

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: OCP18-0011, Z18-0055 **Owner:** Interior Health Authority

Address: 2251-2312 Pandosy St **Applicant:** Meiklejohn Architects

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: EDINST – Educational/ Major Institutional

Proposed OCP Designation: HLTH – Health District

Existing Zone: HD1 – Kelowna General Hospital

Proposed Zone: HD2 – Hospital and Health Support Services

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0011 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot A District Lot 14 ODYD Plan EPP34913 Except Plan EPP53192, located at 2251-2312 Pandosy Street, Kelowna, BC from the EDINST – Educational/Major Institutional designation to the HLTH – Health District designation, as shown on Map “A” attached to the Report from the Community Planning Department dated August 13, 2018, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated August 13, 2018;

THAT Rezoning Application No. Z18-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A District Lot 14 ODYD Plan EPP34913 Except Plan EPP53192, located at 2251-2312 Pandosy Street, Kelowna, BC from the HD1 – Kelowna General Hospital zone to the HD2 – Hospital and Health Support Services zone as shown on Map “B” attached to the Report from the Community Planning Department dated August 13, 2018, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated May 30, 2018.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit for the subject property.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone a portion of the subject property to facilitate the development of congregate housing.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning application to facilitate the development of congregate housing. The subject development site is currently part of the larger Kelowna General Hospital (KGH) parcel and will be subdivided to create a stand-alone parcel at the corner of Abbott Street and Royal Avenue. The parcel is situated on the Abbott Street multi-use corridor and has a Walk Score of 50 (Somewhat Walkable – Some errands can be accomplished on foot) and a Transit Score of 39 with a few nearby public transit options in the area. The area is centrally located between the City Centre, South Padosy and Capri/Landmark Urban Centres. The proximity to these Urban Centres provides nearby amenities including parks, restaurants, shops and recreational opportunities in the immediate area.

The applicant is requesting an Official Community Plan amendment to a portion of the KGH site from EDINST – Educational/ Major Institutional to HLTH – Health District and rezoning from HD1 – Kelowna General Hospital zone to the HD2 – Hospital and Health Support Services zone. The proposal is for the construction of a two-storey congregate housing project known as JoeAnna's House. The project would provide twenty hotel-style rooms to provide accommodation for family's that have members being treated at KGH. It is intended to fill a gap for families who are unable to find affordable accommodation within Kelowna. The Kelowna General Hospital Foundation (KGHF) will manage the site.

To fulfill Council Policy No. 367 for 'OCP Minor' and 'Zoning Major' applications, the applicant held a public information session on June 25, 2018 at the Centennial Building at KGH (2268 Padosy Street – Room 1346) from 4 -6pm. The session was advertised as follows:

- The Kelowna Daily Courier and the Capital News (on both June 8 and June 15 editions);
- 114 notices were hand delivered to all property owners within 50 m of the subject site;
- Two development notice signs were erected at the project site (Abbott St and Royal Ave).

Staff have reviewed this application and it may proceed without affecting the City's Financial Plan or the Waste Management Plan.

4.0 Proposal

4.1 Background

The subject property is part of the larger Kelowna General Hospital site. The application process will include a subdivision application to create a standalone parcel. The property is currently utilized as a surface parking lot. Previously, the site consisted of three separate parcels, two of which are within the Heritage Conservation Area.

4.2 Project Description

Upon entering the building, guest will be greeted at a central reception area. The main floor provides a common kitchen, dining and living room area. Guest amenities include laundry facilities and an exercise room, along with an at-grade outdoor seating space provided along the Abbott Street frontage to take advantage of the views and evening sunsets. There are 3 guest suites on the main floor with the remaining 17 units on the upper floor.

The site is situated within the Abbott Street Heritage Conservation Area. The Heritage Advisory Committee (HAC) will review the Heritage Alteration Permit application in relation to the heritage aspects and provide feedback to Staff. Should Council support the OCP Amendment and Rezoning applications, the HAP would come before Council for consideration.

