REPORT TO COUNCIL

Date:	January 20, 2020		
To:	Council		
From:	City Manager		
Department:	Development Planning - Urban		
Application:	Z19-0102	**Owner:**	Jesse David East & John Thomas Hodges
Address:	2257 and 2263 Speer Street	**Applicant:**	Urban Options Planning & Permitting
Subject:	Rezoning Application		
Existing OCP Designation:	HLTH – Health District		
Existing Zone:	RU6 – Two Dwelling Housing		
Proposed Zone:	HD2 – Hospital and Health Support Services		

1.0 Recommendation

THAT Rezoning Application No. Z19-0102 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 34 District Lot 14 ODYD Plan 413, located at 2257 Speer Street, Kelowna, BC and Lot 35 District Lot 14 ODYD Plan 413, located at 2263 Speer Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the HD2 – Hospital and Health Support Services zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated January 20, 2020;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the demolition of existing dwellings and the consolidation of the subject properties;

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

2.0 Purpose

To rezone the subject properties from the RU6 – Two Dwelling Housing zone to the HD2 – Hospital and Health Support Services zone to facilitate the development of a multi-family residential building.

3.0 Development Planning

Development Planning Staff are supportive of the proposed rezoning to facilitate the development of a multi-family residential building. The Official Community Plan (OCP) Future Land Use Designation of the subject properties is Health District (HLTH), and the proposed rezoning to HD2 – Hospital and Health Support Services is consistent with the HLTH Future Land Use Designation. The purpose of the Health District is to designate land for uses that support Kelowna General Hospital (KGH) and provide a transition in scale from KGH to adjacent residential areas. The Health District is intended for development that includes uses such as health administration, health education, patient services, and care facility operations.

The HD2 zone is intended to support land uses that are associated with KGH; however, the zone currently permits multiple dwelling housing as a principal use. To ensure that the proposed development has the potential to better support health services, the applicant is working with Staff to incorporate two ground-oriented live-work units into the building design. The goal of the live-work units is to provide the option for health-related uses such as medical offices, counseling and rehabilitation services, and other health services. The site and building design will be finalized through the Development Permit and Development Variance Permit process.

As the subject properties are currently adjacent to other residential uses, the residential nature of this proposal is suitable for the neighbourhood. Additionally, the subject properties are located centrally between two Urban Centres and are accessible by transit and by bike and can therefore support increased residential density. The applicant completed neighbourhood notification in accordance with Council Policy No. 367. The applicant also hosted an open house to provide an additional engagement opportunity.

4.0 Proposal

4.1 Project Description

The applicant has provided a conceptual site plan showing potential development under the proposed HD2 zone. The applicant is currently proposing a 4.5 storey, 24-unit apartment building which would have access off the lane rear lane and underground parking. Should the application proceed, lot consolidation of the two subject properties would be necessary, and the existing single-family dwellings on the subject properties would be demolished.

The proposal is currently tracking two setback variances that would be considered by Council at a later date should the project proceed.

4.2 Site Context

The subject properties are located between the City Centre Urban Centre and the South Pandosy Urban Centre in the Central City Sector of Kelowna. The properties are one block east of Pandosy Street and KGH, north of Rose Avenue. Currently Speer Street is predominately residential with single family dwellings as the main building form. The properties are located mid-block and this application is one of the first on this block to propose development under the Health District Future Land Use Designation. The surrounding properties are also designated as Health District and are expected to develop over time in accordance with uses that support the hospital as indicated in OCP policy. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Dwelling Housing with Carriage House
East	RU6 – Two Dwelling Housing	Single Dwelling Housing
South	RU6 – Two Dwelling Housing	Single Dwelling Housing
West	RU6 – Two Dwelling Housing	Single Dwelling Housing

Subject Property Map: 2257-2263 Speer Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Health District (HLTH)

To integrate uses in support of the regional KGH campus both physically and functionally with the surrounding communities and to provide a moderating transition in scale from a major institutional centre to adjacent established residential areas that incorporate heritage components, where included in the Heritage Conservation Area boundary. This designation is to encompass development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service-related commercial uses as defined by the Zoning Bylaw may be supported.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

5.2 Zoning Bylaw No. 8000

Section 17.2 HD2 – Hospital and Health Support Services

17.2.1 Purpose. The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital,

Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, medical-related commercial and complimentary residential uses within the Official Community Plan Health District future land use designation. Principal uses for properties with a lot area of 900m² or more include multiple dwelling housing, health services, and short-term rentals.

6.0 Application Chronology

Date of Application Received: June 28, 2019
Date Public Consultation Completed: August 27, 2019

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo
Schedule B: Site Plan