
CITY OF KELOWNA
MEMORANDUM

Date: July 31, 2009

To: City Manager

From: Community Sustainability Division

APPLICATION NO. DVP07-0226

OWNER: The Bridge Youth and Family Services (formally Okanagan Families Society)

AT: 630 Cadder Ave

APPLICANT: The Bridge Youth and Family Services/ Dennis Dandeneau

PURPOSE: TO VARY THE MINIMUM SIDE YARD SETBACK FROM 4.5 M REQUIRED TO 3.3M (WEST) AND 2.1 M (EAST) EXISTING

EXISTING ZONE: RU6 – Two Dwelling Housing

PROPOSED ZONE: P2 – Education and Minor Institutional

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT final adoption of OCP amending bylaw No. 9805 be considered by Council;

AND THAT final adoption of the Zone Amending Bylaw No. 9806 be considered by Council;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP07-0226 for Lot 4, District Lot 14, Township 26, Osoyoos Division Yale District Plan 635 located at Cadder Ave, Kelowna, B.C.;

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

Section 16.2.5(e) Side Yard Setback

To vary the minimum required side yard setback of 4.5 m to 3.3m (west side) and 2.1 m (east side).

2.0 SUMMARY

The applicant has applied for a Development Variance Permit to vary the side yard setbacks from 4.5 m required to 3.3m (west) and 2.1 m (east) existing in order for the existing building to conform to the P2-Educational and Minor Institutional regulations.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 4, 2009, the Advisory Planning Commission passed the following motion:

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP07-0226, for 630 Cadder Ave; Lot 4, DL 14, ODYD, Plan 635; to vary the side yard setback from 4.5m required to 3.3m (west) and 2.1m (east) existing.

4.0 BACKGROUND

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.

The existing development on the property is a single detached, two-storey structure. The main floor of the former duplex was converted by altering the floor plan by the Okanagan Families Society to begin operating as a “parent place”, which offers a variety of programs to parents and expectant 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 the space and subsequently 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. To address the additional parking requirement, the society plans to develop additional parking stalls off the lane at the rear of the property.

The side yard setback requirements of the existing building become more restrictive when the property is rezoned from RU6 - Two Dwelling Housing to P2 – Education and Minor Institutional, and accordingly two side yard setback variances are required.

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 = 2 1 per 5 employees = 5 (min.4) Total required: 7
Storeys (#)		

Setbacks(m)		
- Front	7.0m	6.0m
- Rear	16.1m	7.5m
- West Side	3.3m *	4.5m
- East Side	2.0m *	4.5m

*Variances sought for West and East Side yards.

4.1 Site Context

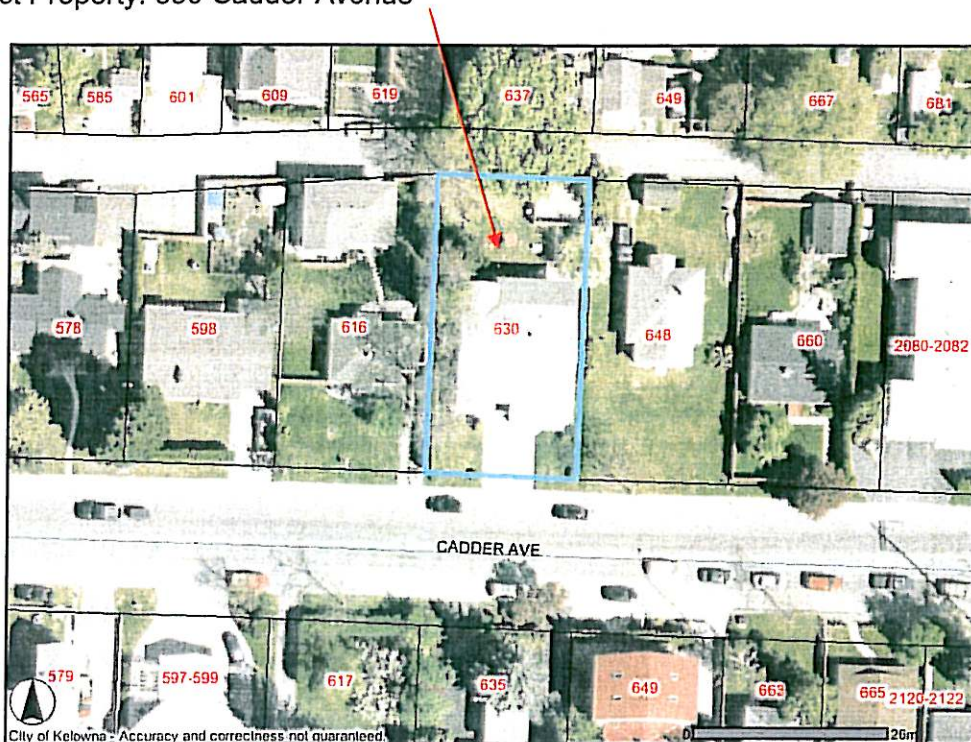
The subject property is located on the north side of Cadder Avenue about a half block east of Pandosy Street. Adjacent zones and uses in all directions are RU6 – Two Dwelling Housing.

