

DP21-0128
3081 Hall Road
Development Permit Application

Proposal

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

Development Process

March 5, 2019

Development Application Submitted



Staff Review & Circulation



n/a

Public Notification Received



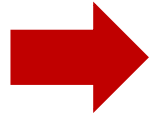
June 13, 2022

Development Permit



Building Permit

Council
Approvals

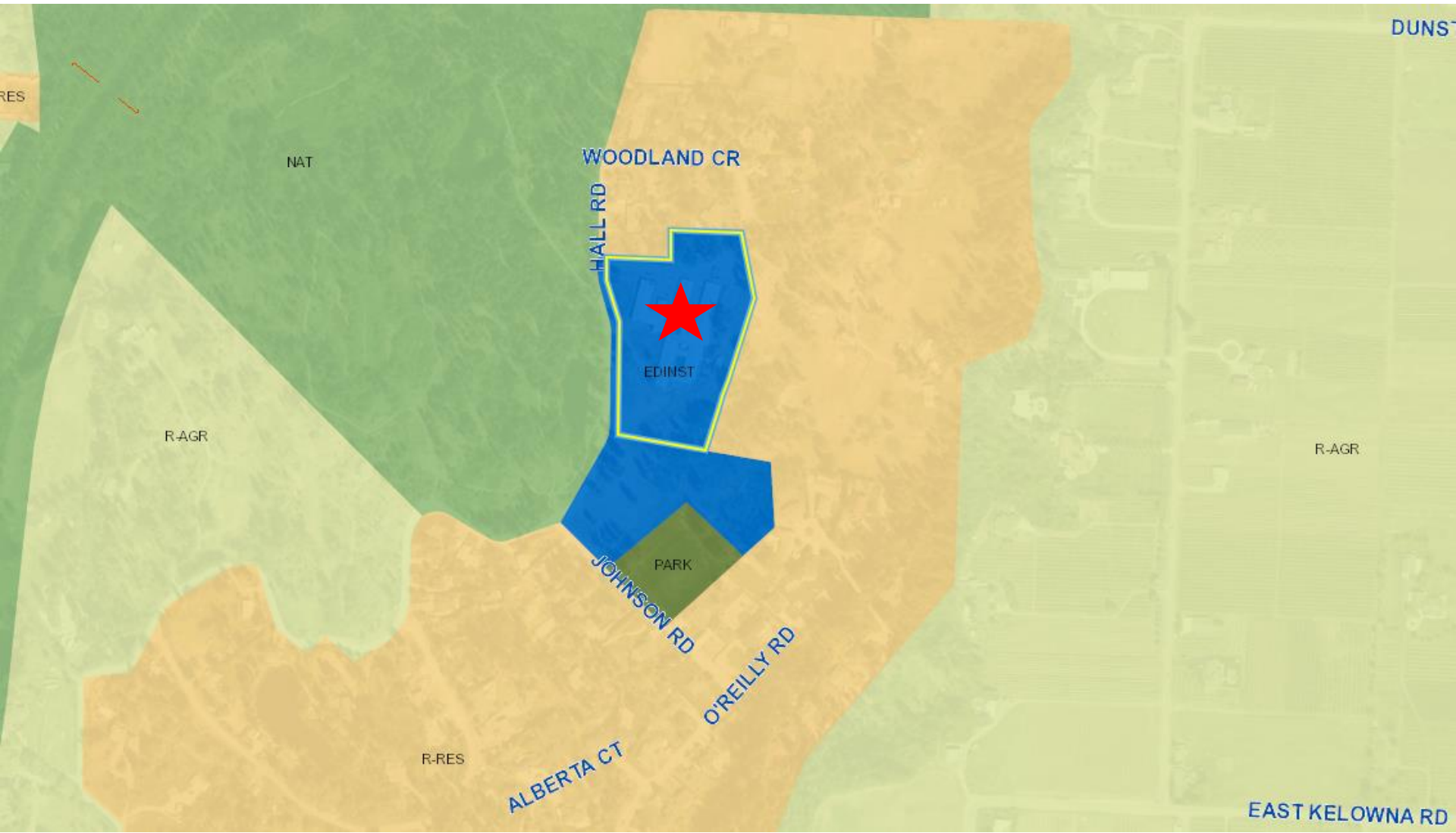


Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



City of Kelowna

Project Details

- ▶ Property is approx. 6.3 acres in size
- ▶ Existing Mission Creek Landing, long-term care facility (102 beds)
- ▶ Property has been a long care facility for 45 years
