



TA20-0021

480 Royal Avenue

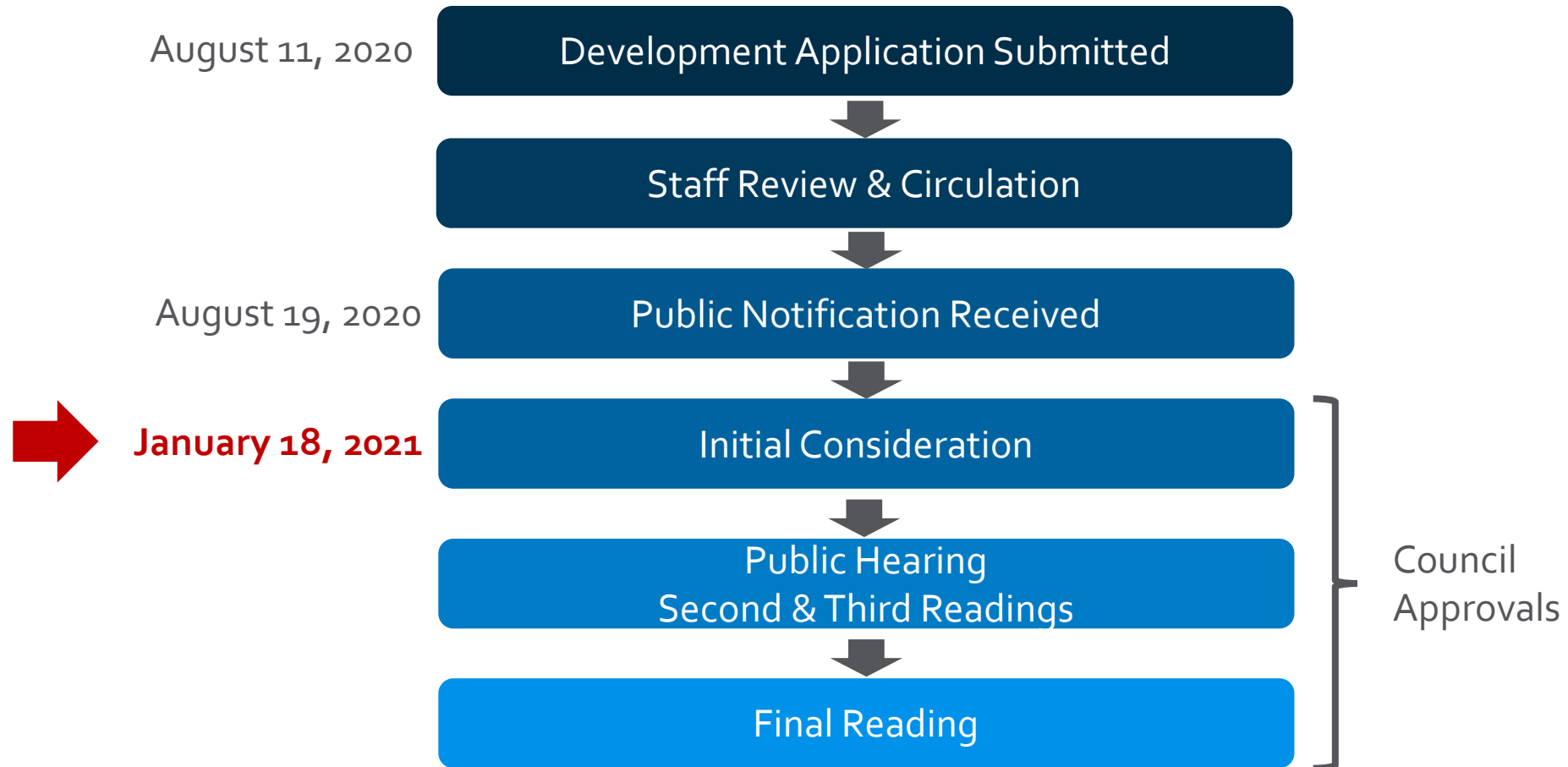
Text Amendment Application



Proposal

- ▶ To consider a Text Amendment Application to the HD3 - Health Services Transitional Zone, to add multiple dwelling housing as a primary use.