Adjacent zones and uses are:

- North - RU6 – Two Dwelling Housing
- East - RU6 – Two Dwelling Housing
- South - RU6 – Two Dwelling Housing
- West - RU6 – Two Dwelling Housing

4.2 Site Location Map

Subject Property: 630 Cadder Avenue



5.0 CURRENT DEVELOPMENT POLICY

OCF Section 18.1.9 – Institutional Adult Education

Co-operate with agencies including the Kelowna Chamber of Commerce and the Regional District of Central Okanagan (through the Economic Development Commission) to advocate to the Okanagan University College to provide a comprehensive adult education program in order to maximize opportunities for career changes and development. This should include evening and correspondence education;

6.0 TECHNICAL COMMENTS

6.1 Building and Permitting

Building should be upgraded to meet requirements of Group A-2 of BCBC 2006 prior to DVP approval. *A building permit has been applied for and approved in concept by the Building and Permitting Department.*

6.2 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. Must meet BCBC 2006 requirements for a Day Care. *The Building and Permitting Department has confirmation that a sprinkler system is in place and the appropriate consultant has been hired to ensure that Code will be met for the interior.*


6.3 Development Engineering

The requested variance to reduce the side yard setback from the required 4.5m to 2.9m and 2.3m on the left and right sides respectively, does not compromise Works and Utilities servicing requirements. However the B.C. Land Surveyor Certificate for lot 4 plan 635 indicates the setback are 3.3m and 2.1m respectively. Neither dimension compromises Works and Utilities servicing requirements.


7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The subject property has received third reading for the rezoning to P2 – Education and Minor Institutional to allow a daycare on the main floor and educational facilities for parents on the upper floor. The applicant has been holding their application at third reading pending resolution of building code compliance issues. However, they have now satisfied the Building Inspections concerns, and can adequately retrofit the existing house to meet the more stringent code requirements.

As the existing building is being converted to an educational use, the modest sideyard setback variances are not anticipated to impact abutting properties as the structure is already existing in a well established neighbourhood. Given the conversion of this existing dwelling to a daycare/“social” parenting education centre, the variances are considered minor. The rezoning has received 3rd reading, and the land use for this property has been endorsed in principle by Council, recognizing the strong need for licensed daycare facilities within the City. The Okanagan Families Society has indicated they have no intention of re-building or expanding the structure on this site.

