



DP17-0197-02 & DVP20-

0040

726 Valley Rd

Development Permit Amendment and Development
Variance Permit



Proposal

- ▶ To issue a Development Permit Amendment for changes to parking and landscaping and to issue a Development Variance Permit for a reduction in required parking.

Development Process

December 12, 2019

Development Application Submitted

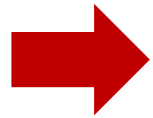


Staff Review & Circulation



February 2020

Public Notification Received



May 12, 2020

DP & Variances

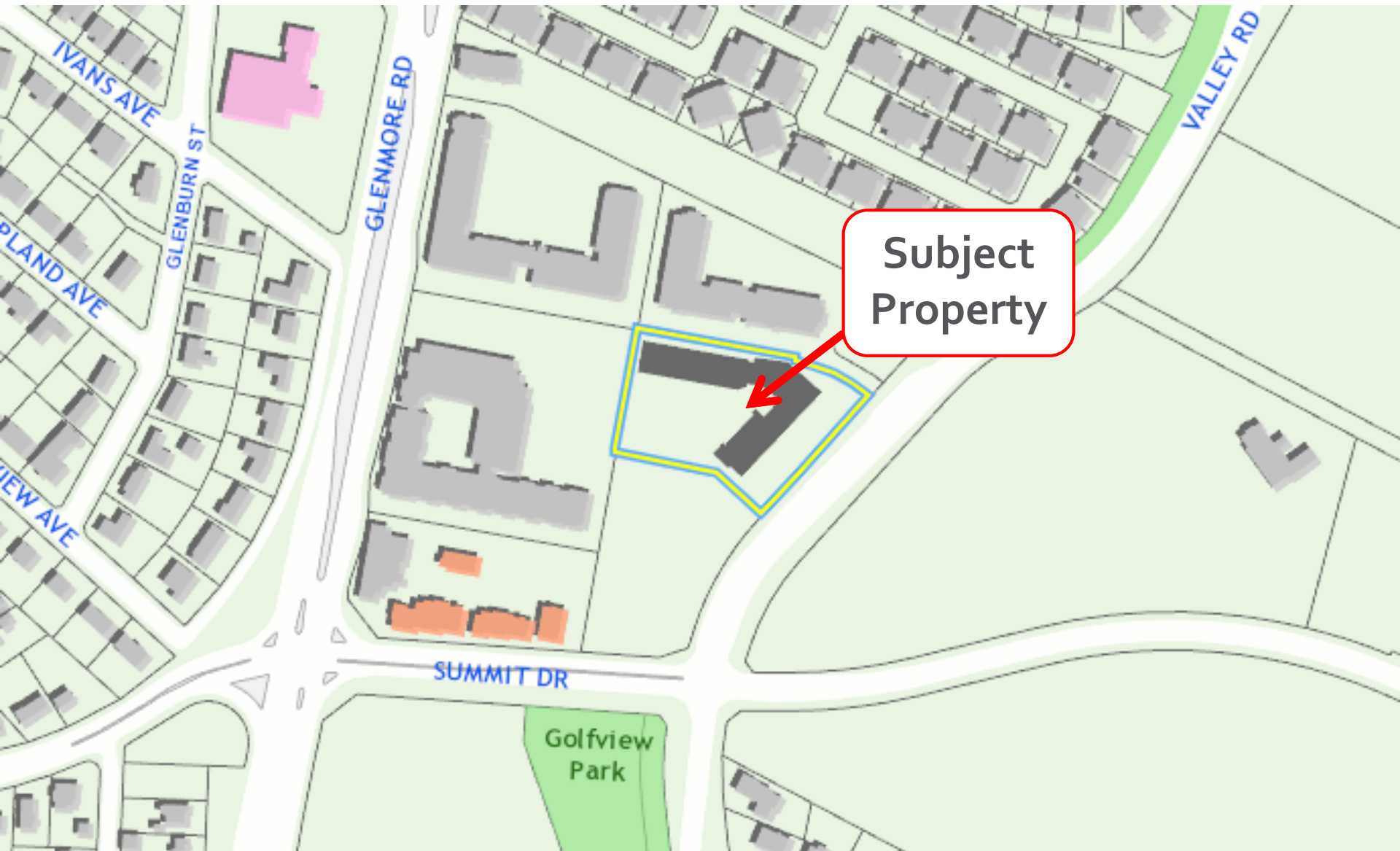


Building Permit



Council
Approval

Context Map



City of Kelowna

Subject Property Map



Project/technical details

- ▶ DP approval was received in 2017 for a 134-unit supportive housing facility (memory care & assisted living)
- ▶ Changes to parking configuration and landscaping due to a development application on the parcel to the south (728 Valley Rd) which proposes shared access and shared amenities
- ▶ Parking stalls have been reduced from 45 to 35
- ▶ Landscape plan has been amended to better suit residents

Site Plan- Previously Approved



The site plan shows a property with a large paved area at the top, a central building footprint, and a landscaped area at the bottom. A red line with yellow and red segments runs horizontally across the middle. A red box highlights the parking area, and a red-bordered callout points to a landscaped area. Text labels identify streets and specific features.

