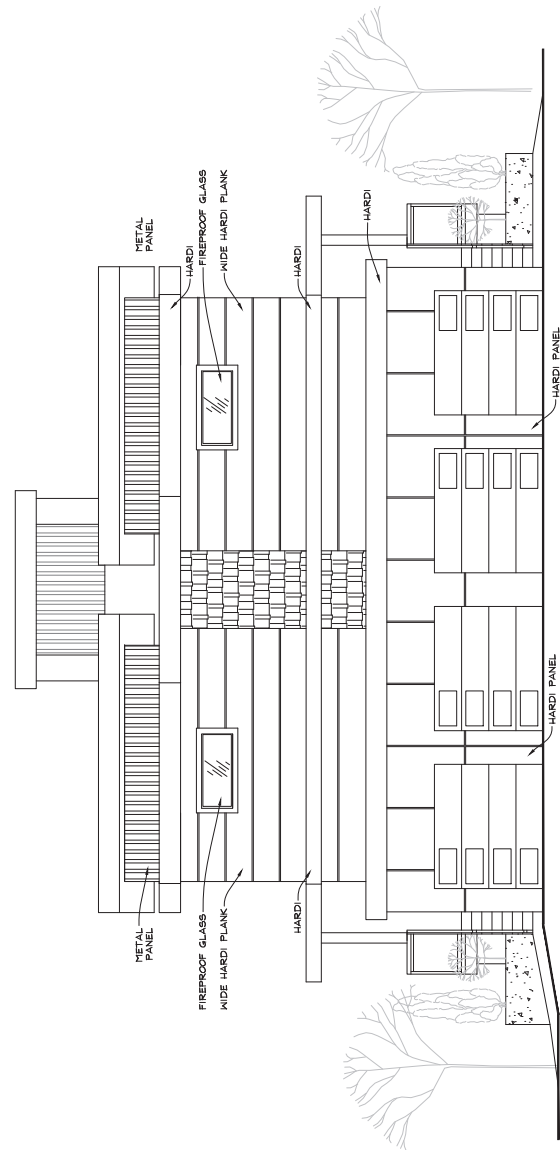
DATE: **APR 26/17**

ELEVATIONS

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RIGHT ELEVATION

REAR ELEVATION

'Rose Avenue Project'
815 ROSE AVE., KELOWNA, BC

SCHEDULE B

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SCHEDULE

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SCHEDULE

B

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