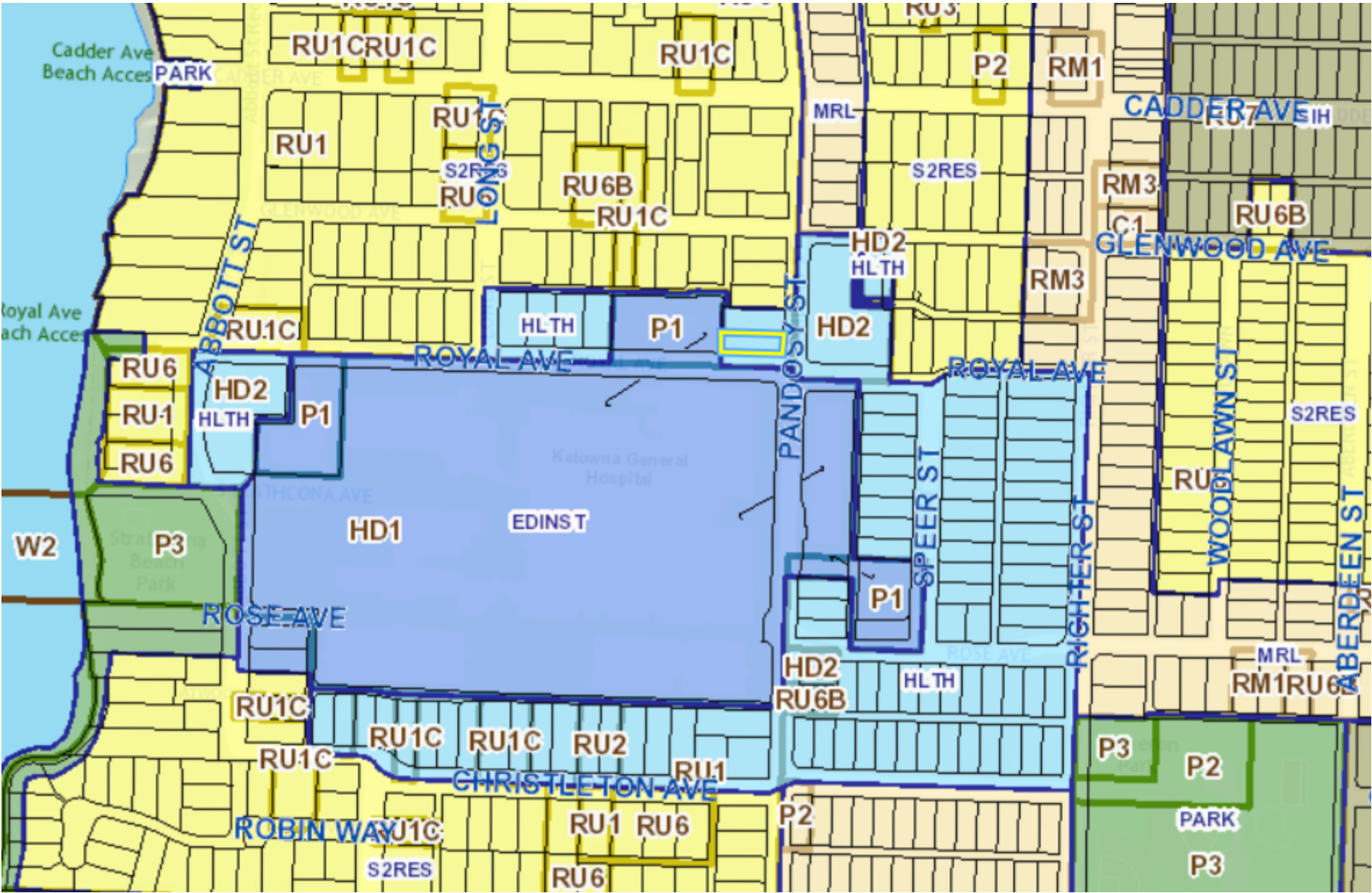
Development Process



HD3 - Health Services Transitional

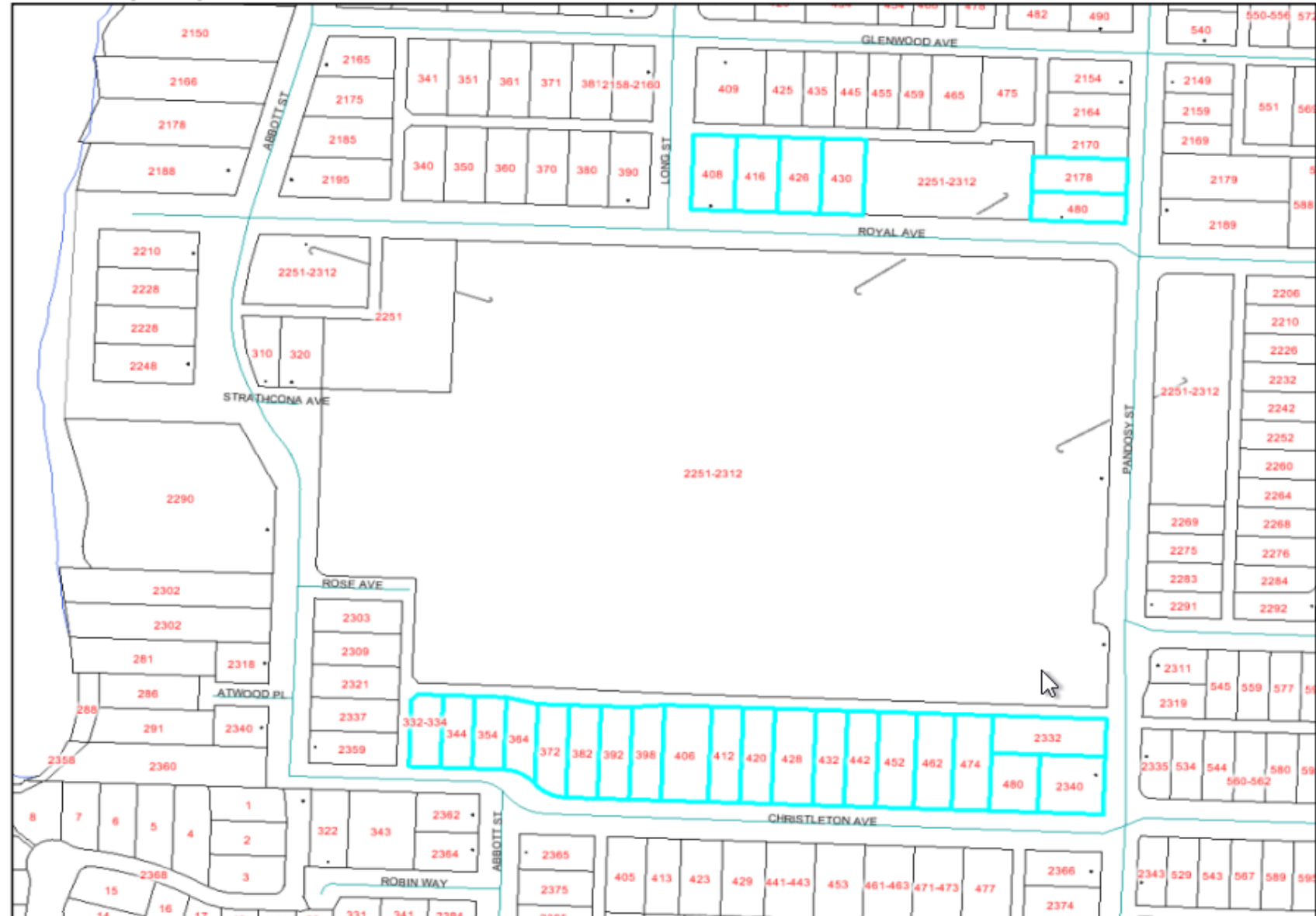
- ▶ HD3- Health Services Transitional was created as part of Phase 1 of the Hospital Area Plan
- ▶ The zone is intended for the transitional area immediately north and south of KGH
- ▶ Intention is to minimize impact of the Hospital Campus on adjacent residential neighbourhood and allow for sensitive transitions

