
CITY OF KELOWNA
MEMORANDUM

DATE: February 18, 2008
(updated February 27, 2008)
FILE NO.: OCP07-0034/Z07-0101
TO: City Manager
FROM: Planning & Development Services Department
SUBJECT:

APPLICATION NO. OCP07-0034 /
Z07-0101

OWNER: Interior Health Authority

AT: Rezoning Application:
2251 Pandosy Street
2310 Pandosy Street

APPLICANT: Interior Health – Facilities
Management

OCP Application:
2251 Pandosy Street

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN FUTURE
LAND USE DESIGNATION FROM MULTIPLE UNIT (LOW
DENSITY) RESIDENTIAL TO EDUCATIONAL/MAJOR
INSTITUTIONAL

TO REZONE THE SUBJECT PROPERTIES FROM THE
EXISTING RU6 – TWO DWELLING HOUSING ZONE AND
THE RU1 – LARGE LOT HOUSING ZONE TO THE
PROPOSED P1– MAJOR INSTITUTIONAL ZONE TO PERMIT
THE PENDING COMPREHENSIVE KELOWNA GENERAL
HOSPITAL EXPANSION

EXISTING ZONES: RU6 – TWO DWELLING HOUSING ZONE & RU1 – LARGE
LOT HOUSING ZONE

PROPOSED ZONE: P1 – MAJOR INSTITUTIONAL

EXISTING OCP DESIGNATION: MULTIPLE UNIT (LOW DENSITY)
RESIDENTIAL

PROPOSED OCP DESIGNATION: EDUCATIONAL/MAJOR INSTITUTIONAL

REPORT PREPARED BY: DANIELLE NOBLE



1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP07-0034 to amend Map 19.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot A, D.L. 14, ODYD, Plan KAP85227, located on Pandosy Street, Kelowna, B.C., from the Multiple Unit Residential – Low Density designation to the Educational/Major Institutional designation be considered by Council;

THAT Rezoning Application No. Z07-0101 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, D.L. 14, ODYD, Plan KAP85227, and Lot 1, DL 14, ODYD, Plan 4262, located on Pandosy Street, Kelowna, B.C., from the RU6 – Two Dwelling Housing and RU1 – Large Lot Housing zones to the P1 – Major Institutional zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP07-0034 and Zone Amendment No. Z07-0101 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction and lot consolidation;

2.0 SUMMARY

The Kelowna General Hospital (KGH) site has been the primary location for a range of medical treatment options, serving both Okanagan valley residents and beyond. Interior Health is currently at the onset stage of updating its Master Plan for the Kelowna General Hospital site, as demonstrated on the conceptual illustration that incorporates growth plans to 2021.

Recently, Interior Health acquired a consolidated block of properties on the eastern side of Pandosy Street to accommodate expansion plans. There is also an isolated single property within close proximity that necessitates a formal rezoning for the future intended use.

3.0 ADVISORY PLANNING COMMISSION

The applications were reviewed by the Advisory Planning Commission at the meeting of January 15, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission defer this item until the Kelowna General Hospital brings forward a Master Plan with clear intent on how it would impact the neighbourhood.

Note: Given that the APC did not support the OCP amendment, no motion was considered for the rezoning application. Following the APC meeting, Interior Health has amended their original application to consider only the two subject properties, and remove the other original properties on Royal Avenue and Abbott Street. The remaining properties will come forward for rezoning when Interior Health has completed its Master Plan and further community consultation has taken place.

As the Interior Health Authority is not able to provide a Master Plan at this time the applications were reconsidered by the Advisory Planning Commission at the meeting of February 26, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission not support Rezoning Application No. Z07-0101, for 2211 and 2309 Abbott Street; 2251 and 2310 Pandosy Street; 313 and 323 Royal Avenue/Lot 29, Plan 535, Lot 2, Plan 3451, Lot A, Plan 85227, Lot 1, Plan 4262 and Lots 30 and 31, Plan 535, Sec. 13, Twp. 25, ODYD by Interior Health (D. Fowler), to rezone from the RU1-Large Lot Housing and the RU6-Two Dwelling Housing zones to the P1-Major Institutional zone to allow for institutional hospital uses congruent with the KGH 'campus of care'.

APC did comment that they were encouraged that the Hospital has begun the process of consulting the neighborhood.

4.0 BACKGROUND

4.1 The Proposal

The Central Okanagan is one of the most rapid growing regions within the Interior Health boundary. Notably, KGH is a catchment referral hospital, necessitating the medical service delivery to approximately 715,000 Interior Health residents. As the population rapidly expands, the facilities to service this population trend must keep pace, triggering a substantial Master Concept Plan for future expansion and building plans.

