
CITY OF KELOWNA

MEMORANDUM

DATE: January 10, 2008
TO: City Manager
FROM: Planning and Development Services Department

APPLICATION NO. DVP06-0108

OWNER: OKANAGAN JEWISH
COMMUNITY ASSOC.
(INC NO 18623S)

AT: 102 GLENMORE RD N.

APPLICANT: HANS NEUMANN MAIBC

PURPOSE: TO VARY THE REAR YARD SETBACK TO THE EXISTING
BUILDING ON 102 GLENMORE ROAD N. FROM THE 7.5 M
SETBACK REQUIRED TO THE 3.6 M SETBACK EXISTING,
AND TO VARY THE SITE COVERAGE FOR BUILDINGS,
DRIVEWAYS AND PARKING AREAS FROM MAXIMUM OF 60%
REQUIRED TO 69% PROPOSED

EXISTING ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL
RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Final Adoption of Official Community Plan Amending Bylaw No. 9724 be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 9725 be considered by Council;

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0108 for Lot A, Sec. 4, Twp. 23, O.D.Y.D., Plan KAP83760, located at 102 Glenmore Road N., Kelowna, B.C.

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

Section 16.2.5 (b) – Development Regulations:

Vary the maximum site coverage for buildings, parking areas, and roads from 60% permitted to 69% proposed

Section 16.2.5 (f) – Development Regulations:

Vary the minimum rear yard setback from 7.5 m required to 3.6 m existing to building

2.0 SUMMARY

The applicant has made application for a Development Variance Permit to address the existing non-conforming rear yard setback to the existing community centre building, as well as to authorize the proposed 69% site coverage for buildings, parking areas and roads, where the P2 – Education and Minor Institutional zone limits the site coverage to 60%, as part of the proposal to construct and addition to the existing Community Centre.

Now that the outstanding issues associated with the OCP and Zone amendments have been addressed, it is now appropriate for Council to consider adoption of the OCP amending and Zone amending bylaws, and to consider this associated Development Variance Permit application.

2.1 Advisory Planning Commission

The above noted application (DVP06-0108) was reviewed by the Advisory Planning Commission at the meeting of July 18, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Variance Permit application No. DVP06-0108, for 102 Glenmore Road No., Lot B, Plan 44705, Sec. 4, Twp. 23, ODYD, by Hans Neumann, to obtain a Development Variance Permit to vary the rear yard setback for the existing building from 7.5 m to 3.6 m; to vary the maximum site coverage for buildings, parking areas & roads from 60% to 69%.

3.1 The Proposal

There have been applications made to change the future land use designation of a portion of the subject property from "Single/Two Unit Residential" to "Education and Major Institutional", and to rezone the same portion of the subject property from the existing RR3 – Rural Residential 3 zone to the proposed P2 – Education and Minor Institutional zone in order to consolidate the lot with the adjacent property containing the existing Okanagan Jewish Community Centre development to facilitate an expansion of the complex. Those bylaws were considered at a favourable Public Hearing on February 20, 2007, and received 2nd and 3rd readings the same night.

The applicant has submitted drawings for a proposed 297 m² building addition to the existing 511 m² facility, as well as an update to the exterior finishes of the facility.

This Development Variance Permit application has been made to deal with the existing non-conforming siting to the rear of the existing church building, and to vary the maximum site coverage for buildings, parking areas and roads from 60% permitted to 69% proposed.

When the original community centre was built in 1991, the P-2 zone of the day required a rear yard setback of 3.0 m., a setback that was complied with at the time of construction. In 1998, when City of Kelowna Zoning Bylaw 8000 was adopted, the amended P2 zone required a rear yard setback of 7.5 m.

The second variance proposed is to address the proposed site coverage for "buildings, parking areas and roads". This variance has been triggered as the parking lot required to provide adequate parking in compliance with Zoning Bylaw requirements covers approximately 1,373 m², where the maximum parking area and roads is limited to 1,070 m² when the 802 m² building site coverage is taken into consideration.