for


Danielle Noble
Urban Land Use Manager

Approved for Inclusion 

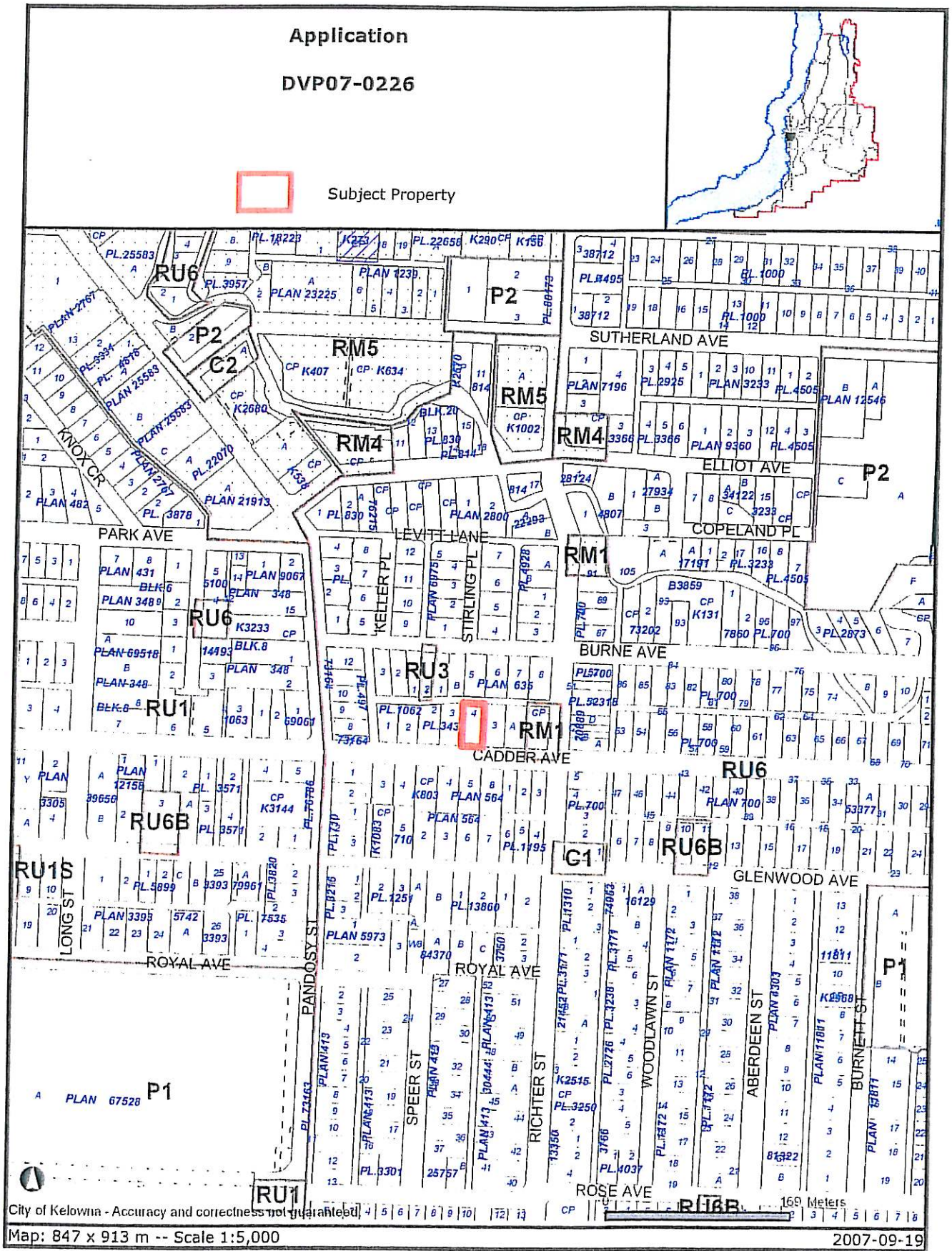
Shelley Gambacort
Director of Land Use Management

SG/bcd

Attachments:

