

REPORT TO COUNCIL



Date: August 9, 2016

RIM No. 0940-93

To: City Manager

From: Community Planning Department (JR)

Application: TUP14-0003 **Owner:** Interior Health Authority & City of Kelowna

Address: 2284 & 2292 Speer Street **Applicant:** Stuart Olson Construction Ltd

Subject: Temporary Use Permit Extension

Existing OCP Designation: HLTH - Health District

Existing Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT Council authorize an extension of Temporary Use Permit No. TUP14-0003 to allow the continued use of the subject property for Contractor Service, General for Lots A and B, District 14, ODYD, Plan EPP28861, located at 2284 and 2292 Speer Street, Kelowna, BC, for another two (2) year period commencing from July 29, 2016.

2.0 Purpose

To seek an extension on a Temporary Use Permit to allow the vacant residential properties to continue to be used for Contractor Services, General in support of Kelowna General Hospital construction projects.

3.0 Community Planning

Staff recommend that Council support the extension of this Temporary Use Permit. Kelowna General Hospital is a major regional Health Care provider and the KGH campus has been in a near constant state of construction for the last 10 years. Changes to construction phasing have made it very difficult for PCL and now Stuart Olson Construction to maintain the on-site contractor services portion of their operation on the KGH site. Given the close proximity of the subject properties to the KGH precinct, Stuart Olson Construction (replacing PCL as the sub lessee), Interior Health and the City have agreed to continue the use as a temporary alternative to an on-site location. Staff note that over the last two years this Temporary Use Permit has benefitted KGH and PCL and is anticipated to have the same positive outcome for Stuart Olson Construction for the next two years if approved by Council. Other important considerations are as follows:

- The Temporary Use is occurring on lands that are designated for Future Health District expansion.
- Interior Health Authority owns the property directly to the north of the subject properties.
- PCL and Stuart Olson Construction have been proactive and cooperative with the City of Kelowna and Interior Health in their approach to managing construction operations and impacts.
- Short extension (2 years) of the Temporary Use Permit gives staff and Council the assurance that the extended use will not impact the area for more than two more years.

4.0 Proposal

4.1 Background

The southerly of the two subject properties (2292 Speer Street) was purchased by the City of Kelowna as part of a long term plan to re-align Rose Avenue to the north. The northerly of the two subject properties is owned by Interior Health (as well as several other properties to the north). Interior Health has proposed to lease the City's property at 2292 Speer until the eventual road construction occurs. At that time, they will likely purchase any remaining land from the City to consolidate with their land holdings. The land will continue to be used for KGH services.

The subject properties are currently zoned RU6 - Two Dwelling Housing. Interior Health subleased both properties to PCL Constructors who constructed the new Interior Heart and Surgical Centre on the Kelowna General Hospital Campus. Due to the complexities of construction staging and the absence of appropriate space on the KGH site, PCL proposed to use the subject properties for construction staging/parking purposes (Contractor Services, General) for a period of approximately one year. The requested use of Contractor Services is not allowed in the existing RU6 zone therefore; a Temporary Use permit was needed to legalize this use.

The current Temporary Use Permit was issued on July 30th, 2014 and gave PCL two years for temporary use (expiring on July 29th, 2016) of the property with an additional 3 year option should it be necessary (and supported by Council).

PCL have completed their work on the Interior Heart and Surgical Centre as of this March and no longer will be using the properties. However, Stuart Olson Construction has had similar complications and therefore, has replaced PCL as the sub lessee and will be adopting the extension of the Temporary Use Permit (from PCL) should it be supported by Council. The request is for a 2 year period with no opportunity for extension beyond that point.

Only one extension is permitted per Temporary Use Permit. Therefore, this is the last extension for this Temporary Use Permit.

4.2 Project Description

The applicant is looking to extend the Temporary Use Permit placed on the subject properties (that will expire at the end of July) to allow the vacant residential properties to continue to be used for Contractor Services, General in support of Kelowna General Hospital construction projects.

4.3 Site Context

The subject properties are located on the southwest end of Speer Street, north of Rose Avenue. Both properties are within the area identified in Kelowna's Official Community Plan as the Health District.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Future Health District
East	RU6 - Two Dwelling Housing	Future Health District
South	RU6 - Two Dwelling Housing	Future Health District
West	RU6 - Two Dwelling Housing	Future Health District

Subject Property Map: 2284 and 2292 Speer Street



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4 - Future Land Use - Temporary Use Permits (TUP)

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education/Institutional, Industrial, Mixed Use, or Public Service/Utility. All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and

surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

6.0 Technical Comments

6.1 Building & Permitting Department

- No concerns

7.0 Application Chronology

Date of Application Received:

May 12, 2016

Date Public Consultation Completed:

See TUP14-0003 for original consultation

Report prepared by:

Jenna Ratzlaff, Summer Student

& Adam Cseke, Planner

Reviewed by

Approved for Inclusion:

☐

Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Schedule "A" - Site Plan

Context/Site Photos

DRAFT Temporary Use Permit No. TUP14-0003-01