

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 1250-30

To: City Manager

From: Community Planning Department (LK)

Application: OCP18-0017 & Z18-0077 **Owner:** Interior Health Authority and City of Kelowna

Address: 2268, 2276, 2284 & 2292 Speer Street, 2269 Pandosy Street **Applicant:** Doug Levell

Subject: Official Community Plan Amendment & Rezoning Application

Existing OCP Designation: HLTH – Health District

Proposed OCP Designation: EDINST – Educational/ Major Institutional

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: P1 – Major Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP18-0017 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

- 1) Lot 17 District Lot 14 ODYD Plan 413, located at 2268 Speer Street, Kelowna, BC
- 2) Lot 16 District Lot 14 ODYD Plan 413, located at 2276 Speer Street, Kelowna, BC
- 3) Lot A District Lot 14 ODYD Plan EPP28861, located at 2284 Speer Street, Kelowna, BC
- 4) Lot B District Lot 14 ODYD Plan EPP28861, located at 2292 Speer Street, Kelowna, BC
- 5) Lot 10 District Lot 14 ODYD Plan 413 Except the Westerly 10 Feet Thereof Except Plan EPP53192, located at 2269 Pandosy Street, Kelowna, BC

from the HLTH – Health District designation to the EDINST – Educational/ Major Institutional designation, be considered by Council;

THAT Rezoning Application No. Z18-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

- 1) Lot 17 District Lot 14 ODYD Plan 413, located at 2268 Speer Street, Kelowna, BC
- 2) Lot 16 District Lot 14 ODYD Plan 413, located at 2276 Speer Street, Kelowna, BC
- 3) Lot A District Lot 14 ODYD Plan EPP28861, located at 2284 Speer Street, Kelowna, BC
- 4) Lot B District Lot 14 ODYD Plan EPP28861, located at 2292 Speer Street, Kelowna, BC
- 5) Lot 10 District Lot 14 ODYD Plan 413 Except the Westerly 10 Feet Thereof Except Plan EPP53192, located at 2269 Pandosy Street, Kelowna, BC

from the RU6 – Two Dwelling Housing zone to the P1 – Major Institutional zone, 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 July 25, 2018.

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

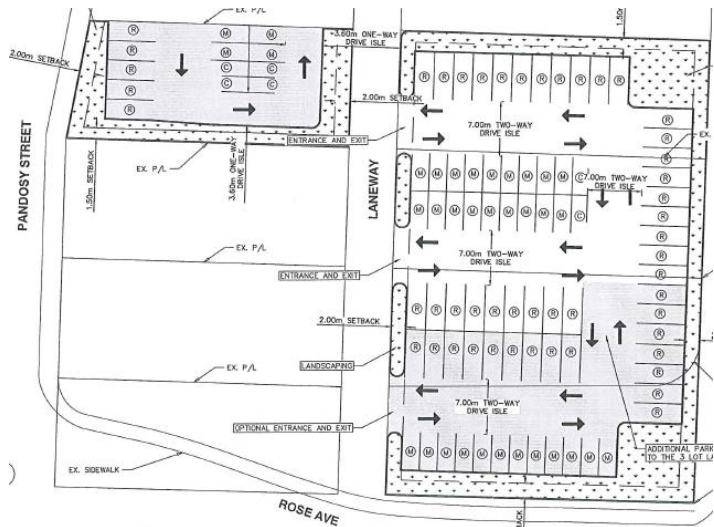
2.0 Purpose

To amend the Official Community Plan to change the Future Land Use designation and to rezone the subject properties to accommodate the proposed surface parking lot in support of the Kelowna General Hospital.

3.0 Community Planning

Community Planning Staff are supportive of the proposed Official Community Plan (OCP) Amendment and Rezoning application to develop a surface parking lot of the subject properties. The project is situated on the east side of Pandosy Street and along Speer Street. The OCP has designated this area as the Health District in order to accommodate hospital related uses.

The applicant is requesting an Official Community Plan amendment from HLTH – Health District to EDINST – Educational/ Major Institutional and rezoning from RU6 – Two Dwelling Housing to P1 - Major Institutional zone. It is important to note that KGH meets the current Zoning Bylaw minimum parking stall requirements, but fully understand there is a much greater demand for parking within easy proximity of the hospital. With the loss of an existing parking lot (62 stalls) for the proposed JoeAnna's House project, IHA is proposing to replace and add an additional 90 parking stalls on the subject properties.