- Location of Subject property
- Surveyors Certificate
- Site Map & Elevation



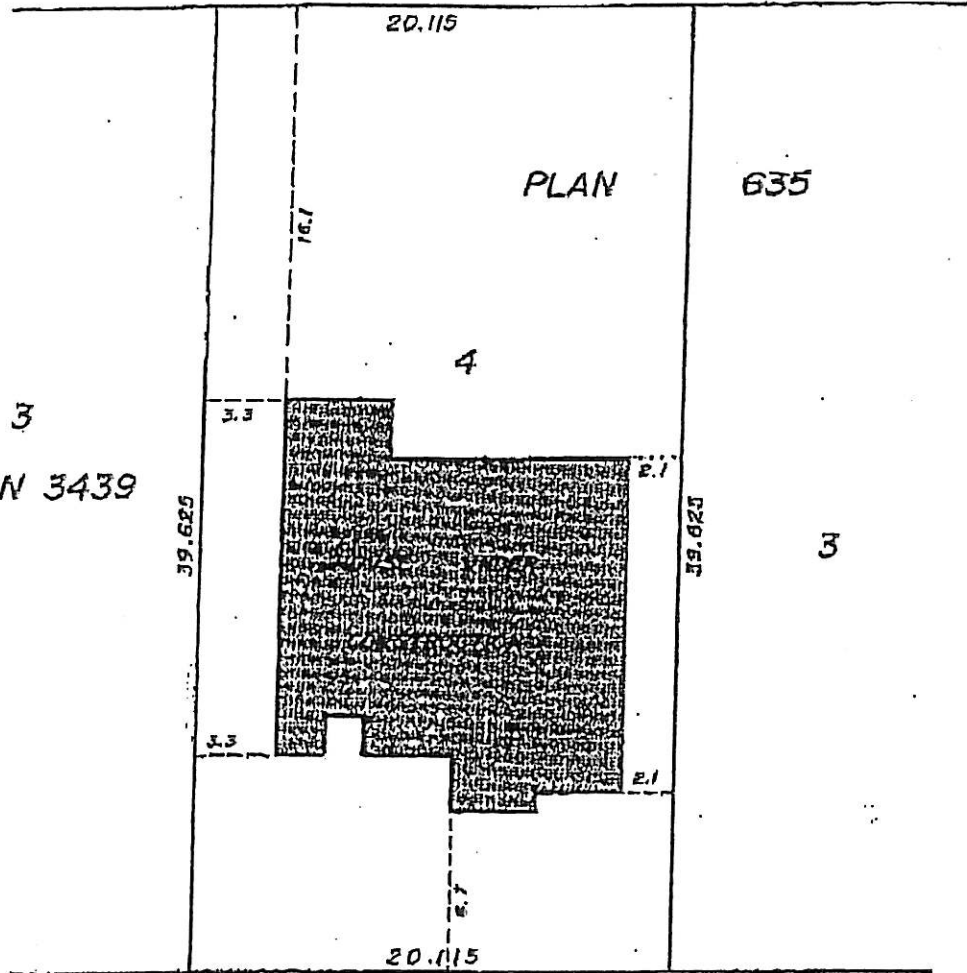


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

B. C. LAND SURVEYORS CERTIFICATE

ON LOT 4 PLAN 635, D. L. 14, O. D. Y. D.

LANE



CADDER AVENUE

BILL MARTINSON

LOT DIMENSIONS ARE FROM REGISTERED RECORDS.
THIS PLAN IS PREPARED FOR MORTGAGE PURPOSES ONLY AND
IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY
BOUNDARIES.

SCALE: 1:300 ALL DISTANCES ARE IN METRES.

CERTIFIED CORRECT: SEPTEMBER 27th 1991.

©

GEHUE & ASSOC.
B. C. LAND SURVEYORS
201-470 ST. PAUL STREET, VERNON
TELEPHONE (604) 763-5711
1991

THIS DOCUMENT NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED. B.C.L.S.