- ▶ Proposal is the redevelopment and expansion to 242 beds
- ▶ Three construction phases to allow current residents to remain during construction

Renderings

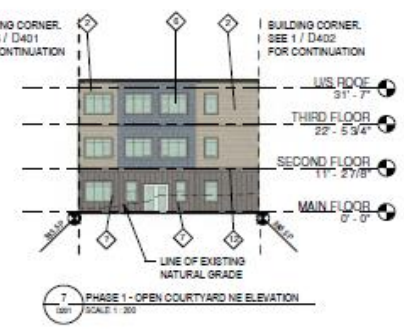
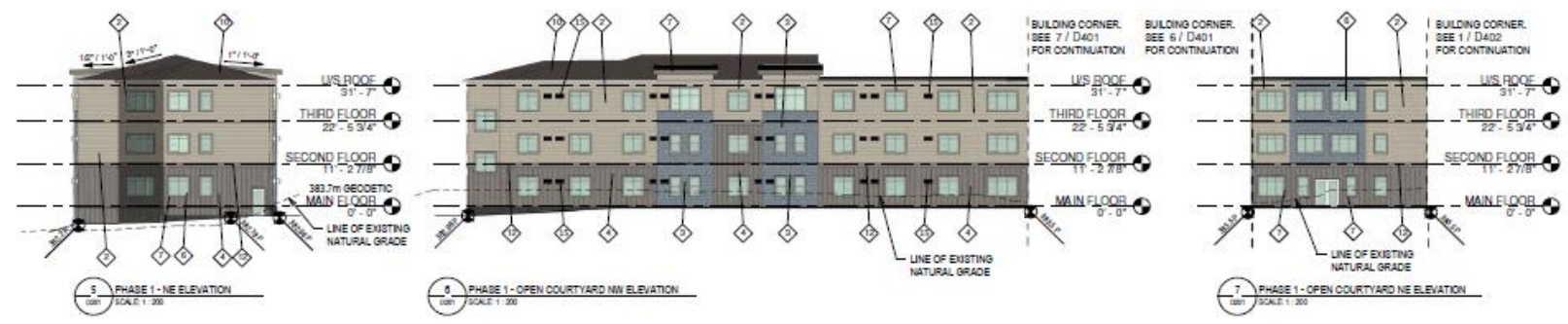
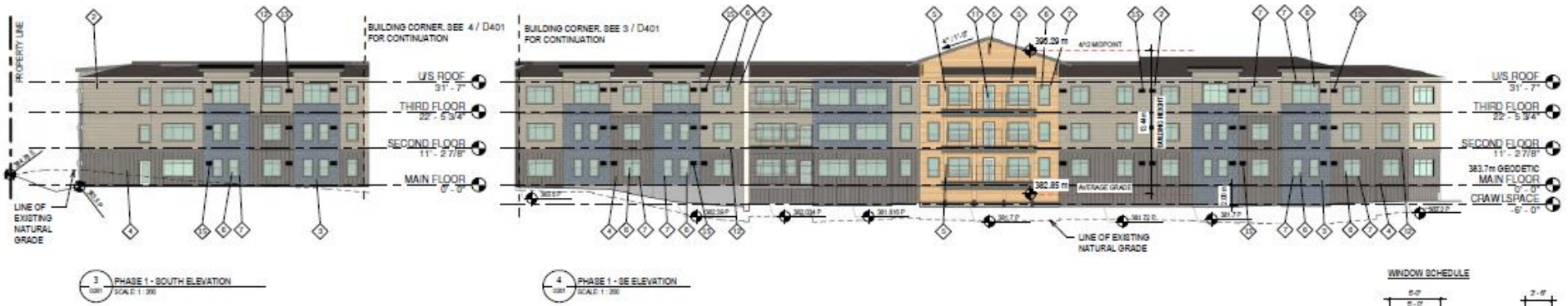
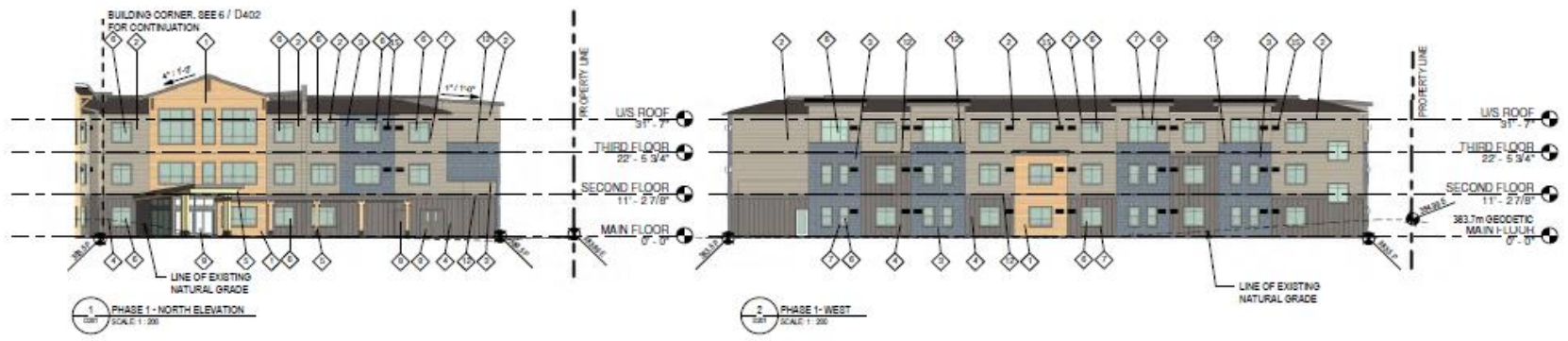