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

Interior Health Authority has been working on a long-term plan to provide a parking structure on hospital property to address the growing parking needs. The location of the parking structure is yet to be established.

4.2 Project Description

The project includes five properties, with four parcels under IHA ownership and one by the City of Kelowna. The City of Kelowna is granting a 5-year lease of the parcel addressed as 2292 Speer Street. Surface parking will be developed on the four parcels along Speer Street and the existing at-grade parking at 2251 Pandosy will be extended to include 2269 Pandosy Street. The proposal includes a total of 90 surface parking stalls with landscape buffers of varying widths around the perimeter of the parking areas.

Should Council support the OCP Amendment and Rezoning applications, the parcels will be consolidated and become hooked to the main KGH parcel across Pandosy Street. A Development Permit application to address the landscape buffering will be a requirement for adoption of the current applications.

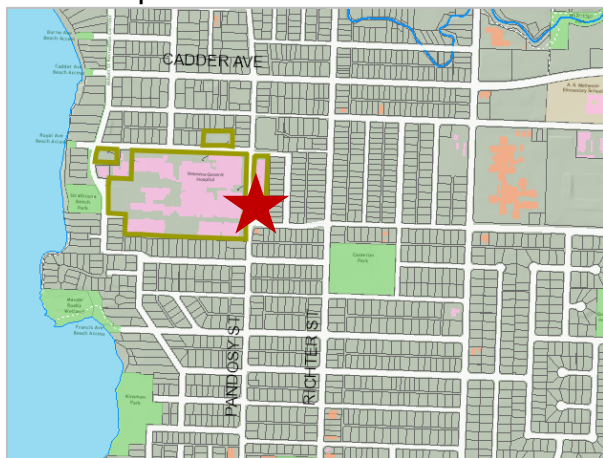
4.3 Site Context

The subject properties are located along both Pandosy and Speer Streets between Royal and Rose Avenue.

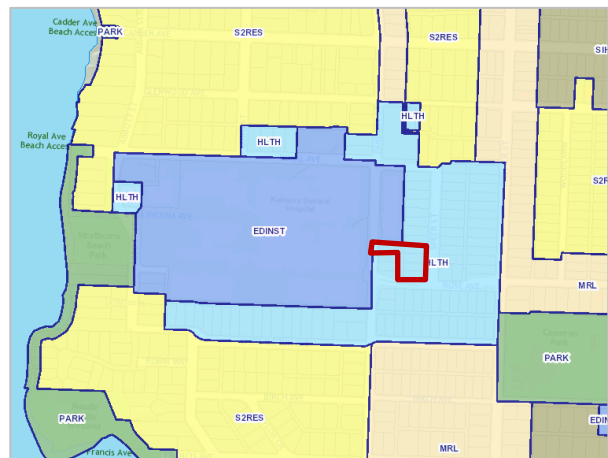
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	HD1 – Kelowna General Hospital RU6 – Two Dwelling Housing	Hospital Single Detached Dwelling
East	RU6 – Two Dwelling Housing	Single Detached Dwelling
South	RU6 – Two Dwelling Housing	Single Detached Dwelling
West	HD1 – Kelowna General Hospital RU6 – Two Dwelling Housing	Hospital Single Detached Dwelling

Context Map:



Future Land Use:



Subject Property Map:



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**
- Does the proposed project involve redevelopment of currently under-utilized, urbanized land? **No**
- Does the proposed development contribute to preserving lands with slopes greater than 30%? **N/A**

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).

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

6.0 Technical Comments

6.1 Building & Permitting Department

- Demolition Permit(s) required for any existing structure(s)
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Permits are required for parking lots (civil work).

6.2 Development Engineering Department

- Refer to Schedule 'A' dated July 25, 2018

6.3 Fortis BC - Electric

- Please have customer call in prior to existing home demolition at both 2276 Speer St and 2268 Speer St to have service line and meter abandoned.

6.4 Fire Department

- No concerns.

7.0 Application Chronology

Date of Application Received: July 3, 2018

Date Public Consultation Completed: July 31, 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:

Attachment A: Development Engineering Memorandum
Site Plan