

REPORT TO COUNCIL



Date: January 18, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0059

Owner: W Squared Ventures Inc.,
Inc.No. BC1258050

Address: 480 Royal Avenue

Applicant: Shane Worman – Simple
Pursuits Inc.

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. Z20-0059 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4, District Lot 14, Osoyoos Division Yale District, Plan 7535, located at 480 Royal Avenue, Kelowna, BC from the RU₁ - Large Lot Housing zone to the HD₃ - Health Services Transitional zone, be considered by Council;

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 18, 2021;

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

2.0 Purpose

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

3.0 Development Planning

Staff are supportive of the proposed rezoning of the subject property from RU1- Large Lot Housing to HD3 - Health Services Transitional to facilitate the development of a two-storey mixed-use building.

The proposal is consistent with the Official Community Plan (OCP) future land use designation of Health District. The OCP supports integrated uses for the Kelowna General Hospital (KGH) campus both physically and functionally with the surrounding community.

Additionally, as per the Zoning Bylaw, the intent of the HD3 – Health Services Transitional zone is to provide a transitional zone, including supportive and low-impact health service uses, from the KGH campus to the established residential neighbourhood to the north and south. The zone allows for small-scale health services that are generally compatible with residential land uses and capable of being located in a neighbourhood setting.

As such, the proposed two-storey mixed-use building in this location would allow for the modest transition from KGH to the existing surrounding residential land uses that the HD3 Zone was intended for, as well as an appropriate scale of development within the HD3 area.

As the site is located in the Abbott Street Heritage Conservation Area, a Heritage Alteration Permit (HAP) is required for the project. Should Council support the rezoning, the HAP application would be brought before Council for consideration.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to Staff on August 23, 2020, outlining that the neighbours within 50m² of the subject property were notified.

4.0 Proposal

4.1 Project Description

Located on a highly visible corner lot, the proposal offers the opportunity to develop a new two-storey mixed use building that fronts onto Royal Avenue. The proposal consists of four ground-oriented commercial units on the main floor that is intended to support KGH. The second floor contains four 1-bedroom rental residential suites. Given the proximity of the site to the KGH campus, the proposal meets the purpose of the HD3 - Health Services Transitional Zone and offers an opportunity to provide low-impact health services and rental residential suites through a built form that is sensitive to the adjacent residential properties to the north.

4.2 Site Context

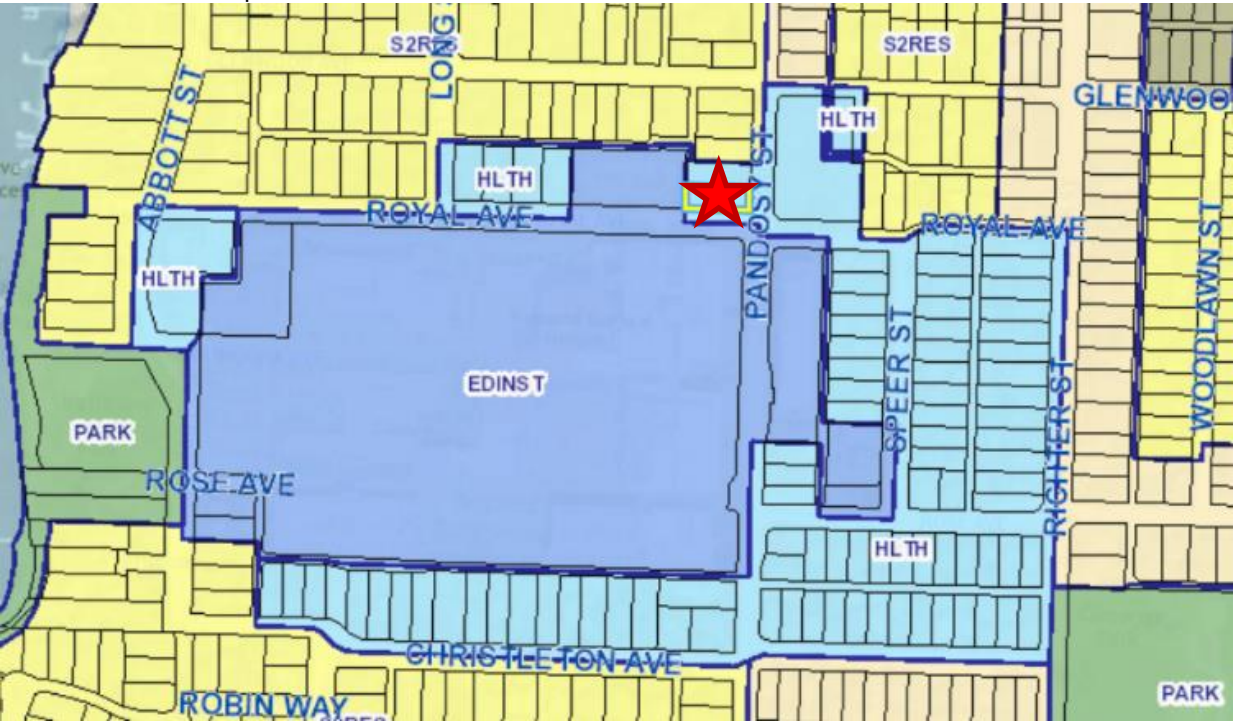
The subject property is located at the corner of Royal Avenue and Pandosy Street within the Central City Sector. The vacant lot fronts Royal Avenue to the south and is flanked by Pandosy Street to the east. Surrounding land use consist of single-family dwelling lots to the north, a parking lot to the west, the KGH campus to the south and a vacant lot zoned HD2 – Hospital and Health Support Services to the east.

Subject Property Map: 480 Royal Avenue

Zoning Map:



Future Land Use 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 Number 8000

Section 17.3: HD3 – Health Services Transitional

Purpose:

The intent of the HD3 – Health Services Transitional 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

Refer to attached Schedule A, Development Engineering Department Memorandum, dated July 29, 2020.

7.0 Application Chronology

Date of Application Received: July 22, 2020
Date of Revised Plans Received: October 1, 2020
Date Public Consultation Completed: August 23, 2020

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Department Memorandum, dated July 29, 2020.

Attachment A: Site Plan and Project Rendering