PERSPECTIVE - WEST VIEW - MAIN ENTRY

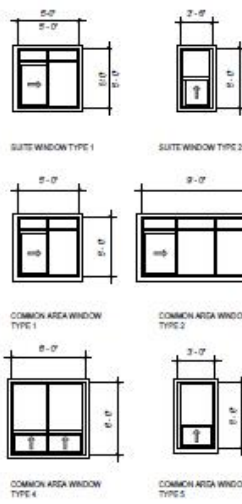


PERSPECTIVE - NORTHWEST VIEW - HOUSES D&F

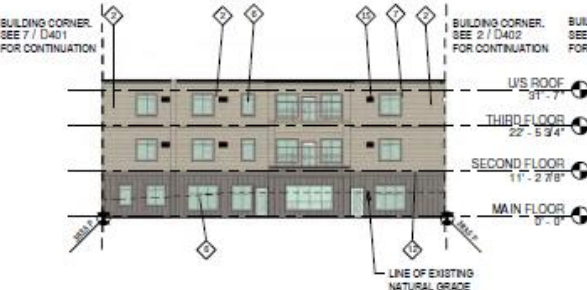
Elevations



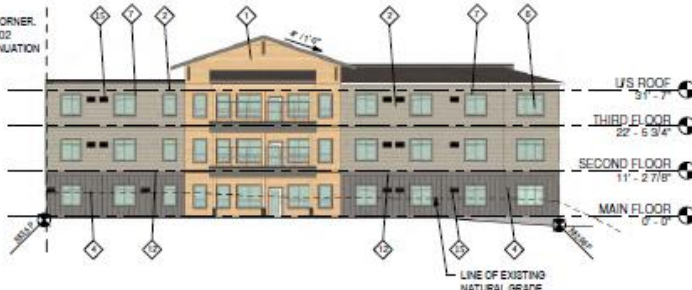
WINDOW SCHEDULE



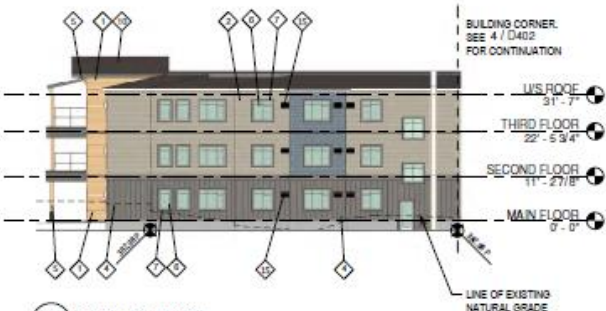
Elevations



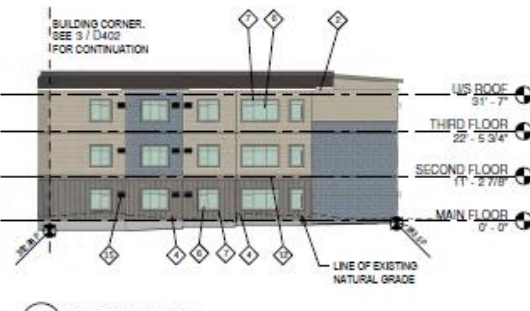
1
100' PHASE 2 - OPEN COURTYARD EAST ELEVATION
SCALE: 1/320



2
100' PHASE 2 - OPEN COURTYARD SOUTH ELEVATION
SCALE: 1/320



3
100' PHASE 2 - EAST ELEVATION
SCALE: 1/320



4
100' PHASE 3 - EAST ELEVATION
SCALE: 1/320



5
100' PHASE 3 - NORTH ELEVATION
SCALE: 1/320



6
100' PHASE 2/3 - WEST ELEVATION
SCALE: 1/320

WINDOW SCHEDULE



Material Pallet



HARDIE SHINGLE - SALTIC BLUE

HARDIE LAP SIDING - COBBLESTONE

KUMBERSONG - DARK FIR

WOOD STAIN - BUTTERNUT

CAMBRIDGE SHINGLES - CHARCOAL GREY

HARDIE PANEL VERTICAL SIDING - AGED PEWTER



City of Kelowna

Landscaping Plan



- ### NOTES
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CULNA STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC, WAVED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRILLED IN A MINIMUM 75mm HOOD MESH. DO NOT PLACE WEDS AND UNDERSEAL. TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM SOO SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REQUIRED FOR SALE IN O.C. AND SHALL BE TOURNENT OF EXCELLENCE. CONTAINS A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. ALL THE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER EXCESSIVE OVERDRAWS WILL BE DISCHARGED FROM THE LOT OR ADJACENT PUBLIC, COMMON OR REWATE PROPERTIES.
 7. HYDRATED DRYLAND SEED AREAS
- | DRYLAND SEED MIXTURE | BY WEIGHT PERCENT | BY VOLUME PERCENT |
|------------------------|-------------------|-------------------|
| BLUE BUNCH WHEAT GRASS | 40% | 22% |
| ROUGH FESCUE | 25% | 19% |
| DIWID FESCUE | 15% | 10% |
| PERENNIAL RyEGRASS | 10% | 7% |
| SUNBERG BLUEGRASS | 5% | 3% |
| SENECA GRASS | 4% | 1.8% |
| CANADA BLUEGRASS | 1% | 1% |
- HYDRATED DRYLAND SEED AREAS
 NATIVE SEED DRYLAND SEED MIXTURE, 125KG/HECTARE
 FERTILIZER 15-15-15 @ 2, 50% SULPHUR COATED UREA, 300KG/HECTARE
 MESH 6mm HOLES @ 2, 200KG/HECTARE
 PACKER QUAR, 3% OF MIX



