

REPORT TO COUNCIL



Date: June 13, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0128

Owner: Mission Creek Landing Ltd.
Inc.No.BC1108111

Address: 3081 Hall Road

Applicant: MQM Architects

Subject: Development Permit

Existing OCP Designation: EDINST – Educational / Institutional

Existing Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP21-0128 for a portion of Lot 1, Section 16, Township 26, ODYD Plan 27991 located at 3081 Hall Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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 THAT issuance of the Development Permit be considered subsequent to the Natural Environment Protection Development Permit by the Development Planning Department Manager;

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

2.0 Purpose

To consider a Development Permit for the form and character of the redevelopment and expansion of an existing long term care facility.

3.0 Development Planning

Development Planning Staff are recommending support for the proposed Development Permit to facilitate the redevelopment of an existing long term care facility. The proposed development is considered to substantially meet the Form and Character Guidelines of the 2040 Official Community Plan (OCP) and the overall land use objectives of institutional development in the City.

The proposal is to expand on the existing long term care facility which will provide significant and needed resident care options for the community. The redevelopment will help ensure the facility meets the Community Care and Assisted Living Act in partnership with the Interior Health Authority as well as provide environmental benefits by removing the facility from onsite septic disposal.

4.0 Proposal

4.1 Background

The existing building, formally known as Sutherland Hills, now Mission Creek Landing is a one storey building that accommodates 102 long-term care residents. The facility has been part of the East Kelowna neighborhood for over 45 years and due to the age of the building no longer meets the provincial requirements for long term care.

4.2 Project Description

The proposed development is to expand the existing facility from 102 residents to a total of 242. This would be done through a three phased construction period to allow for exiting residents to remain in care during construction. The new building will have similar footprint on site however will be three storeys in height and reoriented to the south of the property. Expanded parking will be allocated to the north portion of the site. In general, the building is designed in a corridor style surrounding three large courtyards. The courtyards provide residents with multiple outside amenity spaces connected by walking paths. The primary access from Hall Road leads to a large round about for the main drop off and pick up point.

The building is craftsman style architecture including pitched roofs with some modern elements. The materials are a mix of fiber cement panels, wood coloured aluminium siding and white vinyl windows. The colour pallet is mixed to add diversity and break up the building elevations and includes greys, blues, and wood.

Future land use and development in the Hall Road Area

The Hall Road area is currently outside of the City's Permanent Growth Boundary and is generally designated R-AGR – Rural Agriculture or R-Res – Rural Residential. The OCP has the Hall Road neighbourhood designated as a Long Term (5-10 years) priority for the development of a neighbourhood plan. The expansion of the institutional use and extension of utility services is not intended to signal the neighbourhood for further redevelopment until this process has been completed.

Water and Sewer Utility

The existing facility is currently serviced by onsite sewage disposal and is connected to City water service. However, as part of the development process it is required to be connected to City sewer and for the water service to be upgraded via a second connection to meet fire flow pressures required for institutional development.

A sewer main will need to be extended from KLO Road down Hall Road and Wildwood Road to the subject property. A water main extension would be required from Dunster Road to O'Reilly Road and Johnson Road. The full costs of installation and connection are the responsibility of the owner/developer. Local residents directly adjacent to the main extension would be able to connect to the City sewer service, at their discretion, for a standard connection fee.

Removing the existing facility from onsite sewage disposal and connecting City sewer has an overall environmental benefit which is an objective of the 2040 OCP.

