
CITY OF KELOWNA
MEMORANDUM

Date: April 21, 2009

To: City Manager

From: Community Sustainability Division

APPLICATION NO. DVP08-0230 **OWNER:** Andrew and Carolyn Stevenson

AT: 718 Paret Road **APPLICANT:** Andrew & Carolyn Stevenson

PURPOSE: TO VARY THE REQUIRED NUMBER OF LOADING SPACES FROM
3 REQUIRED TO 1 PROPOSED

EXISTING ZONE: P2 – EDUCATIONAL AND MINOR INSTITUTIONAL

REPORT PREPARED BY: Birte Decloux

1.0 **RECOMMENDATION**

THAT final Adoption of the Zone Amending Bylaw No. 10140 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP08-0230 for Lot 2, District Lot 357, S.D.Y.D., Plan KAP86608 located at Paret Road, Kelowna, B.C.

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

Table 8.2 – Loading Schedule

To vary the required number of loading spaces from 3 required to 1 proposed.

2.0 **SUMMARY**

This variance seeks to relax the required loading space provisions for an institutional zoned site. As there are concerns regarding the traffic volumes on Paret Road, a vehicle turn around area is available to ensure vehicles enter and exit in a forward direction. The maximum permitted on-site parking is provided, however considering the space constraints, only one vehicle loading space is incorporated into the parking plan.

2.1 **Advisory Planning Commission**

The above noted applications (OCP08-0025 / Z08-0090) were reviewed by the Advisory Planning Commission at the meeting of November 4, 2008 and the following recommendations were passed:

THAT the Advisory Planning Commission NOT support Development Variance Application No. DVP08-0230, for 718 Paret Road; Lot 2, Plan 86608, Sec. 30, Twp. 29, ODYD by A & C Stevenson, to rezone from the RU1-Large Lot Housing zone to allow a Development Variance Permit to vary loading requirements from 3 to 1.

Concerns were brought forth by the neighbourhood that the pre-school would add to the traffic congestion and noted concern for the safety of the children.

3.0 **BACKGROUND**

The applicant proposes to convert a single family dwelling to a free standing pre-school. The facility will offer up to 4 classes with a maximum of 20 children on various days. The sessions will be 2 ¾ hour in length and the start/finish times will be staggered to facilitate efficient drop-off/pick-up by the participant's parents/caregivers.

3.1 **Site Context**

The subject property is located on the north side of Paret Road, in North Mission. The subject property is relatively flat on the new extension of Gordon Drive with Bellevue Creek running through the property behind it.

More specifically, the adjacent land uses are as follows:

- North – RU1 – Large Lot Housing
- South – RU1 - Large Lot Housing and RR1 – Rural Residential 1
- East – RU1 – Large Lot Housing
- West - RU1 - Large Lot Housing

3.2 **Subject Property: 718 Paret Road**



4.0 **TECHNICAL COMMENTS**

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

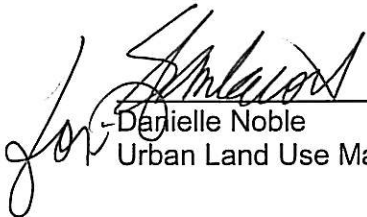
4.1 Development Engineering

The application to vary the loading requirement from 3 to 1 does not compromise works and utilities servicing requirements.

5.0 **LAND USE MANAGEMENT DEPARTMENT**

Land Use Management Staff support the proposed variance given the size of the facility. The provisions for the loading spaces in table 8.2 of the Zoning Bylaw are based on the maximum number of patrons at the site. The pre-school is limited to a maximum of 20 children, this number is well under the allowed number for a Care Center, Major which is 26 or more patrons. Therefore the loading requirements exceed the requirements of the facility.

At the public hearing the neighbours raised concerns regarding the speed and amount of traffic on Paret Road. At staff's recommendation the applicant gave on-site vehicle turn around space priority over loading spaces.



Danielle Noble
Urban Land Use Manager

Approved for Issuance



Shelley Gambacort
Director of Land Use Management

DN/bcd

Attachments:

Location of Subject property
Site Map