OCP Future Land Use



HD3 - Health Services Transitional

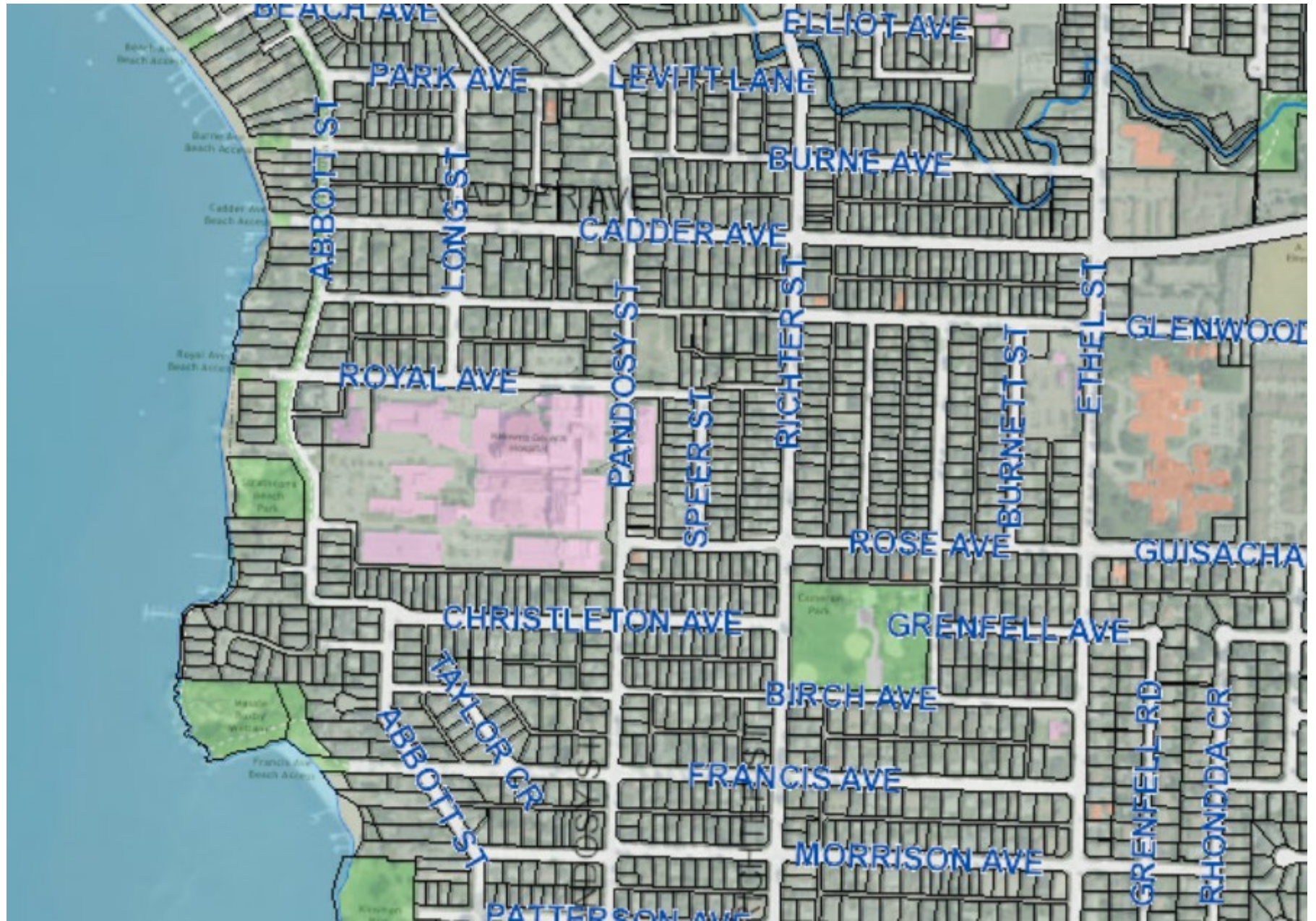
Boundary Map:



Zoning Bylaw Regulations

- ▶ Allow minimal density and low-rise development, particularly floor area ratio (FAR) and height
 - ▶ Section 17.3.4 (a) The maximum floor area is 0.5, except it is 1.0 for properties with a lot area of more than 1800m²
 - ▶ Section 17.3.4 (c) The maximum building height is the lesser of 9.5 meters or 2 ½ storeys, except it is 4.5m for accessory buildings

Context Map



Development Policy

- ▶ Meets the intent of Official Community Plan for Health District
 - ▶ Integrate uses to support KGH campus.
- ▶ Meets the intent of HD3 - Health Services Transitional zone
 - ▶ Provide a transitional zone from the KGH campus to the established residential neighbourhood to the north and south.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Text Amendment Application to the HD3 - Health Services Transitional Zone, to add multiple dwelling housing as a primary use.
- ▶ Meets the intent of the Official Community Plan
 - ▶ Health District
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks


Schedule A – TA20-0021 - Proposed Text Amendment to Zoning Bylaw No. 8000

Section	Existing Text	Proposed Text	Explanation of Change
Section 17 – Health District Zone, 17.3 HD3 – Health Services Transitional, 17.3.2 Principal Uses	17.3.2.1 The principal uses in this zone are: (a) boarding or lodging house (b) congregate housing (c) group home, minor (d) health services, minor (e) health services, major (f) single detached housing (g) two dwelling housing	17.3.2.1 The principal uses in this zone are: (a) boarding or lodging house (b) congregate housing (c) group home, minor (d) health services, minor (e) health services, major (f) single detached housing (g) two dwelling housing (h) multiple dwelling housing	This addition will facilitate modest density increase and support the modest transition from Kelowna General Hospital Campus to the existing surrounding residential land uses the HD3 – Health Services Transition Zone was intended for.

SCHEDULE
A

This forms part of application
TA20-0021

Planner
Initials BC


City of
Kelowna
DEVELOPMENT PLANNING