



STEPPING STONES

— counselling group —

ATTACHMENT **A**

This forms part of application

OCP16-0018 TA16-0013
Z16-0059

Planner
Initials **EW**



August 30, 2016

To: City of Kelowna

From: Deanne and Chi-Hang (Eric) Leung, owners of 1369 Richter and Stepping Stones Counselling Group

Development Proposal: Regarding rezoning of 1893 Ethel Street to P2

Thank you for taking the time to review our development proposal.

Background:

In 2006, we purchased 1369 Richter Street under P2 zoning. At that time, we amended the zoning with city support and approval to include Health Services Minor, which allowed for our child focused counselling practice. We have been at this location for almost 10 years. We love our Richter home, but have outgrown it and need larger therapeutic space to meet the community's request for our services.

Stepping Stones Counselling Group specializes in services for vulnerable and complex children. We provide private fee for service and the Ministry for Child and Family Development, various private schools, Aboriginal bands, Autism Funding Unit, Crime Victim Assistance Program etc, also contract with us.

We are known throughout the Okanagan valley for our specialized therapeutic services for children. We are involved in a number of current community collaborations with such projects as the Willow Child and Youth Advocacy Center project, the BC Integrated Youth Services Initiative, The Pearson Road Hub, Playful Connections with NOW Canada and the Kelowna Child Care Society and in the past provided Playful Connections with Ki-Low-Na Friendship Society.

Stepping Stones also provides educational workshops, conferences and seminars to therapists, service providers, parents, funders, and teachers on a variety of topics related to trauma, brain development and play and expressive therapies. In 2015, we presented at both the Regional and Provincial Judges Conferences, as well as the BC Alternate School Association Conference in Vancouver and to the Osoyoos Indian Band & School.

1369 Richter Street & #200-1974 Moss Court Kelowna, BC, V1Y 2L6
#100-4007 27th Street, Vernon, BC
#205-74 Wade Avenue East, Penticton, BC
www.steppingstonesokanagan.ca
P: 250-763-7414 F: 250-763-7714 TF: 1-855-763-7414

Rezoning Application for 1893 Ethel Street:

We have an accepted offer on 1893 Ethel Street and we believe this is an ideal home for Stepping Stones. Our proposal is to rezone this property to P2 to allow us to move into larger space. We have spoken with city representatives and were told that our application would be supported.

We see this property as being ideal for our clients and our community. It allows us to remain in a "home" like atmosphere. The home like environment is one of the most commented on features of our current location at 1369 Richter Street. Children feel comfortable and they feel relaxed and soothed by our space and home like atmosphere. We have had both the RCMP and MCFD at their request; use our space to interview children. Because our space is calming and reassuring, children are able to work through difficult and traumatic things.

By relocating to 1893 Ethel, it allows us to remain in the downtown area and accessible to all. It has the overall space indoors and outdoors that we require. It is located on the corner of two transportation and transit friendly streets (Ethel and Sutherland). It also is within a 5-minute walk of our residence, which would mean one less car on the road and it speaks to our appreciation and commitment to our neighborhood of 18 years.

There would be no residential use of the property, the form and character of the dwelling would remain the same.

The previous owners have used the property under the RU 6 zoning for an audio business, a women's group home and a health & wellness facility.

We have attached 2 letters from our next door neighbours at 1369 Richter Street for the past 10 years.

Sincerely



Deanne Leung M.Ed., R.C.C
Clinical Coordinator, Therapist



Eric Leung
Agency Coordinator

Jo-Ann Baker, CCDP, RPR
6389 Blue Jay Road
Vernon, BC
V1H 1W5
250-809-6290

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|--------------------------------|---------------------------------|--|
| ATTACHMENT | | B |
| This forms part of application | | |
| # <u>OCP16-0018 TA16-0013</u> | | |
| Z16-0059 | | |
| Planner Initials | <input type="text" value="EW"/> |  City of Kelowna COMMUNITY PLANNING |

August 3, 2016

City of Kelowna
Bylaw Services
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Re-Zoning application

This letter is in support of Eric and Deanne Leung of Stepping Stones Counselling Group who where my neighbours for almost eight and a half years at their Kelowna location of 1369 Richter Ave until my home at 721 Fuller Ave sold August 15, 2015.