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES				PERENNIAL GRASSES & VINIS			
ACER RUBRUM 'RED ROCKET'	REDWAL RED MAPLE	6	6m CAL	ALCHEMILLA MOGUS	LADY'S MANTLE	198	#01 CONT. / 1.0m O.C. SPACING
ACER RUBRUM 'SCARSEN'	SCARLET SENEGAL MAPLE	28	6m CAL	SEVERSKAND	SEVERSKAND	136	#01 CONT. / 1.2m O.C. SPACING
CORNUS FLORIDA 'PRINCE OF WALES'	PRINCE OF WALES DOGWOOD	11	6m CAL	QUICKWISS	QUICKWISS	61	#01 CONT. / 1.8m O.C. SPACING
FRAXINUS AMERICANA 'SUNRISE'	SUNRISE FRAXINUS	3	6m CAL	ASTER X REIKAR 'NORICH'	ASTER	198	#01 CONT. / 1.0m O.C. SPACING
FRAXINUS AMERICANA 'SUNRISE'	SUNRISE FRAXINUS	2	6m CAL	JOE PEEWEE	JOE PEEWEE	87	#01 CONT. / 1.5m O.C. SPACING
FRAXINUS AMERICANA 'SUNRISE'	SUNRISE FRAXINUS	1.8	2.0m W/WH.	BLUE CAT GRASS	BLUE CAT GRASS	87	#01 CONT. / 1.5m O.C. SPACING
POPULUS TREMULOIDES	WEEPING ASPEN	20	6m CAL	HEMLOCK	HEMLOCK	198	#01 CONT. / 1.0m O.C. SPACING
QUERCUS ROBUR X ALBA 'SUNNY GENES'	QUERCUS ROBUR X ALBA 'SUNNY GENES'	45	6m CAL	NETER X BASSON 'WANDERBLOW'	NETER X BASSON 'WANDERBLOW'	136	#01 CONT. / 1.2m O.C. SPACING
				POINSETTIA	POINSETTIA	87	#01 CONT. / 1.5m O.C. SPACING
				SAVIA HEMORRHOIDA 'WATY NIGHT'	SAVIA HEMORRHOIDA 'WATY NIGHT'	198	#01 CONT. / 1.0m O.C. SPACING
				SEEDUM SPECIOSUM 'AUTUMN ICE'	SEEDUM SPECIOSUM 'AUTUMN ICE'	198	#01 CONT. / 1.5m O.C. SPACING
SHRUBS							
CORNUS SARGOLINA 'CARD'	ARTIC SUN DOGWOOD	53	#02 CONT. / 2.0m O.C. SPACING				
RUICHA MUGUJALIA 'COMACTA'	BURNING BUSH	34	#02 CONT. / 2.5m O.C. SPACING				
HYDRANGEA ARBORESCENS 'ANNETTE'	INDIGOBUN HYDRANGEA	34	#02 CONT. / 2.0m O.C. SPACING				
HYDRANGEA ARBORESCENS 'ANNETTE'	DAWSON'S GOLD HYDRANGEA	53	#02 CONT. / 2.0m O.C. SPACING				
PECEANES PUMILA	WINTER WAX	34	#02 CONT. / 2.5m O.C. SPACING				
SYRINGA MEYER 'PATRIOT'	WINTER WAX	53	#02 CONT. / 2.0m O.C. SPACING				
SYRINGA MEYER 'PATRIOT'	WINTER WAX	53	#02 CONT. / 2.0m O.C. SPACING				
YUQUINIA CRUJULA 'COMPACTION'	YUQUINIA CRUJULA	53	#02 CONT. / 2.0m O.C. SPACING				

Development Policy

▶ Future Land Use and Development

- ▶ The OCP has the Hall Road neighbourhood designated as a Long Term (5-10 years) priority for the development of a neighbourhood plan
- ▶ Map 16.1 – Special Planning Study Areas

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>

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed Development Permit:
 - ▶ Meets the goals and objectives of the Official Community Plan and overall objectives of institutional development
 - ▶ Provides needed long-term care beds and allows the facility to meet the Community Care and Assisted Living Act



Conclusion of Staff Remarks