4.3 Parking Consideration

While the JoeAnna's House project is greatly needed, IHA also recognizes the growing need for parking to service the Kelowna General Hospital. The KGH site meets the current Zoning Bylaw minimum requirements for parking. It is understood that the parking demand is much greater. With the loss of 62 parking stalls on the subject project site, KGH currently has applications in process with Staff to add a surface parking area at an alternate location on Speer Street. This will see the addition of 90 parking stalls. IHA is working with Staff on a long-term plan to address the parking needs of the overall KGH site.



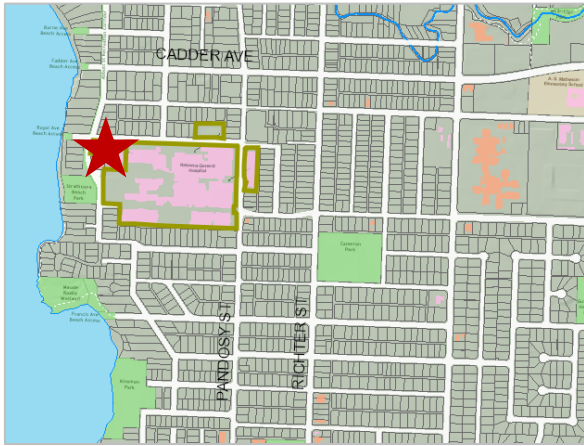
4.4 Site Context

The subject property is located at the corner of Abbot Street and Royal Avenue, within the Heritage Conservation Area. The Strathcona Building is to the south and the Rotary Lodge to the east. Strathcona Park is across the street to the southwest.

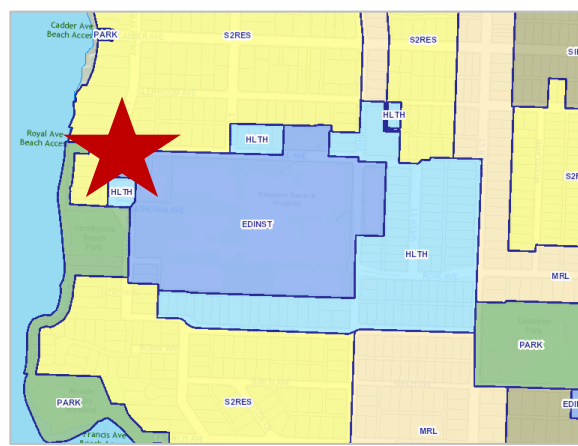
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1c – Large Lot housing with Carriage House RU1 – Large Lot Housing	Single Dwelling Housing, Carriage House
East	P1 – Major Institutional	Health Services (Strathcona Lodge)
South	HD2 – Hospital and Health Support Services	Health Services, Food Primary Establishment
West	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Single and Two Dwelling Housing

