
CITY OF KELOWNA

MEMORANDUM

Date: April 4, 2002

File No.: **DVP02-0014**
(3060-20/3090-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To Vary the City of Kelowna Zoning Bylaw definition of Tandem Parking to allow for 4 tandem parking stalls.

Owner: David Ackermann & Glynis Marks **Applicant/Contact Person:** David Ackermann & Glynis Marks

At: 710 Sutherland Avenue

Existing Zone: RU6 – Two Dwelling Housing

Prepared By: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 **RECOMMENDATION**

THAT Municipal Council authorize the issuance of Development Variance Permit No. 02-0014; David Ackermann & Glynis Marks; Lot 1, District Lot 138, ODYD, Plan 38712; located on Sutherland Avenue, Kelowna, BC;

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

1. **Section 2.3 General Definitions**

Section 2.3.3, which states that Tandem Parking means two parking spaces, one behind the other, be varied to allow for four parking spaces in tandem.

2.0 **SUMMARY**

The applicant is requesting a Development Variance Permit in order to vary the Tandem Parking definition in order to allow four (4) parking spaces, one behind the other, rather than two (2) spaces as allowed by the definition. This variance is required in order to facilitate the parking requirements associated with the main residence; the existing secondary suite and a proposed home based business.

2.1 **Community Heritage Commission**

As the existing residence is listed in the Kelowna Community Register the Community Heritage Commission was asked to provide comments on the Development Variance Permit application. At the Commission's Regular Meeting of March 5, 2002 the following recommendation was made:

THAT the Community Heritage Commission recommends that Council support Development Variance Permit Application No. DVP02-0014 for 710 Sutherland Avenue.

3.0 BACKGROUND

3.1 The Proposal

There is currently a single family dwelling with a secondary suite situated on the subject property. The existing dwelling is on the Kelowna Heritage Registry and is known as the N.D. McTavish House, which was built in 1912. The applicants wish to operate a home based business out of their home, which involves a private psychology practice focussing on the assessment and treatment of children with learning disabilities.

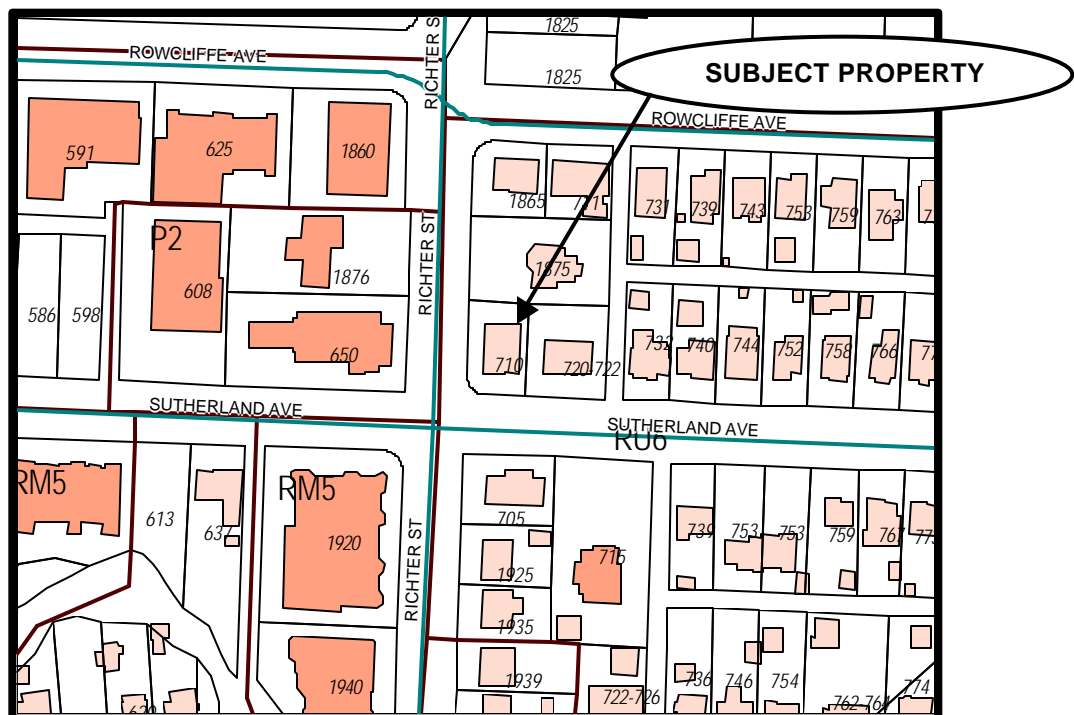
There is an existing driveway located along the east property line and the applicants propose to extend this driveway the full length of the lot in order to facilitate 4 tandem parking stalls. The required parking for the uses would be:

Existing single family residence	- 2 stalls
Existing suite	- 1 stall
Proposed home based business	- 1 stall
TOTAL REQUIRED	= 4 stalls

The applicant has submitted signatures from the adjacent property owners indicating that they have no objections to the applicant parking 4 vehicles in a row on the driveway.

3.2 Site Context

The subject property is located at the Northeast corner of Sutherland Avenue and Richter Street.



The adjacent zone uses are as follows:

North - RU6 – Two Dwelling Housing zone; residential dwelling
East - RU6 – Two Dwelling Housing zone; duplex
South - RU6 – Two Dwelling Housing zone; single family with suite
West - P2 – Educational & Minor Institutional; church

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

We do not agree that four (4) stall tandem parking is practical. We recommend against approval.

4.2 Inspection Services

It would be more useable if the 3rd and 4th stall access Richter Street.

4.3 Fire Department

No objections.

4.4 Parks Division

No comments or concerns.

5.0 PLANNING COMMENTS

The applicant has provided signatures from adjacent property owners stating that they have no objection to this Development Variance Permit application. If the applicant manages the on-site parking in the form proposed the Planning & Development Services Department could justify support for the requested variance.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/SG/sg

Attachment

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DVP02-0014 |
| 2. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER/APPLICANT/CONTACT PERSON: | David Ackermann & Glynis Marks |
| · ADDRESS | 710 Sutherland Avenue |
| · CITY/ POSTAL CODE | Kelowna, BC V1Y 5X5 |
| · TELEPHONE/FAX NO.: | 764-0118/762-7903 |
| 4. APPLICATION PROGRESS: | |
| Date of Application: | February 28, 2002 |
| Date of report to Council: | April 3, 2002 |
| 5. LEGAL DESCRIPTION: | Lot 1, DL 138, ODYD, Plan 38712 |
| 6. SITE LOCATION: | Northeast corner of Richter Street and Sutherland Avenue |
| 7. CIVIC ADDRESS: | 710 Sutherland Avenue |
| 8. AREA OF SUBJECT PROPERTY: | 589 m ² |
| 9. EXISTING ZONE CATEGORY: | RU6 – Two Dwelling Housing |
| 10. PURPOSE OF THE APPLICATION: | To Vary the City of Kelowna Zoning Bylaw definition of Tandem Parking to allow for 4 tandem parking stalls. |
| 11. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | None |

Attachments

(Not attached to the electronic copy of the report)

Location Map
Site Plan