

CITY OF KELOWNA
MEMORANDUM

DATE: MAY 15, 2007

TO: CITY MANAGER

FROM: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPLICATION NO. OCP07-0007
Z07-0019

OWNER: Okanagan Families Society

AT: 630 Cadder Avenue

APPLICANT: Okanagan Families Society

PURPOSE: TO AMEND OFFICIAL COMMUNITY PLAN FUTURE LAND USE DESIGNATION FROM THE SINGLE/TWO FAMILY RESIDENTIAL DESIGNATION TO THE EDUCATION/MAJOR EDUCATIONAL DESIGNATION

TO REZONE FROM THE RU6 – TWO DWELLING HOUSING ZONE TO THE P2 – EDUCATION AND MINOR INSTITUTIONAL ZONE

EXISTING ZONE: RU6 – TWO DWELLING HOUSING

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

EXISTING FLU DESIGNATION: SINGLE/TWO FAMILY RESIDENTIAL

PROPOSED FLU DESIGNATION: EDUCATIONAL/MAJOR INSTITUTIONAL

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP07-0007 to amend Map 15.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by changing the Future Land Use designation of Lot 4, District Lot 14, ODYD Plan 635, located on 630 Cadder Avenue, Kelowna, B.C., from the Single/Two Unit Residential designation to the Educational/Major Institutional designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated May 15, 2007, be considered by Council;

THAT Rezoning Application No. Z07-0019 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, District Lot 14, ODYD Plan 635, located on 630 Cadder Avenue, Kelowna, B.C. from the RU6 – Two Dwelling Housing zone to the P2 – Education and Minor Institutional zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP07-0007 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

The applicant is seeking to amend the Official Community Plan Future Land Use designation for the subject property from Single/Two Family Residential to Education/Major Institutional and rezone from the RU6 – Two Dwelling Housing zone to the P2 – Education and Minor Institutional zone for the use of the property by the Okanagan Families Society.

The Okanagan Families Society is a Kelowna based, non-profit organization founded in 1969. The organizational mandate is to develop and provide innovative and quality programming to meet the needs of children, youth and families in the Central Okanagan. To continue to achieve this mandate the Okanagan Families Society, under the direction of its Board of Directors, has decided to pursue a change in zoning designation for its property at 630 Cadder Avenue. The building at 630 Cadder Avenue is a single detached, two-storey building currently zoned RU6 – Two Dwelling Housing. The main floor of the former duplex was converted by the Okanagan Families Society into once space in order to begin operating a "parent place", which offers a variety of programs to current and soon to be parents. The Okanagan Families Society has been leasing a portion of the ground floor to the Boys and Girls Club, while the remainder has been in use by the society. The Boys and Girls Club has recently vacated its space and consequently the Okanagan Families Society has decided to lease the ground floor to another local organization. This organization will operate a daycare for no more than 20 children with three employees on-site. This intensification of use on-site triggers additional parking requirements. To address the additional parking requirement, the society plans to develop additional parking stalls off the lane at the rear of the property.

The Okanagan Families Society feels that the proposed rezoning will help to fill increasing needs in the community for daycare service delivery in the face of steadily densifying urban areas. The Society has also indicated the following:

- 1) No intention of re-building or expanding the structure located at 630 Cadder Avenue.
- 2) For the parents who use the facility for their daycare needs, there will be a drop off between 7am and 9am and pick-up between 3pm and 5pm. It is estimated that 20 children will be dropped off and picked up.
- 3) Parents attending sessions will be at the facility for approximately two hours and it is anticipated that the majority of these parents will come from the surrounding area with many using public transportation.

3.0 ADVISORY PLANNING COMMISSION

AT the regular meeting of March 27, 2007 it was resolved:

THAT the Advisory Planning Commission NOT support Official Community Plan No. OCP07-0007 for 630 Cadder Avenue, Lot 4, Plan 635, Sec. 24, Twp. 25 and Sec. 29, Twp. 26, ODYD., by Okanagan Families Society, to change the OCP Future Land Use Designation from Single/Two Family Residential to Education/Major Institutional.

THAT the Advisory Planning Commission NOT support Rezoning Application No. Z07-0019, for 630 Cadder Avenue, Lot 4, Plan 635, Sec. 24, Twp. 25 and Sec. 29, Twp. 26, ODYD., by Okanagan Families Society, to

and Minor Institutional zone to allow for daycare, adult counseling and other related office facilities.