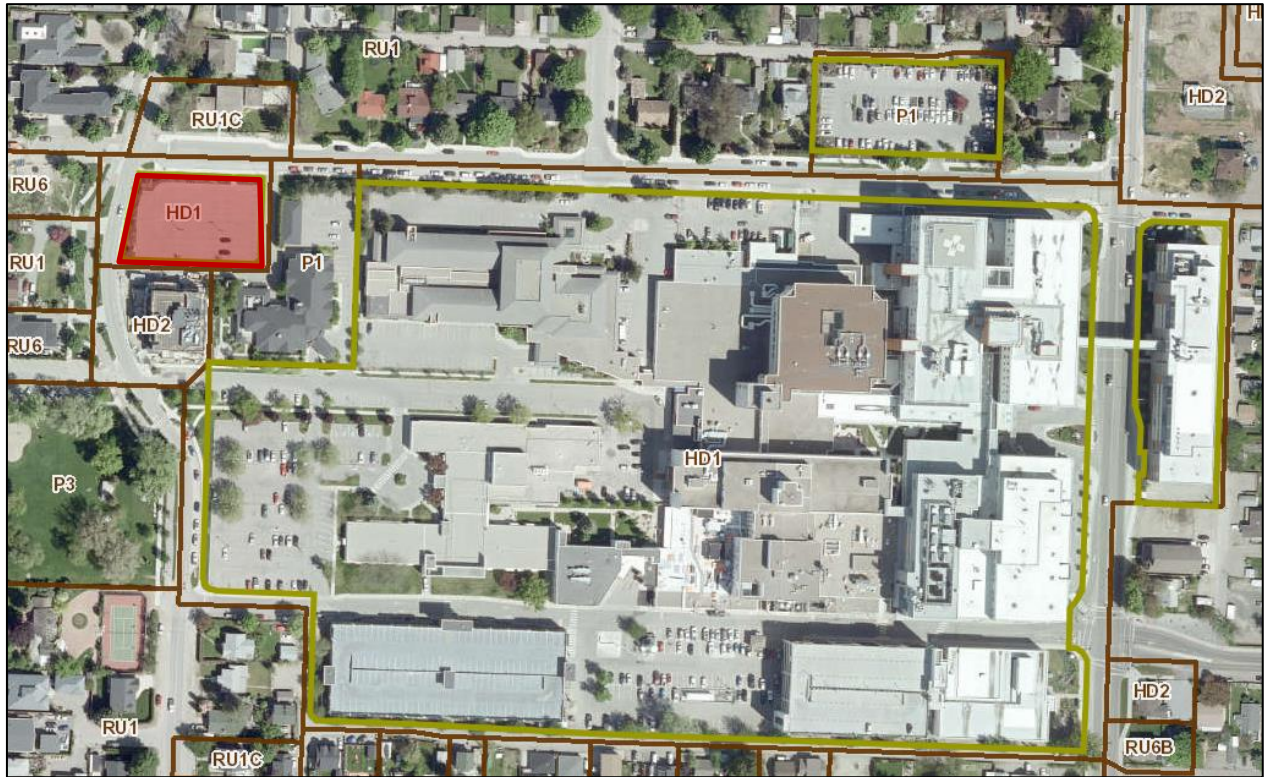
Context Map:



Future Land Use:



Subject Property Map: 2251-2312 Pandosy Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Health Care Facilities.¹ Support the extension of services and appropriate building expansions of the Kelowna General Hospital and other health care facilities, as provided for on the Generalized Future Land Use Map 4.1. The form and character of future expansions should be compatible with the surrounding neighbourhood context.

Evaluation Checklist.² Evaluate development applications that require an OCP amendment on the basis of the extent to which they comply with underlying OCP objectives, including the following:

- Does the proposed development respect the OCP Permanent Growth Boundary (OCP Map 4.1 and 5.2)? **Yes**
- Is the proposed development located in an Urban Centre? **No**
- Does the proposed development feature a mix of residential, employment, institutional, and/or recreational uses? **No**
- Does the proposed development increase the supply of affordable housing (as defined in the OCP)? **No**
- Is the property serviced with water and City sanitary sewer at the time of application? **Yes**
- Is there transit service within 400 metres of major multiple unit residential projects (30 + units) or other non-residential projects or major employment generators (50 + employees)? **Yes**

¹ City of Kelowna Official Community Plan, Policy 5.32.10 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.39.1 (Development Process Chapter).

- Does the proposed project involve redevelopment of currently under-utilized, urbanized land? **Yes**
- Does the proposed development contribute to preserving lands with slopes greater than 30%? **N/A**
- Will the project likely facilitate future development on adjacent parcels that meets the policies of the OCP? **No**
- Does the project avoid negative impacts (shadowing, traffic etc.) on adjoining properties? **Yes**
- Is the project consistent with the height principles established in the OCP? **Yes**
- Would the additional density or new land use designation enhance the surrounding neighbourhood (i.e. Complete Communities) or introduce incompatible uses? **Enhance neighbourhood**
- Could the project be supported without over-burdening existing park and other neighbourhood resources? **Yes**

6.0 Technical Comments

6.1 Building & Permitting Department

- No comments relevant to the OCP Amendment and Rezoning applications.

6.2 Development Engineering Department

- Refer to Schedule 'A' dated May 30, 2018.

7.0 Application Chronology

Date of Application Received: May 24, 2018

Date Public Consultation Completed: June 25, 2018

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Map A: OCP Amendment Map

Map B: Rezoning Map

Attachment A: Development Engineering Memorandum

Site Plan and Floor Plans

Conceptual Elevations & Renderings