FILE: 11,999



630 Cadder Ave.
 Lot Area: 752sq.
 Lot Coverage: 20.8%
 Front Setback: 1.8m
 Side Setback: 1.8m
 Rear Setback: 1.8m
 Max. Height: 4.5m
 Min. Height: 2.4m

Division 2
 Height: 4.5m

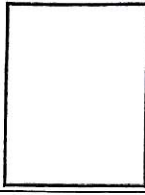
P2 Zoning Regulations
 Min. Lot Area: 600sq.
 Min. Lot Coverage: 42%
 Max. Lot Coverage: 42%
 Max. Height: 4.5m
 Max. Height: 4.5m

Current Zoning: P2
 Current Use: Programming
 and Daycare

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 Current Use: Programming
 and Daycare

DATE	BY
AUG. 22, 07	

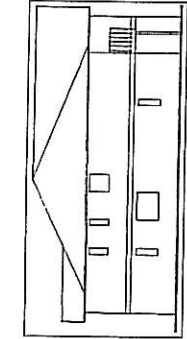
SCALE: AS NOTED



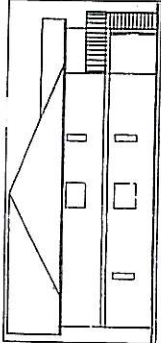
630 CADDER AVE.

PLAN & ELEVATIONS

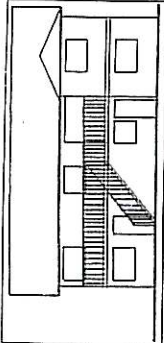
SHEET 1 OF 1
 DRAWING MADE BY: JCHHC



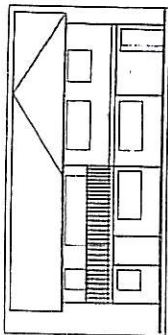
WEST ELEVATION 1:125



EAST ELEVATION 1:125

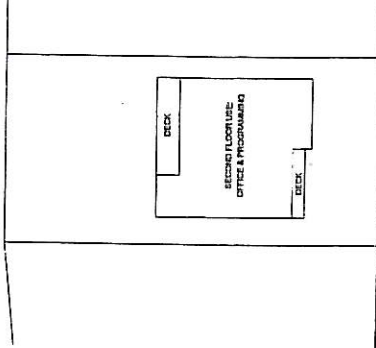


NORTH ELEVATION 1:125



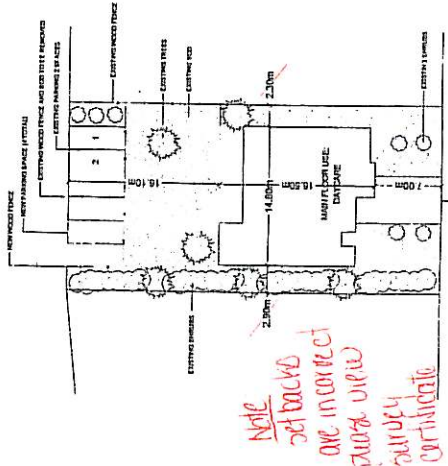
SOUTH ELEVATION 1:125

SECOND FLOOR PLAN 1:250



CADDER AVE.

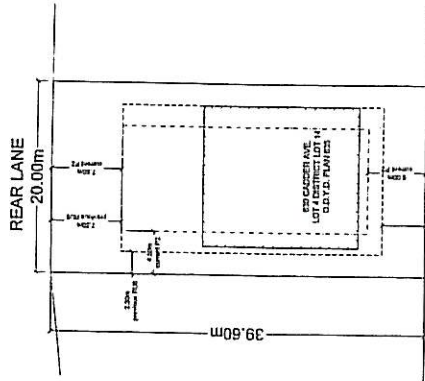
LANDSCAPE AND MAIN FLOOR PLAN 1:250



CADDER AVE.

NOTE: All landscaping and site work are subject to the approval of the relevant authorities. The applicant is responsible for providing a detailed landscaping plan.

SITE PLAN 1:250



CADDER AVE.

NOTE: All structures are existing. No removal of existing structures is to be done on site.