The proposal as compared to the P2 zone requirements is as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Site Area (m ²)	3,121 m ²	660 m ²
Site Width (m)	53 m	18.0m
Site Coverage (%)	25% building 69% bldg, prkg, roads ^①	40% buildings 60% for bldg, prkg, and roads
Total Floor Area (m ²)	802 m ²	
F.A.R.	0.25	Max FAR = 1.0
Storeys (#)	9.8 m / 1 storey	13.5 m, or 3 storeys
Setbacks (m)		
- Front (Glenmore Rd)	23.2 m	6.0 m
- Rear	3.6 m ^②	7.5 m
- North Side	4.7 m	4.5 m
- South Side (Union Rd.)	6.0 m	6.0 m
Parking Stalls (#)	47 stalls provided	47 Stalls required

Variances requested;

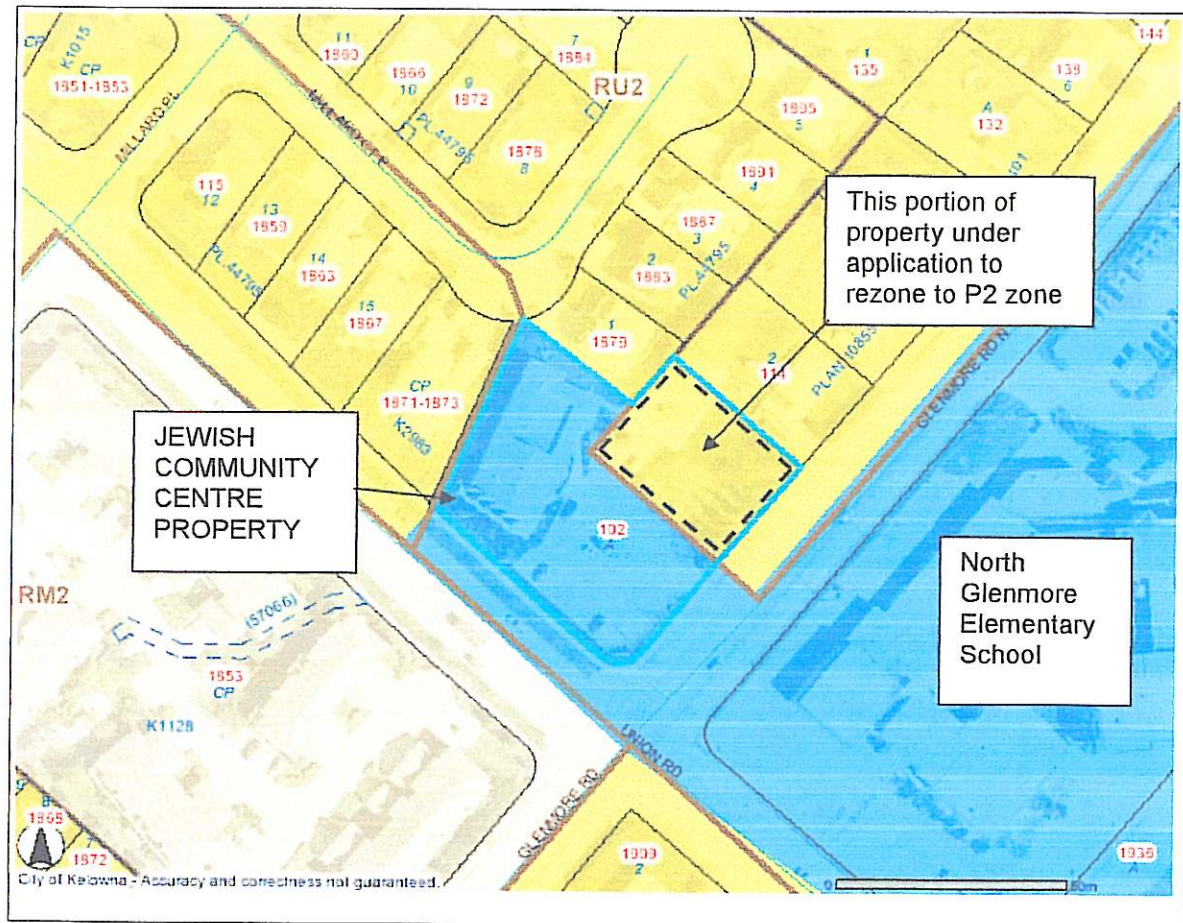
- ① Vary Section 16.2.5 (b) from maximum site coverage for buildings, parking areas & roads from 60% permitted to 69% proposed,
(proposed parking and roads 1,373 m² = 44% - max 1,070 m² permitted)
- ② Vary Section 16.2.5 (f) from minimum rear yard from 7.5 m required to 3.6m existing

