
**CITY OF KELOWNA
MEMORANDUM**

DATE: May 3, 2007
TO: City Manager
FROM: Planning & Development Services Department
APPLICATION NO. DVP06-0230 **APPLICANT:** Howard Davidson
AT: 764 Bernard Avenue **OWNER:** Dr. Howard Davidson Inc.
PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO ALLOW A REDUCTION IN THE REQUIRED PARKING.
EXISTING ZONE: RU6 – TWO DWELLING HOUSING ZONE
PROPOSED ZONE: CD10 – HERITAGE CULTURAL ZONE
REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT final adoption of Zone Amending Bylaw No. 9772 and Text Amending Bylaw 9771 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP06-0230 for Lot 8, Block 12, District Lot 138, O.D.Y.D., Plan 202, located on Bernard Avenue, Kelowna, B.C.;

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

Section 8.1.2 Number of Vehicle Parking Spaces (Health Services)

A variance to allow a reduction in the number of required parking spaces from six (6) to four (4), plus one (1) required space for the secondary suite.

2.0 SUMMARY

The parking requirement for “health services” is 5 spaces per 100 m². The purpose of this application is to relax that requirement in accordance with the reduced level of activity on this site, and reduced parking demand.

3.0 BACKGROUND

The applicant recently purchased the subject property at 764 Bernard Avenue, which is zoned RU6 – Two Dwelling Housing. Existing development includes a 150 m² (1,600 ft²) structure, which has a 50 m² suite area at the rear of the building. The front portion of the structure has been previously converted to accommodate a home-based business. There is a small bedroom in the attic as well.

The applicant intends to continue to rent out the suite portion, and run a small medical practice out of the front 100 m² portion of the building.

The table below shows this application’s compliance with the requirements of the CD10 zone

CRITERIA	PROPOSAL	CD10 Requirements
Development Regulations		
Site Coverage	<40%	40%
Height (existing house)	1 ½ storeys	2 ½ storeys / 9.5 m
Front Yard (Bernard Ave.)	10 m	6.0 m

Side Yard (east)	2.0 m	1.8 m (1 to 1 ½ storey) 2.3 (2 or 2 ½ storey)
Side Yard (west)	4.0 m	1.8 m (1 to 1 ½ storey) 2.3 (2 or 2 ½ storey)
Rear Yard (north)	9.5 m	7.5 m
Other requirements		
Parking Stalls (#)	5 spaces ^A	Health Services: 5 per 100 m ² Secondary Suite: 1 Total: 6
Private Open Space	meets requirements	30 m ² of private open space per dwelling
Refuse and Recycling	(no details provided) ^B	Screening required Min. 3.0 m from abutting residential zones

^A The applicant has applied to vary the required number of stalls from 6 stalls required to 5 stalls provided.

^B The applicant will be required to provide details of any refuse or recycling bins proposed for the site, including proposed screening/landscaping.

4.0 TECHNICAL COMMENTS

No concerns have been raised by the various referral agencies or departments.

5.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The parking standard "health services" is appropriate for that use in commercial zones, but does not adequately reflect the parking demand for the activity in this case, since it is limited to no more than two clients at any one time. Consequently, Staff is supportive of this application, which would allow a reduction in parking from five (5) stalls for the health services use to four (4). A fifth parking space would be necessary for the secondary suite use.


Shelley Gambacort

Acting Development Services Manager

Approved for inclusion



Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

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