Eric and Deanne have been exceptional neighbours who welcomed me to the neighborhood when I first arrived, introduced me to their therapy dogs, gave me a tour of their office, kept me informed about any issues that could affect me like staff and client parking, changes to their business hours and any weekend openings.

We developed a good friendship over the years and helped one another out with shoveling sidewalks and maintaining the boulevard adjacent to our properties. We kept a watchful eye out for each other as to the goings on in our corner of the neighbourhood.

Eric and Deanne are very professional, approachable people and I would not hesitate to recommend and support their re-zoning application.

Regards,

Jo-Ann Baker

August 31 2016

City of Kelowna
Bylaw Services

Regarding Rezoning Application for Eric and Deanne Leung

My name is Sonya Degner and I live at 1377 Richter st. Eric and Deanne Leung from Stepping Stones have been my neighbour for 10 year. They are wonderful and friendly to have as neighbours. Eric has been very caring and helpful with helping out shovelling my walk in the winter, when my husband was ill and not able to do the work. As neighbours we looked out for each other and I am very thankful to have Eric and Deanne as neighbours.

Sincerely


Sonya Degner

ATTACHMENT C

This forms part of application

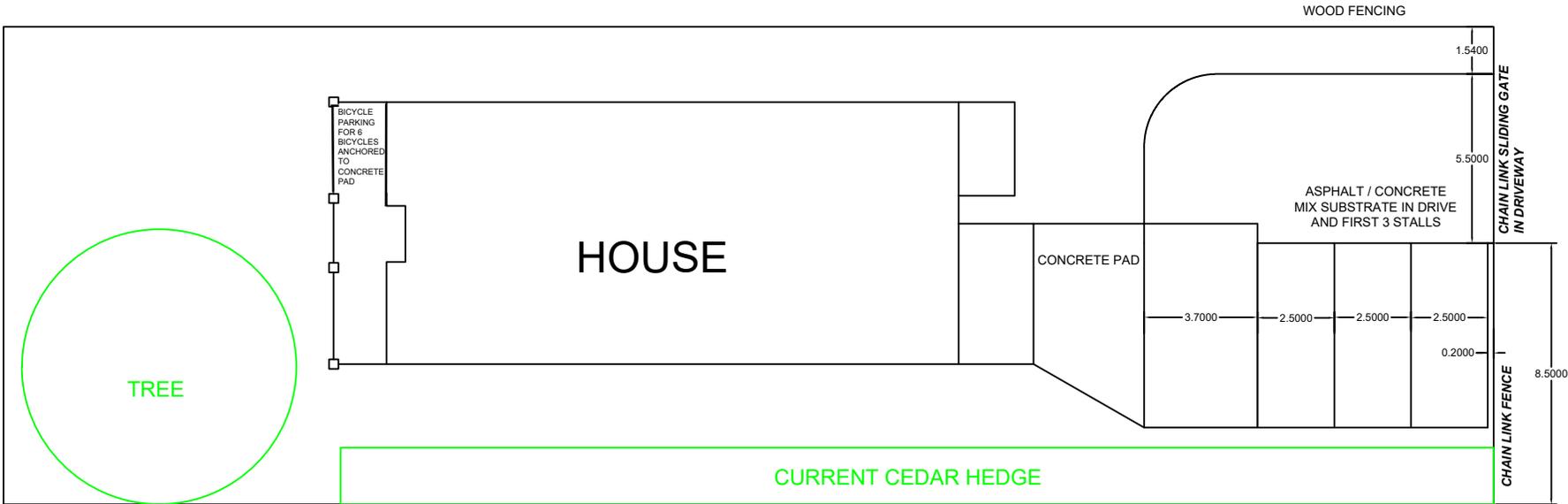
OCP16-0018 TA16-0013
Z16-0059



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **EW**

ETHEL STREET



LANE

SUTHERLAND AVENUE

DRAWN: 10/13/2016
REVISED: 10/23/2016

October 11, 2016

Parking Notes for 1893 Ethel Street

The following questions and comments were asked:

Please demonstrate how you will deal with drop-off/pick-up. When you provide your site plan and your parking plan you may wish to provide a letter with an explanation of how drop-off works. You mentioned your groups have a maximum of 6 clients at a time. Will that mean potentially 6 vehicles coming on site at one time? Or is there some sort of chartered vehicle/carpooling? Will 6 vehicles need to park on site for the duration of the group session or is it drop-off/pick-up only?

Indicate what sort of bicycle parking you will provide in the front yard. [8.4.8 of the Zoning Bylaw](#) requires bike racks constructed of theft resistant materials that are anchored to the floor, building or ground, and allow the front or rear wheel to be locked with a U-style lock.

Regarding group drop off and pick up:

The group members (children/teens) are typically dropped off, by their caregiver, a few minutes before the start of group. It is rare that caregivers park or stay on site during group time. Some families choose to car pool together and some of our teens ride the bus. If needed we can give staggered drop off times. We have not had any parking issues at any of our current or past locations with groups or with drop off or pick up.

Bike Rack:

Please see the parking site plan. Located on a concrete surface, the metal bike rack will be anchored to the concrete and will accommodate U locks.

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT E

This forms part of application

OCP16-0018 TA16-0013
Z16-0059

Planner
Initials EW



Date: October 21, 2016
File No.: Z16-0059
To: Community Planning (EW)
From: Development Engineering Technologist(SS)
Subject: 1893 Ethel Street

P2

Development Engineering has the following comments and requirements associated with this application to rezone from RU6 to P2.

1. Domestic Water and Fire Protection

Our records indicate this property is currently serviced with a 25mm-diameter water service. The service is adequate for the proposed application.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer service. The service is adequate for the proposed application.

3. Roads

Provide a 6.0m corner rounding & dedication as per True Consulting Land Acquisition Plan Dwg # LA13 at the intersection of Ethel St and Sutherland Ave.

4. Development Permit and Site Related Issues

Driveway access is permitted from the lane only.
Direct the roof drains into on-site splash pads.

5. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Sergio Sartori
Development Engineering Technologist

Development Engineering Manager
(initials)

CITY OF KELOWNA

MEMORANDUM

Date: October 21, 2016
File No.: OCP16-0018
To: Community Planning (EW)
From: Development Engineering Technologist(SS)
Subject: 1893 Ethel Street

The Development Engineering comments and requirements regarding this OCP & TA application are as follows:

1. **General.**

- a) All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z16-0059.


Sergio Sartori
Development Engineering Technologist


Development Engineering Manager
(initials)

| Zoning Bylaw No. 8000 | | | | |
|-----------------------|--|---|---|---|
| No. | Section | Existing Text | Proposed Text | Explanation of Change |
| 1. | 2 - Interpretation 2.3 General Definitions | HEALTH SERVICES, MINOR means development used for the provision of child counselling services. | HEALTH SERVICES, MINOR means development used for the provision of counselling and therapeutic services. | Removes “child” to permit adult/family counselling and adds “therapeutic services” to permit complimentary services such as occupational therapy and speech and language therapy. |
| 2. | 16.2 - P2 - Education and Minor Institutional Zone 16.2.6 Other Regulations | (d) For lots less than 1,000 m ² in area, a health services, minor use shall not generate more than four (4) clients to the site from which the business is being operated at any given time. | (d) For lots less than 1,000 m ² in area, a health services, minor use shall not generate more than six (6) clients to the site from which the business is being operated at any given time. | To allow therapy groups up to 6 people. |

SCHEDULE **A**

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City of Kelowna
COMMUNITY PLANNING

Schedule A - Proposed Text Amendments to Zoning Bylaw 8000 - TA16-0013