Parking Calculations;

Religious assembly; Requires 1 stall per 5 seats F@ 155 seats = 31 stalls
 OR Meeting area 10 stalls per 100 m² @ 461 m² = 47 stalls

3.2 Site Context

SUBJECT PROPERTY MAP



The subject property is located near the north east corner of Glenmore Road and Union Road, and is generally flat and level. The property has been used as a play area for the Okanagan Jewish Community Centre located on the adjacent property to the west.

Adjacent zones and uses are, to the:

North East	-	RR3 – Rural Residential / SFD
North West	-	RU2 – Medium Lot Housing / SFD
South East	-	P2 – Education and Minor Institutional / church
South West	-	P2 – Education and Minor Institutional / school
	-	P2 – Education and Minor Institutional / church

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The proposed institutional use is not consistent with the Official Community Plan. An application for an OCP amendment has been made to change the future land use from the existing "Single / Two Unit Residential" designation to the proposed "Institutional" designation.

Staff have reviewed this application, and it may move forward without affecting either the City's financial plan or waste management plan

3.3.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

4.0 TECHNICAL COMMENTS

The technical comments associated with this application has dealt with through the associated rezoning application Z06-0108

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

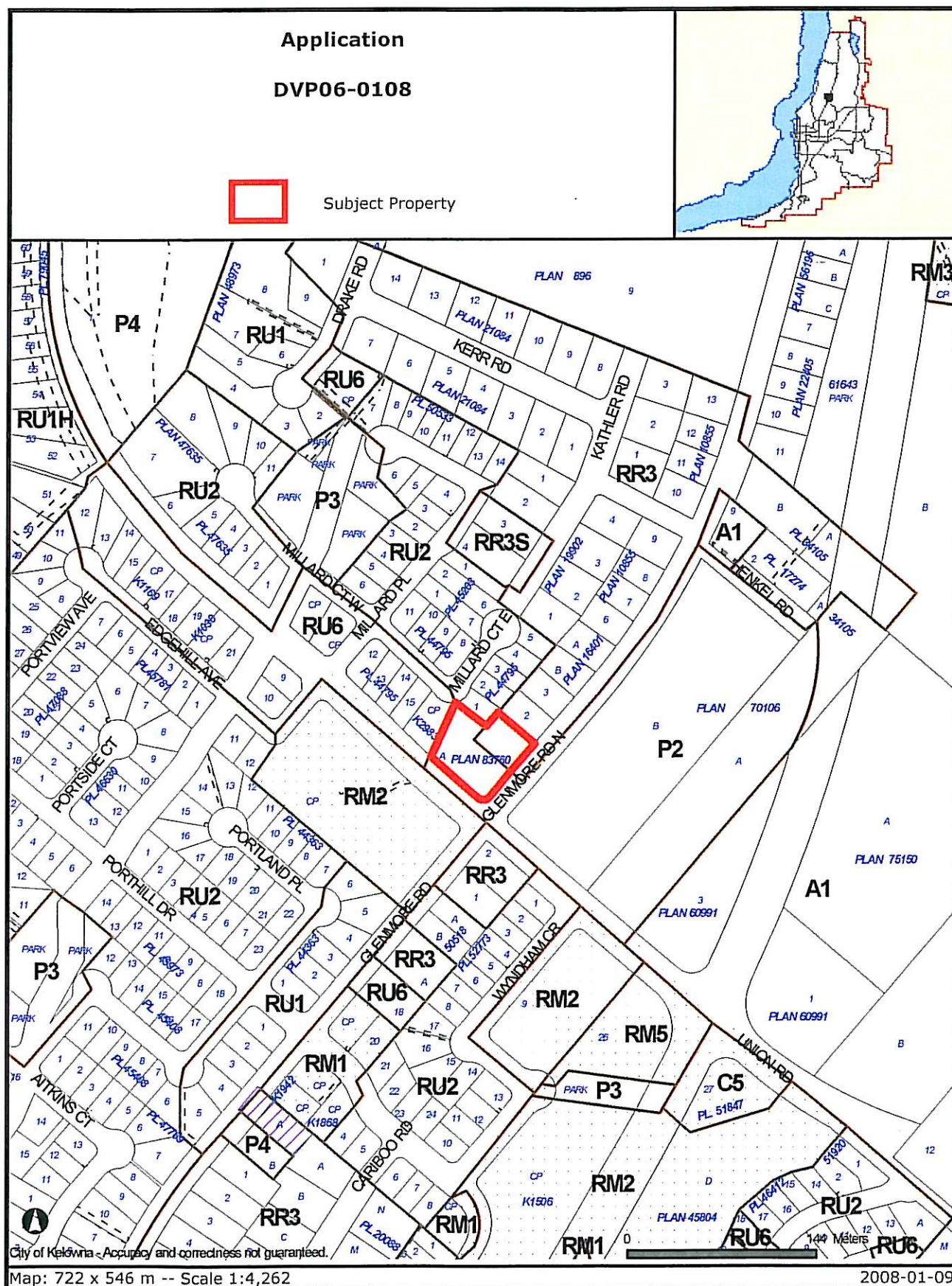
The Planning and Development Services Department does not have concerns with the development proposal under application. The subject property has been owned by the Okanagan Jewish Community Association since 1991, and has been used as a playground area in conjunction with the daycare operated out of the Community Centre building.

In conclusion, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.


Shelley Gambacort
Current Planning Supervisor

PMcV/pmcv

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.

[illegible]

Vary rear yard from 7.5m required to 3.6m existing

MAIN FLOOR PLAN
(8,740 sq.ft.)