Reasons noted from non-support of this application are as follows:

- a) *Wrong use of land in this location;*
- b) *Parking is a real issue;*
- c) *Concern of potential to expand building;*
- d) *To intensified for adult programs and childcare programs.*

*Note: The applicant has submitted a letter with additional information to address the concerns of the Advisory Planning Commission.

4.0 DEVELOPMENT STATISTICS

The application compares to the requirements of the P2 – Education and Minor Institutional zone as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Lot Area (m ²)	795.96m ²	660m ²
Lot Depth (m)	39.6m	30.0m
Lot Width (m)	20.1m	18.0m
Site Coverage (%) (Buildings)	30.7%	40%
Site Coverage (%) (Buildings and parking)	45.7%	60%
Floor Area (m ²)	488.4m ²	
Floor Area Ratio (FAR)	0.61	1.0
Parking Spaces	8	1 per 10 children 1 per 2 employees (min.4)
Storeys (#)		
Setbacks(m)		
- Front	7.0m	6.0m
- Rear	16.1m	7.5m
- West Side	3.3m ^①	4.5m
- East Side	2.0m ^②	4.5m

① Note: Applicant will be required to submit Development Variance Permit application to vary side yard setback from 4.5m required in the P2 zone to 3.3m proposed.

② Note: Applicant will be required to submit Development Variance Permit application to vary side yard setback from 4.5m required in the P2 zone to 2.0m proposed.

5.0 SITE CONTEXT

The subject property is located on the north side of Cadder Avenue between Pandosy Street and Richter Street.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing – Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Single Family Dwelling
- South - RU6 – Two Dwelling Housing – Duplex
- West - RU6 – Two Dwelling Housing – Single Family Dwelling

6.0 SITE LOCATION MAP

Refer to attached map.

7.0 CURRENT DEVELOPMENT POLICY

7.1 Kelowna Official Community Plan

The subject property is designated as Single / Two Unit Residential in the Official Community Plan. The proposal is for day care and offices for parents groups / classes etc. The day care would be an associated use in the Single / Two Unit Residential designation but the office use for the Okanagan Families Society requires the Official Community Plan amendment.

This proposal will utilize an existing duplex and convert the building into a single entity by removing portions of wall or adding doors into the wall that divides the side by side duplex. It is noted that there is some off-street parking accessed from the lane and 2 spaces accessed from Cadder Ave.

There is a strong need for licensed day care in Kelowna and this use should be supported in a residential context. The provision of other family services need not be in a residential location however, depending on the volume of traffic, may not be a problem in this location. Drop off / pick up of children from the day care will be at rush hours on a busy arterial. There needs to be sufficient on-site parking for other uses because Cadder Ave is very busy and on-street parking will be at a premium.

7.2 Existing and Proposed Development Potential

The subject property is currently zoned RU6 – Two Dwelling Housing. The purpose of the RU6 zone is to provide for development of a maximum of two dwelling units per lot. The applicant is proposing to rezone to the P2 – Education and Minor Institutional zone. The purpose of the P2 zone is to provide for primarily major governmental and publicly or privately funded institutional uses.

8.0 TECHNICAL COMMENTS

This application was circulated to various City Departments and technical agencies and the following requirements were received:

8.1 Inspection Services

Building code analysis required to convert from Group C (residential) to Group A-2 (assembly) use. A 3/4 hr. fire separation required on roof and floor assemblies or building to be sprinklered. Fire alarm system may be required depending on occupant load. Submission and review for alternate solution or compliance to code required prior to rezoning application approval. Handicap accessibility, parking and washrooms required. Rated exits to exterior required, deck access not to code. Refuse disposal area required.

8.2 Works and Utilities Department

8.2.1 Site Related Issues

- (a) On-site parking modules must meet bylaw requirement (7.2m depth).
- (b) Provide a lit, unobstructed path from the rear parking area, to the ground floor entrance as well as the upper floor staircase.
- (c) Cadder Avenue fronting this site is classified as an Major Arterial Road.