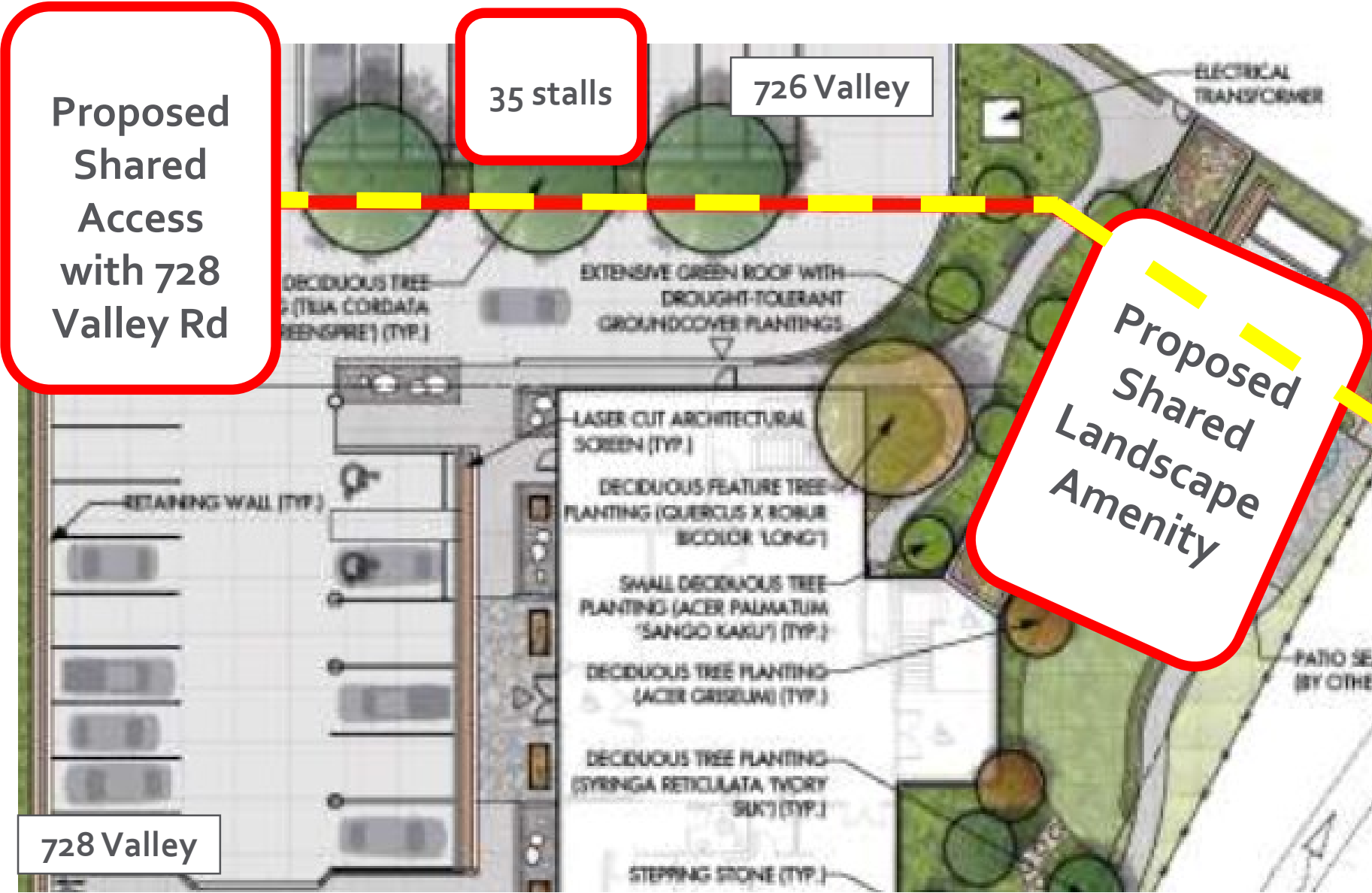
Parking: 45 Stalls

726 Valley

728 Valley

Shared
Landscape
Amenity

Site Plan



Parking Variance

- ▶ Car ownership is extremely low in the supportive housing use
- ▶ 134 total units:
 - ▶ 67 units for memory care residents
 - ▶ 50 units for assisted living
 - ▶ 17 units either memory care or assisted living
- ▶ Staff are confident that 35 stalls will accommodate staff and visitors

Staff Recommendation

- ▶ Staff **support** the proposed development permit amendment
- ▶ Staff **support** the reduction in parking



Conclusion of Staff Remarks