

REPORT TO COUNCIL



Date: June 15, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z19-0135

Owner: 1128710 B.C. Ltd, Inc. No.
BC1128710

Address: 2340 Pandosy St

Applicant: Lime Architecture Ltd.

Subject: Rezoning Application

Existing OCP Designation: HLTH- Health District

Existing Zone: RU1- Large Lot Housing

Proposed Zone: HD3- Health Services Transitional

1.0 Recommendation

THAT Rezoning Application No. Z19-0135 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 14 Osoyoos Division Yale District Plan 12868, located at 2340 Pandosy St, Kelowna, BC from the RU1 - Large Lot Housing zone to the HD3 - Health Services Transitional zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

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 June 15, 2020;

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 consider an application to rezone the subject property from RU1 - Large Lot Housing zone to HD3 - Health Services Transitional to facilitate the development of a medical services building.

3.0 Development Planning

Development Planning Staff recommend support for the proposed rezoning amendment to facilitate the development of a two storey medical services building. The proposal is aligned with the Official Community Plan future land use designation of Health District. The HD3- Health Services Transitional zone is intended to be transitional in nature between the hospital campus and surrounding residential neighbourhoods.

4.0 Proposal

4.1 Project Description

The proposal is located on a corner lot and offers the opportunity to develop a new medical service building that fronts onto Pandosy St. The proposal meets the purpose of the Health Services Transitional Zone, given the close proximity of the site to the hospital campus and opportunity to provide low-impact health services through a built form that is sensitive to the adjacent residential properties.

Staff are currently reviewing a Development Permit and are tracking potential variances to the front yard setback and landscape buffers.

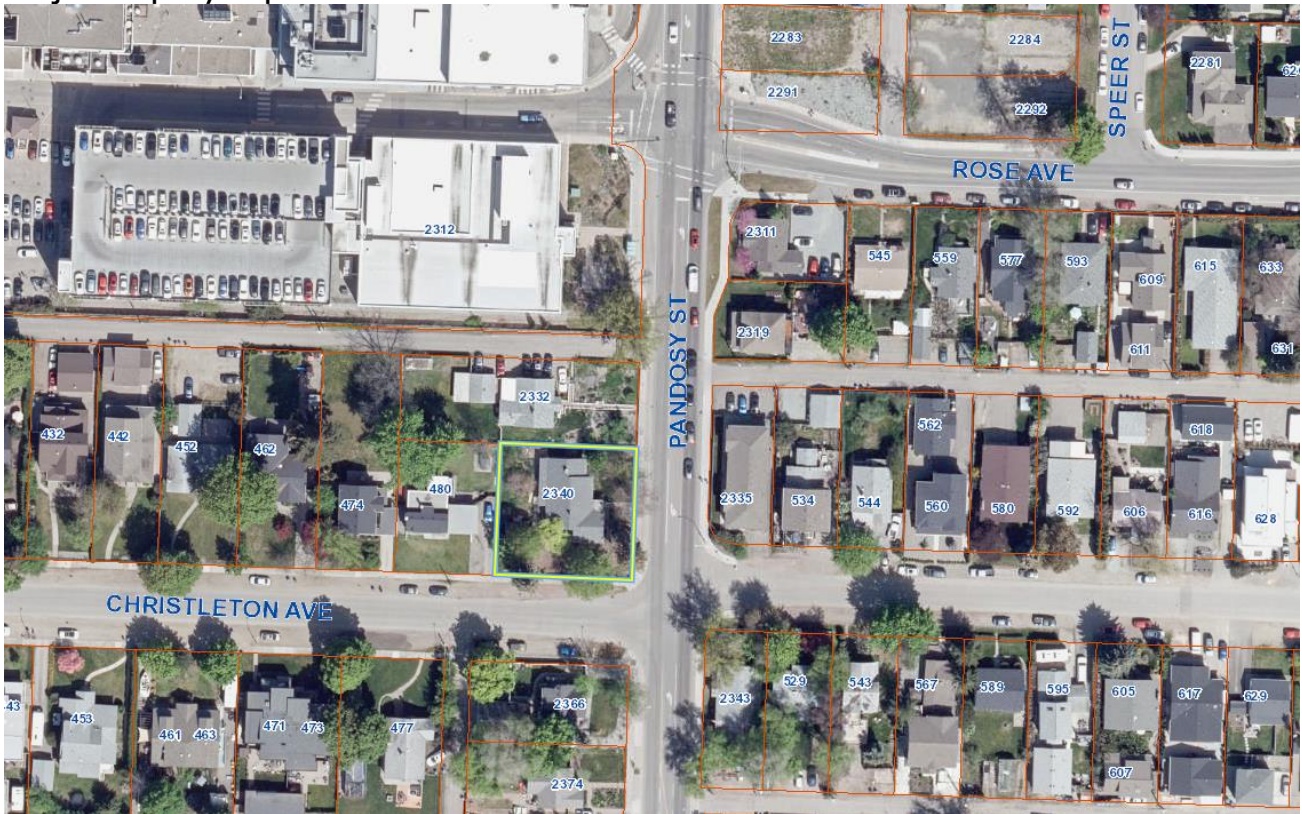
4.2 Site Context

The subject property is located at the corner of Christleton Ave and Pandosy St and contains a single-family dwelling. A single-family dwelling is located on the parcel directly to the north, followed by the hospital campus. The site is bordered by Pandosy St on the east property line and pre-dominantly single family residential to the east, south and west.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1- Large Lot Housing	Single Dwelling Housing
East	RU6- Residential Two Dwelling	Two Dwelling Housing
South	RU1- Large Lot Housing	Single Dwelling Housing
West	RU1- Large Lot Housing	Single Dwelling Housing

Subject Property Map:



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4: Health District

Definition:

The Health District west of Pandosy Street is a transitional area from the Kelowna General Hospital campus to the surrounding residential neighbourhoods. Any properties west of Pandosy Street that are designated health district are limited to the HD₃- Health Services Transitional zone of the Zoning Bylaw. The embedded guidelines are intended to ensure that the design of individual developments is compatible with the overall neighbourhood context, adjacent established and future residential neighbourhoods of this area.

5.2 Zoning Bylaw No. 8000

HD₃- Health Services Transitional. The intent of the HD₃ zone is to provide a transitional zone, including supportive and low-impact health service uses, from the Kelowna General Hospital campus to the established residential neighbourhood to the north and south. The zone will allow for small-scale health services that are generally compatible with residential land uses and capable of being located in a neighbourhood setting.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 See attached memorandum.

7.0 Application Chronology

Date of Application Received: November 19, 2019

Date Public Consultation Completed: January, 2020

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Site Plan & Project Rendering