Typically, Works and Utilities would require access to this site restricted to the rear lane. In the interim Works and Utilities are prepared to allow the existing access to Cadder Ave providing the on-site parking is modified to allow vehicles to turn-around on-site and exit the site in a forward direction.

- (d) The applicant is advised that, should traffic conditions or safety issues arise, the City of Kelowna reserves the right to restrict access to this site to the rear lane.

8.3 Fire Department

A proper man door is required form the kitchen to the deck, as per 9.9.6.4 of the BC Building Code. If anyone sleeps at the facility interconnected smoke alarms are required as per BC Building Code.

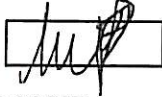
9.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Staff has no significant concerns with this Rezoning and Official Community Plan Amendment applications. The proposed uses are consistent with those permitted by the P2 – Education/Minor Institutional zone and the applicant has plans to accommodate additional parking on-site (off the lane). It should be noted that as the existing side yards do not conform to those required in the P2 zone, the applicant will be required to apply for a Development Variance Permit.

At this point staff also recommends that the applicant engage a Building Code consultant to ensure that the structure can be cost effectively converted to meet building code for the proposed type of occupancy.

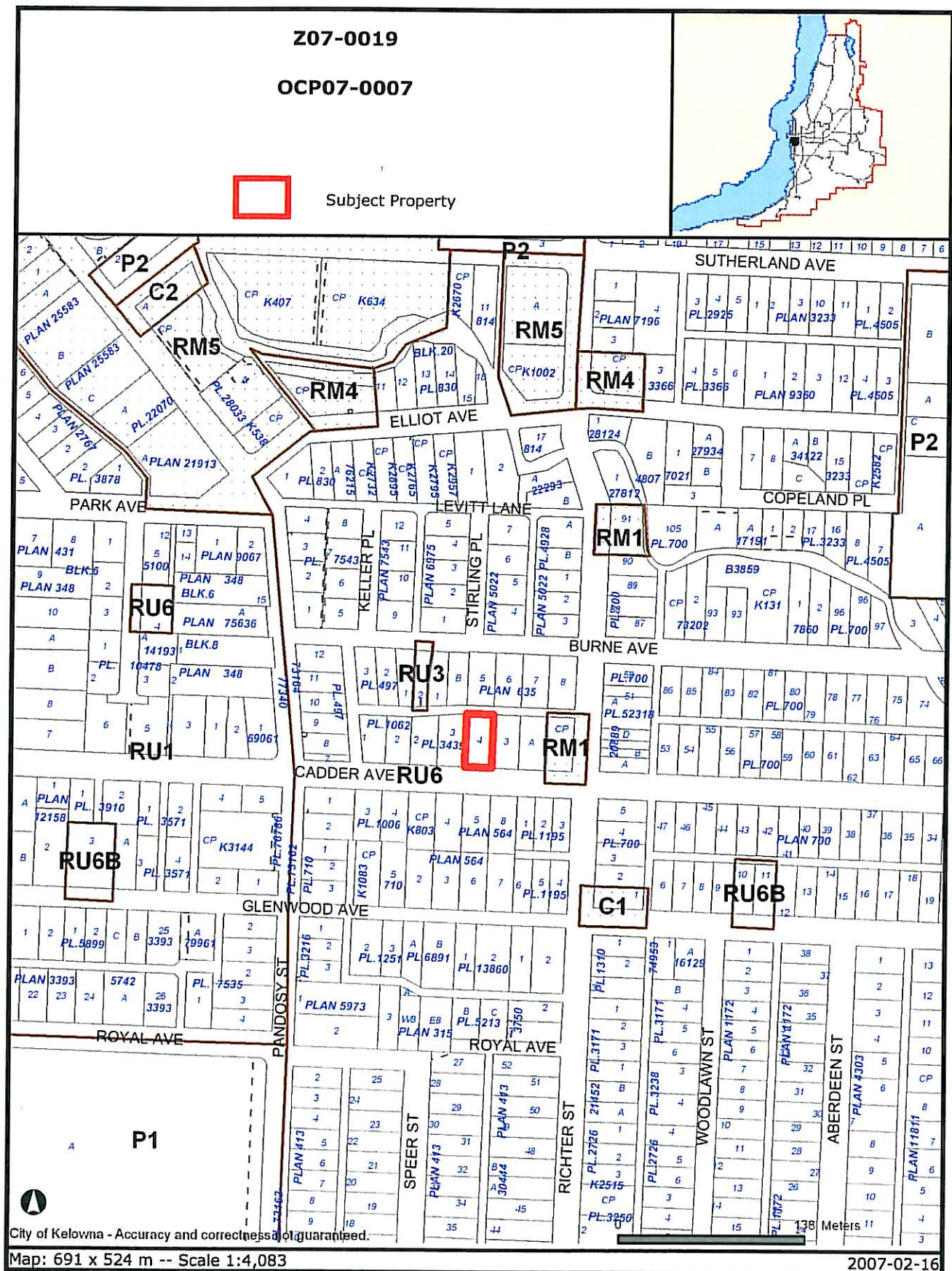

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

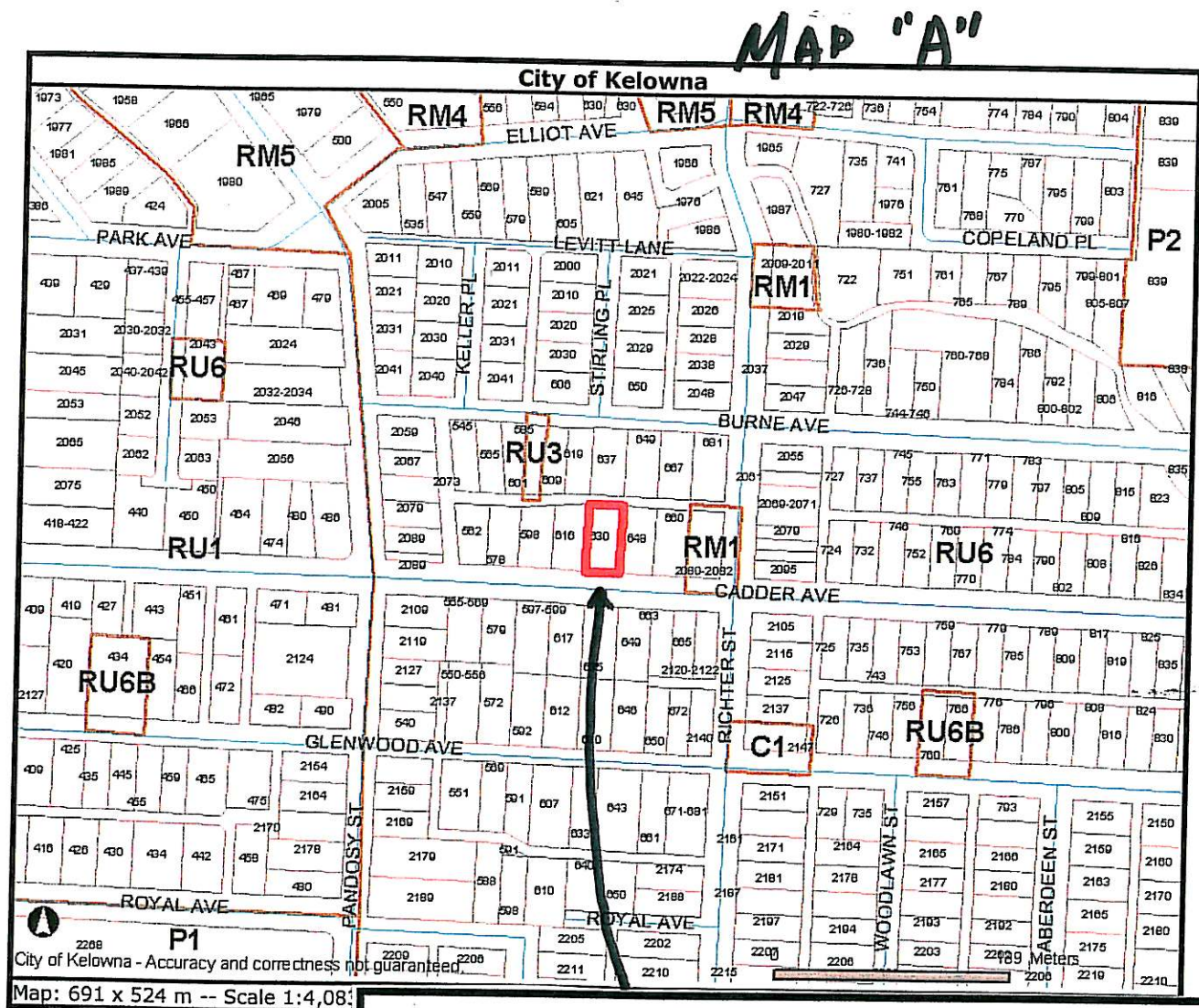


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

MP/SG/rs
Attach



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



This map is for general information only.

