



# DVP19-0233

# 795-797 Birch Avenue :

Development Variance Permit Application



# Proposal

- ▶ To vary the number of on-site parking and loading spaces in order to accommodate a capacity expansion for the existing child care centre operating on the subject property.

# Development Process



Dec 2, 2019

Development Application Submitted



Staff Review & Circulation



July 2, 2020

Public Notification Received



Aug 10, 2020

Regular Meeting  
Variances



Council Approvals



Business License Update

# Context Map



City of Kelowna

Walk Score  
**60**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

# Subject Property Map



City of Kelowna

# Site Plan



# Project/technical details

- ▶ Table 8.3.6 – Required Off-Street Parking Requirements – Community, Recreational, and Culture
  - ▶ To vary the required minimum parking spaces from 10 required to 3 proposed
- ▶ Table 8.4 – Minimum Loading Required
  - ▶ To vary the required minimum on-site loading spaces from 1 required to 0 proposed

Zoning Analysis Table		
CRITERIA	ZONING REQUIREMENTS	PROPOSAL
Parking Regulations		
Off-Street Parking – Child Care Centre, Major	10 spaces	3 spaces <sup>❶</sup>
Off-Street Parking - Residential Security/Operator Unit	1 space	1 space
Loading	1 space	0 spaces <sup>❷</sup>
Long Term Bike Parking	2 spaces	2 spaces
Short Term Bike Parking	2 spaces	2 spaces
<sup>❶</sup> Indicates a requested variance to Table 8.3.6 of Zoning Bylaw No. 8000. <sup>❷</sup> Indicates a requested variance to Table 8.4 of Zoning Bylaw No. 8000.		