Environmental Considerations

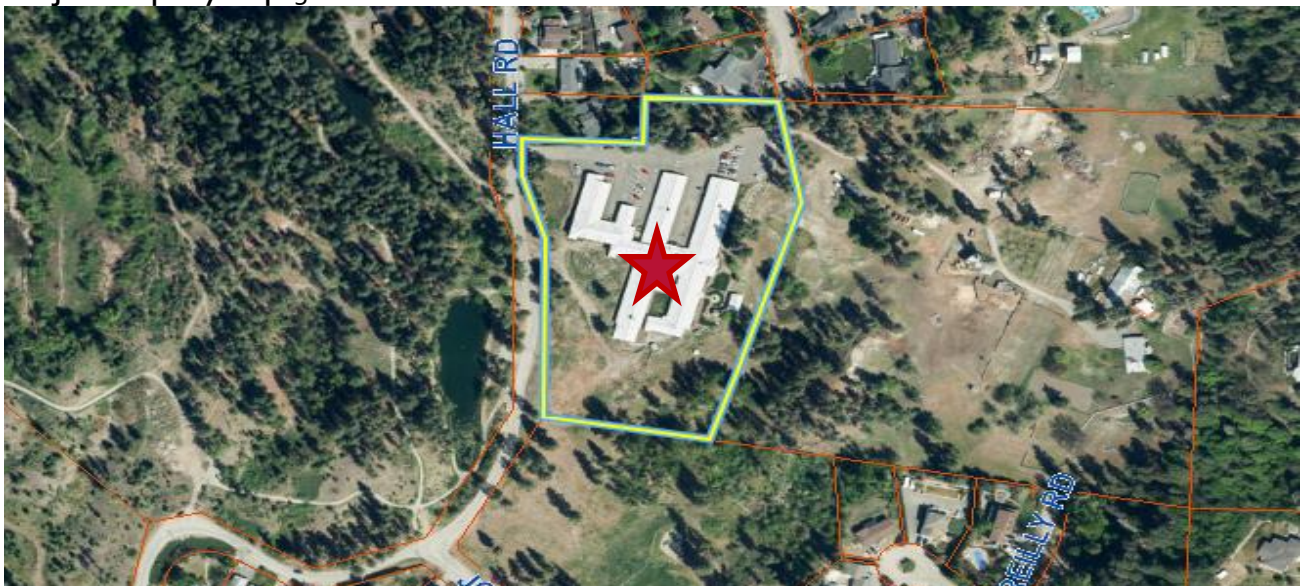
The development does require a Natural Environment Development Permit to address localized wetlands and wildfire hazard on the subject property. The wetlands are being protected and the building setback as per OCP guidelines. The Wildfire Hazard Assessment has provided a low hazard rating for the property in addition to providing appropriate mitigation measures.

4.3 Site Context

The subject property is 6.3 acres in size and located in the Hall Road area in between Mission Creek and South East Kelowna. The surrounding neighborhood is primarily rural residential and single family residential. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Family Residential
East	A1 – Agriculture 1	Rural Residential / Agriculture
South	P2 – Education and Minor Institutional	Vacant
West	P3 – Parks and Open Space	Mission Creek Park

Subject Property Map: 3081 Hall Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	660 m ²	25,495 m ²
Min. Lot Width	18 M	> 18 m
Min. Lot Depth	30 m	>30 m
Development Regulations		
Max. Floor Area Ratio	1.0	0.23
Max. Site Coverage (buildings, parking, driveways)	60 %	36.9 %
Max. Height	13.5 m or 3 Storeys	13.5 m or 3 Storeys
Min. Front Yard	6.0 m	6.0 m
Min. Side Yard (east)	4.5 m	>4.5 m
Min. Side Yard (west)	4.5 m	4.6 m
Min. Rear Yard	7.5 m	8.0 m
Other Regulations		
Min. Parking Requirements	Regular: 81 Accessible: 3 Van Accessible: 1	Regular: 81 Accessible: 4 Van Accessible: 1
Min. Bicycle Parking	Short Term: 12 Long Term: 18	Short Term: 12 Long Term: 18
Min. Loading Space	3	3

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Objective 8.4 Stop urban sprawl in Rural Lands	
Policy 8.4.4 Consideration of Serviced Areas	Complete a comprehensive neighbourhood planning process before considering additional development potential in residential neighbourhoods in Rural Lands that are being considered for urban utility servicing due to public health issues or for the protection of natural assets (e.g. Hall Road).
	<i>The proposal is a redevelopment of an existing long term care facility. The expansion of the institutional use and extension of utility services is not intended to signal the neighbourhood for further redevelopment until a comprehensive planning process has been completed.</i>

6.0 **Application Chronology**

Date of Application Accepted: June 4, 2021

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP21-0128

Attachment B: Form and Character – Development Permit Guidelines

Schedule A: Site Plan

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment C: Applicant Design Rationale and Renderings