**TO AMEND THE FUTURE LAND USE
DESIGNATION OF THE SUBJECT PROPERTY
FROM SINGLE/TWO UNIT RESIDENTIAL TO
EDUCATIONAL/MAJOR INSTITUTIONAL**



April 23, 2007

City of Kelowna
1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Ryan Smith, Development Planner

Dear Mr. Smith:

Re: Rezoning Application No. Z07-0019

Thank you for your letter dated March 30, 2007. As per our telephone conversation, please note the following in support of our application:

1. We have no intention of re-building or expanding the structure at 630 Cadger Avenue.
2. We anticipate that there will be a total of four to six parking spots required for staff, which will be accommodated by creating four spots on the back of the property, off the back alley, and two in the driveway at the front.
3. For the parents who use the facility for their daycare needs, there will be a drop off between 7:00 AM and 9:00 AM and pick up between 3:00 PM to 5:00 PM. We estimate a maximum of 20 children will be dropped off and picked up.
4. Parents who attend parenting sessions will be there for approximately two hours. Our assessment is that the majority of these parents will come from the surrounding area, with many of them using public transportation.

If you have any questions, please feel free to contact me or Anima Anand. Thank you for your time and re-consideration of our application.

Yours truly,

Okanagan Families Society

Dennis Dandeneau
Executive Director

RECEIVED

APR 25 2007

**CITY OF KELOWNA
PLANNING DEPT.**



The Symbol
of Quality

1829 CHANDLER STREET
KELOWNA, B.C. - V1Y 3Z2
TELEPHONE 1.250.763.0456
FACSIMILE 1.250.763.4910
EMAIL info@okfamilies.org
WEB www.okfamilies.org

A line drawing of a building facade. It features a central staircase with a diagonal railing. There are several rectangular windows on either side of the staircase. The drawing is simple and schematic.

[illegible]

Project: CADDEN AVE. PARKING ADDITION
Address: 630 CADDEN AVE., KELLOWNA B.C.
Site Plan, Floor Plans, Elevations
Date: DEC. 22, 2006

DRAWN BY EW	SCALE 1:200, 1:100
DRAWING NO.: 1/1	

This floor plan shows a rectangular house with a deck on the left side. The layout includes three bedrooms, two bathrooms, a kitchen, a dining area, a living area, and a study. The deck is located on the left side, adjacent to the kitchen and one bedroom. The house has a central hallway connecting the rooms. The overall dimensions are 19.8M by 10.5M.

Rooms and Features:

- Bedrooms:** Three bedrooms are located on the left side of the house. One is at the top left, and two are at the bottom left.
- Bathrooms:** Two bathrooms are located in the center of the house, adjacent to the bedrooms.
- Kitchen:** The kitchen is located on the left side, adjacent to the deck.
- Dining:** The dining area is located in the center of the house, adjacent to the kitchen.
- Living:** The living area is located on the right side of the house, adjacent to the dining area.
- Study:** The study is located on the right side of the house, adjacent to the living area.
- Deck:** The deck is located on the left side, adjacent to the kitchen and one bedroom.

Dimensions:

- Overall Dimensions:** 19.8M (left side) by 10.5M (bottom side).
- Room Dimensions:**
 - Top Left Bedroom: 3.5M by 3.5M
 - Top Right Bedroom: 3.5M by 3.5M
 - Bottom Left Bedroom: 3.5M by 3.5M
 - Bottom Right Bedroom: 3.5M by 3.5M
 - Top Bathroom: 2.5M by 2.5M
 - Bottom Bathroom: 2.5M by 2.5M
 - Kitchen: 3.5M by 3.5M
 - Dining: 3.5M by 3.5M
 - Living: 3.5M by 3.5M
 - Study: 3.5M by 3.5M

W96E