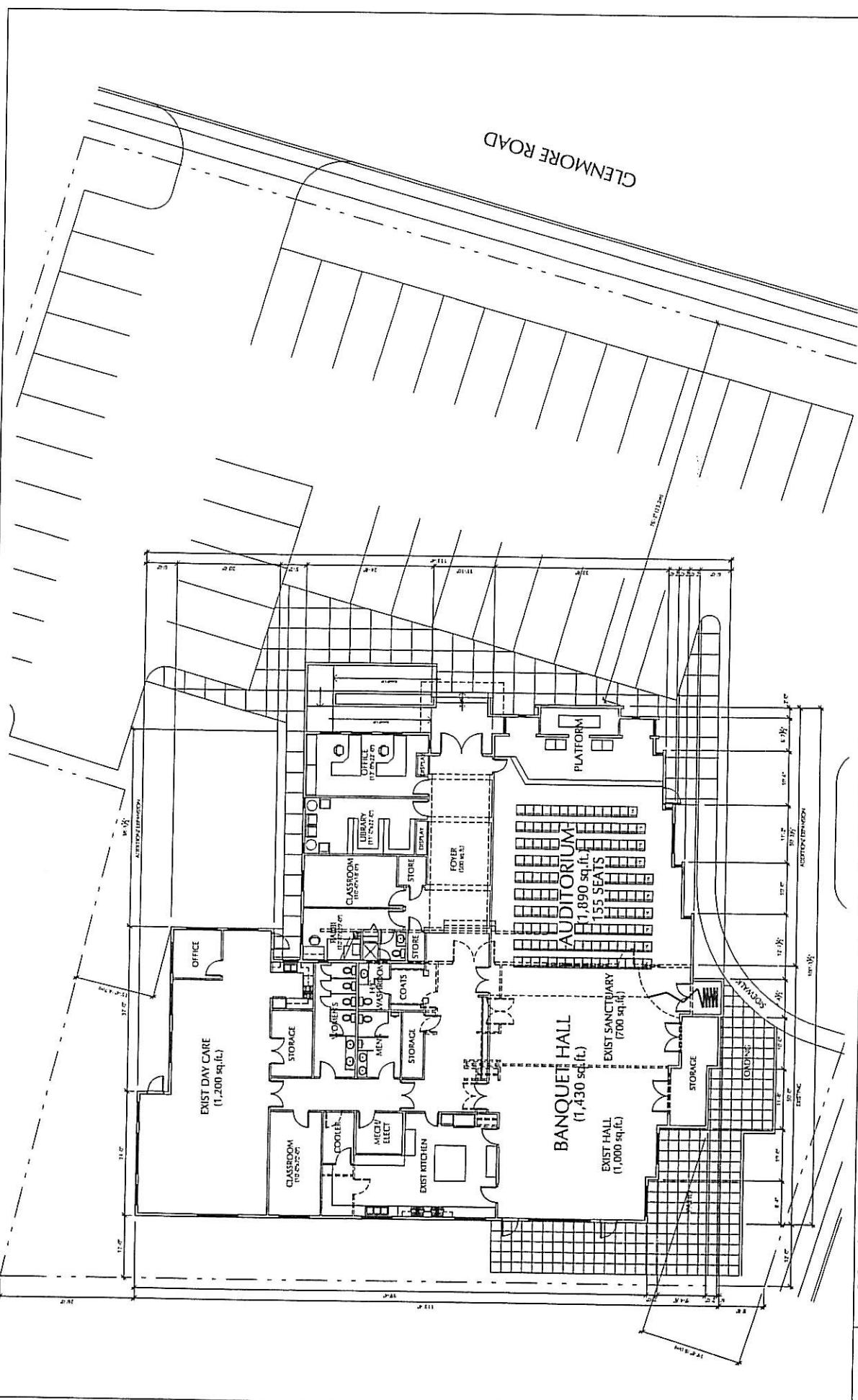
UNION ROAD

HANS P. NEUMANN ARCHITECT INC.
☐ 1110 HOBAND DRIVE SOUTH, ELDON, MO. 65024
 PHONE (314) 664-0778 FAX (314) 664-0337

OKANAGAN JEWISH COMMUNITY CENTRE PROPOSED EXPANSION

SITE / ROOF PLAN

[illegible]



	HANS P. NEUMANN ARCHITECT INC. 1111 HOPKINS DRIVE NORTH, KETOWN, B.C. V1Y 4E3 PHONE: (250) 864-0878 FAX: (250) 864-0837 WWW.HPNI.COM	PROJECT OKANAGAN JEWISH COMMUNITY CENTRE PROPOSED EXPANSION 102 N. GLENMORE ROAD, KETOWN, B.C.	DRAWING TITLE GROUND FLOOR PLAN	DATE MAY 13, 2008	SCALE 1/8" = 1'-0"	DESCRIPTION EXISTING DEVELOPMENT PERMIT	DATE MAY 13, 2008	SCALE 1/8" = 1'-0"	DESCRIPTION EXISTING DEVELOPMENT PERMIT
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DP2

