
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 18, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO. DVP07-0252 **APPLICANT:** BC Life Builders Rehabilitation Society
AT: 2473 Ethel Street **OWNERS:** Ursula Jakubeit

PURPOSE: TO VARY THE PARKING REQUIREMENTS FROM 6.0 STALLS
REQUIRED 3.0 STALLS PROPOSED

TO VARY THE EXISTING SIDE YARD SETBACK FROM 2.0M
REQUIRED TO 1.83M PROPOSED.

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE RU6B – TWO DWELLING HOUSING WITH BOARDING OR LODGING
HOUSE ZONE

REPORT PREPARED BY: Alec Warrender

1.0 RECCOMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9882 be considered by Council;

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0252 for Lot B, District Lot 136, Plan 30919, located at 2473 Ethel Street, Kelowna, B.C, subject to:

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1 – Parking Schedule – Boarding or Lodging Houses
Vary the parking requirement from 6 stalls to 3 stalls.

Section 13.6.6 (d) Development Regulations – Side Yard Setback
Vary the side yard setback from 2.0m required to 1.83m proposed.

2.0 SUMMARY

A Development Variance Permit has been submitted to address the non-conforming side yard and to vary the parking requirements from 6 parking stalls required to 3 parking stalls proposed.

3.0 THE PROPOSAL

The B.C. Life Rehabilitation Society has been operating a minor group home on the site for a number of years and is in the process of purchasing the property. The applicant advises staff that seven bedrooms are available for residents requiring care, while one room is occupied by the manager. The applicant has advised staff that there will be no structural changes to the subject property.

3.1 Development Analysis

CRITERIA	PROPOSAL	RU6 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	836 m ²	550 m ²
Lot Width	23.8 m	16.5
Lot Depth	35.1 m	30.0 m

Development Regulations		
Site Coverage	20%	40%
Height	Meets requirements	2 ½ storeys / 9.5 m
Front Yard	10.0 m	4.5 m or 6.0 m to a garage
Side Yard (south)	1.83 m ¹	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Side Yard (north)	3.7 m	2.0 m (1 or 1 ½ storey portion) 2.3 m (2-storey portion)
Rear Yard	12.8 m	6.0 m (1 or 1 ½ storey portion) 7.5 m (2 or 2 ½ storey portion)
Other requirements		
Parking Stalls (#)	3 spaces ²	6 spaces
Private Open Space	Meets Requirements	60m ²

¹ Vary sideyard setback from 2.0m required to 1.83m proposed (existing)

² Vary parking requirement from 6 parking stalls required to 3 parking stalls proposed.

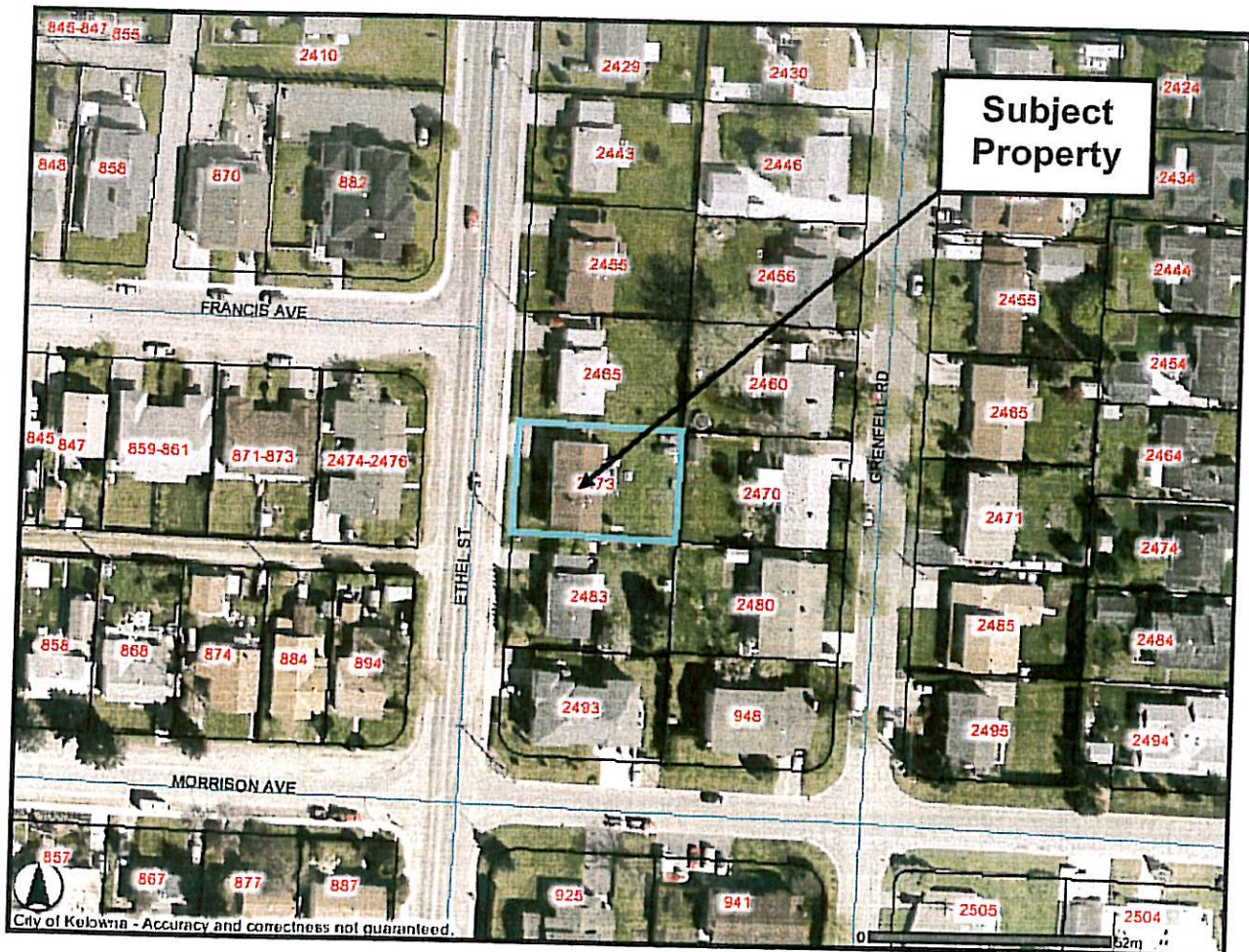
3.2 Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood. More specifically, the adjacent land uses are as follows:

North	RU1 – Large Lot Housing – Single family residence
East	RU1 – Large Lot Housing – Single family residence
South	RU1 – Large Lot Housing – Single family residence
West	RU6 – Two Dwelling Housing

3.3 Site Location Map:

2473 Ethel Street

4.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

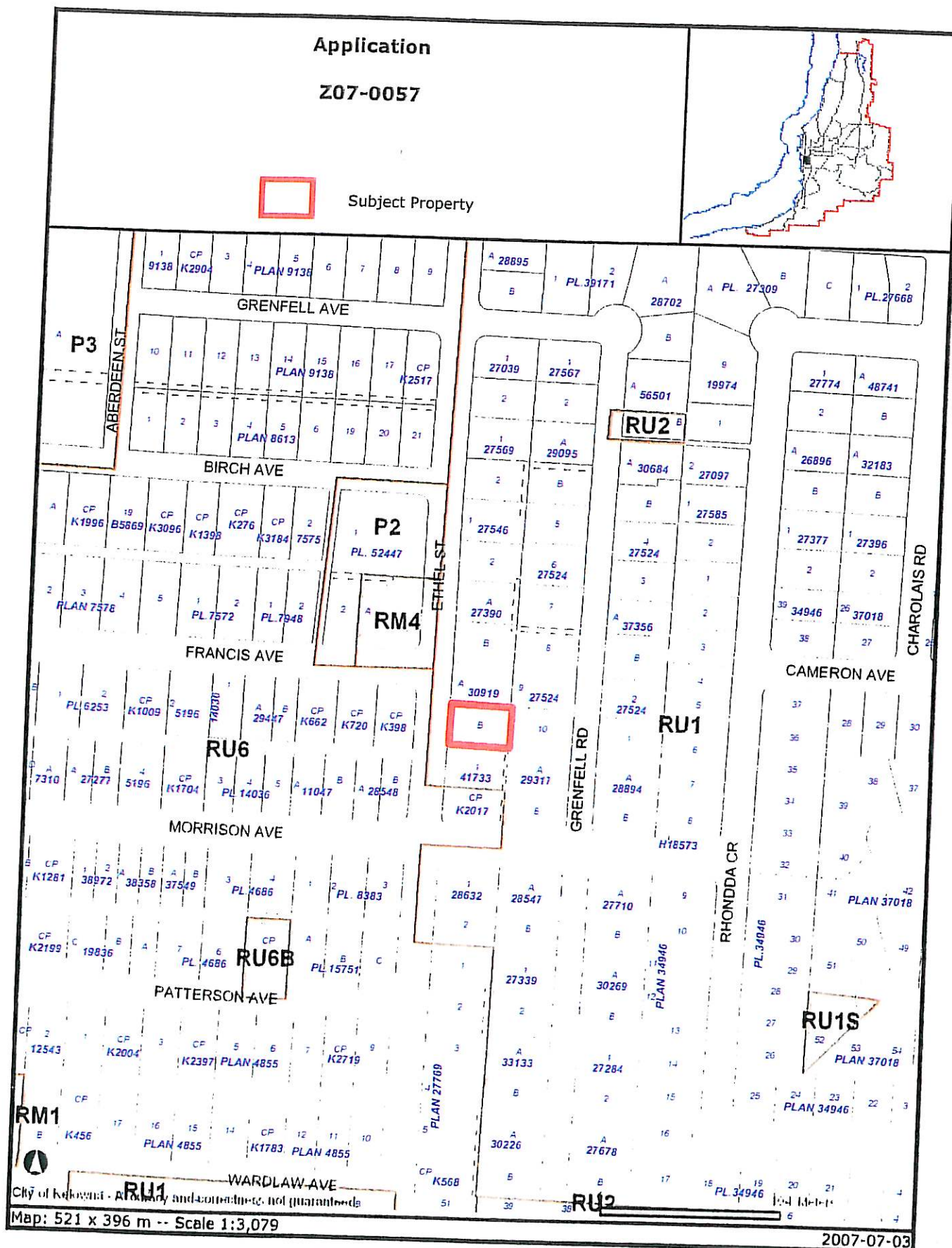
Staff worked with the applicant to determine the best solution for the subject property's lack of parking. Compared with turning the back yard into a parking area, a variance to the parking requirements proved to be a more reasonable solution. As the manager will likely be the only resident with a vehicle parking should not be an issue. Staff will register the variance on title and indicate that if the nature of the proposed use changes additional parking must be handled on site. Eight letters of support have been submitted by neighbouring residents.

DVP07-0252


Shelley Gambacort
Current Planning Supervisor
SG/aw

ATTACHMENTS

Location of subject property
Site Plan
Photograph



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