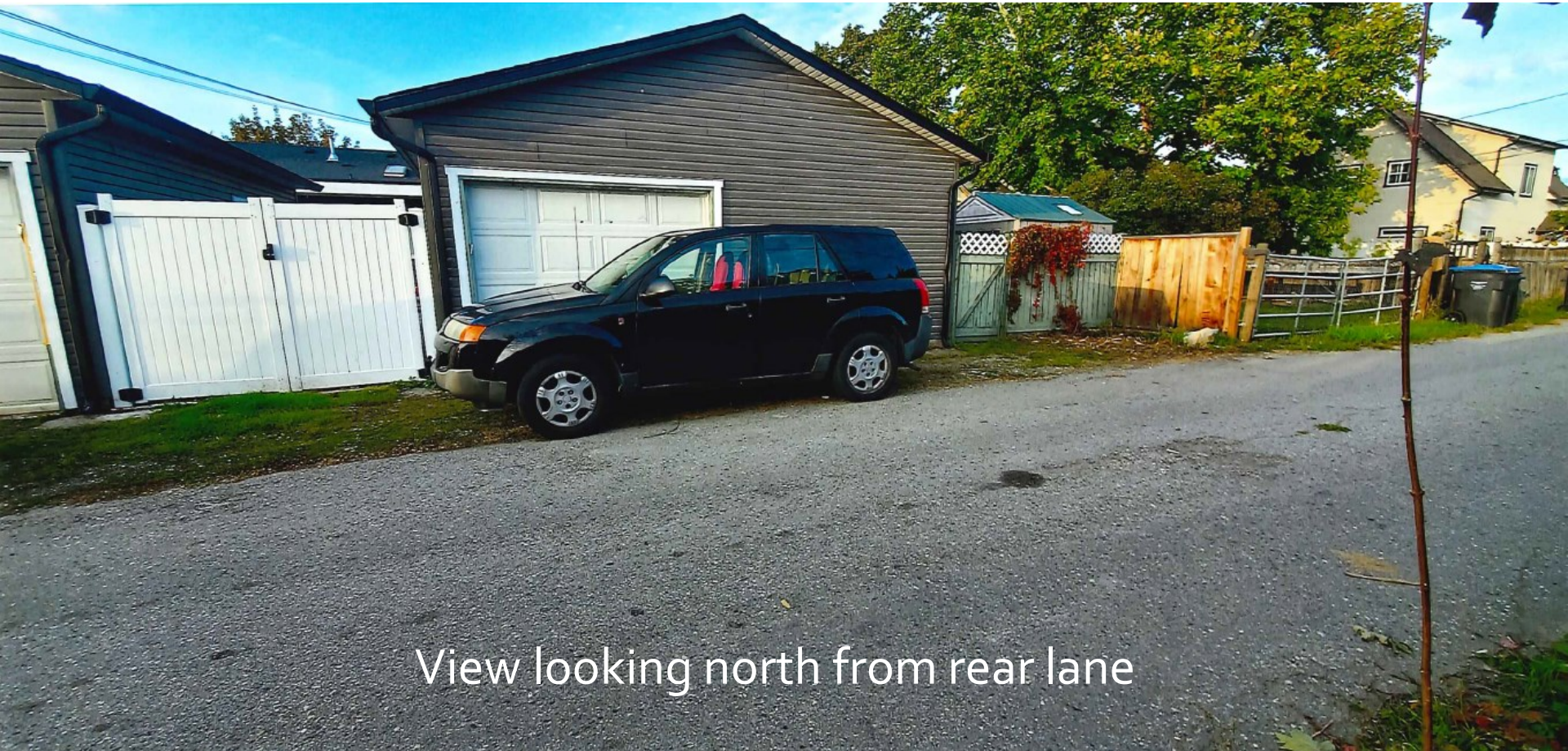
# Site Photo



View looking South from Birch Ave

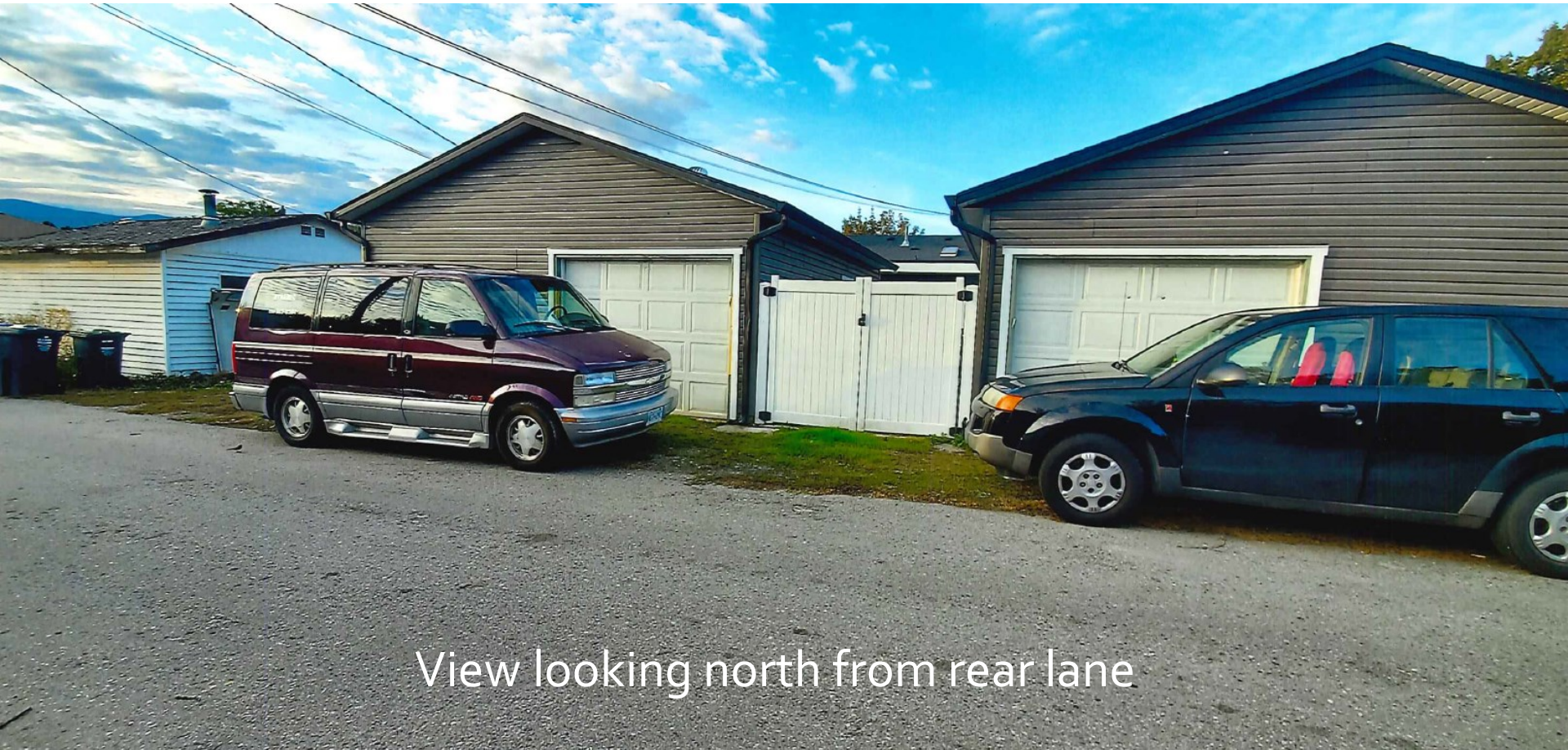


# Site Photo



View looking north from rear lane

# Site Photo



View looking north from rear lane

# Site Photo



View looking north from rear lane

# Staff Recommendation

- ▶ Staff are recommending support for the proposed variances:
  - ▶ On-site Parking
    - ▶ 10 stalls required to 3 stalls proposed
  - ▶ On-site Loading
    - ▶ 1 stall required to 0 stalls proposed
- ▶ Minimal neighbourhood impact
- ▶ Child care spaces in great need



## *Conclusion of Staff Remarks*

# Site Plan

