

# REPORT TO COUNCIL



**Date:** September 28, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

<b>Application:</b>	DP20-0087	<b>Owner:</b>	Interior Health Authority (2268, 2276, 2284 Speer St & 2269 Pandosy St) and City of Kelowna (2292 Speer St)
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<b>Address:</b>	2268, 2276, 2284 & 2292 Speer St and 2269 Pandosy St	<b>Applicant:</b>	Interior Health Authority
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**Subject:** Development Permit

**Existing Zone:** P1 – Major Institutional

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP20-0087 for Lot 1 District Lot 14 ODYD Plan EPP87656 and Lot B District Lot 14 ODYD Plan EPP28861, located at Speer and Pandosy Street, Kelowna, BC subject to the following:

1. The dimensions and siting to be constructed on the land be in accordance with Schedule "A,"
2. Landscaping to be provided on the land be in accordance with Schedule "B"

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To consider the form and character of a non-accessory parking lot.

## 3.0 Development Planning

Development Planning Staff are supportive of the proposed non-accessory parking lot. The Development Permit process is intended to ensure appropriate landscaping will be provided on site to mitigate any negative impacts to adjacent residential development. Staff are confident the proposal will not negatively

impact adjacent properties and will suffice in fulfilling part of the need for parking that Interior Health is currently facing.

#### 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. In the meantime, the subject site has undergone an Official Community Plan Amendment and Rezoning application to allow for the development of a surface parking lot.

##### 4.2 Project Description

The parking lot includes five properties, with four parcels under Interior Health Authority ownership and one by the City of Kelowna. The City of Kelowna has granted a 5-year lease with two 1-year renewals of the City property at 2292 Speer St. The surface lot will include the four parcels along Speer St and an extension of the existing surface parking lot at 2251 Pandosy St (The Walter Anderson Building) which is proposed to include 2269 Pandosy St.

Access to the lot along Speer St is from the existing laneway off Rose Ave. Entry and exit of the extension of the Walter Anderson building is through the existing entry to the parking lot off Royal Ave. The proposed lot will operate 24 hours a day and is intended to be used for KGH staff. Passholder only parking will be indicated by signage.

The proposed lot is an asphalt milling surface and stalls will be delineated using wheel stops and signage. Pedestrian connectivity from the lot to the hospital is by crossing the laneway and accessing a 3.0m wide concrete pedestrian walkway that connects to Pandosy St. Alternatively, a user could walk towards Rose Ave and use the existing sidewalk on Rose Ave to connect to Pandosy St.

The proposed landscaping includes:

- landscaped swales adjacent to the laneway;
- screen planting along the north, east and south property line and wood fencing along the north property line to provide a buffer to the residential development on Speer St; and
- protection of an existing chestnut tree at the southern property.

##### 4.3 Site Context

The subject properties are located along both Pandosy St and Speer Street 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

**Subject Property Map:**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Chapter 5: Development Process**

*Objective 5.32 Ensure the development of institutional facilities meets the needs of residents.*

*Policy .10 Health Care Facilities.* 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.

**6.0 Application Chronology**

Date of Application Received: March 9, 2020

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: Terry Barton, Development Planning Department Manager

**Attachments:**

Attachment A: Draft Development Permit DP20-0087