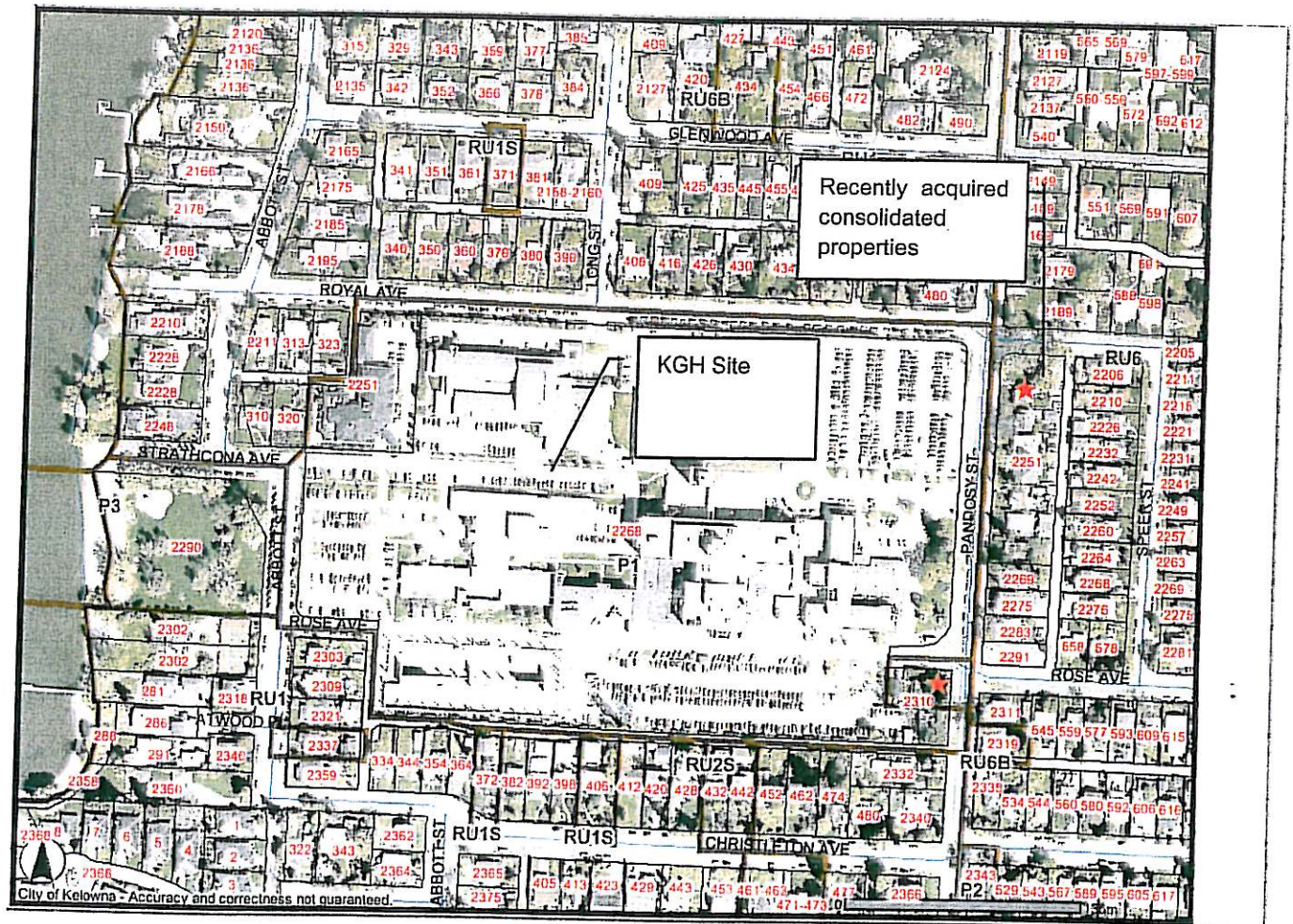
The Master Plan currently underway illustrates a very ambitious building plan to meet various phases in the expansion projections. The Planning for the KGH site recognizes a need for additional land to provide evolving healthcare services to the community and the region. These services incorporate a host of objectives, that both directly and indirectly compliment the institutional use. Notably, parking on the site to accommodate the expansion plans is a limitation, and additional land is necessary to service that fundamental need with such a public service land use.

4.2 Site Context

Adjacent zones and uses to the primary hospital site are:

- North - RU1 – Large Lot Housing
- East - RU6 – Two Dwelling Housing
- South - RU1 – Large Lot Housing and RU2 – Medium Lot Housing
- West - RU1 – Large Lot Housing and P3 – Parks & Open Space

SUBJECT PROPERTY MAP



4.3 Existing Development Potential

The purpose of the P1 – Major Institutional zone is to provide a zone primarily for major governmental and publicly or privately funded institutional uses. Relative to this application, the principal uses that apply are government services, health services and extended medical treatment services.

5.0 Current Development Policy

5.1.1 Kelowna Official Community Plan

The subject properties are either designated single/two unit residential or low density multi-unit residential. The proposed OCP amendment to Educational/Major Institutional is to accommodate the acquisition of select properties within the vicinity that will eventually compose a broader land base that serves the objectives of the Campus of Care for the KGH site.

Chapter 18 of the Official Community Plan identifies support for the KGH expansion and the extension of services and appropriate building expansions.

5.1.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs.
- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

Staff recommends that the APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*.

6.0 TECHNICAL COMMENTS

6.1 Inspections Department

Properties located on Abbott St. and Royal Ave. located within flood plain construction area.

6.2 Transportation Demand Management

We are working with Works & Utilities on the requirements for assessing traffic impacts of the development proposal and providing alternative transportation. The IHA has commissioned a consultant to undertake a traffic impact assessment. We have not yet received the report on this.

6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

6.4 Works and Utilities

As attached.

7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services department is supportive of the proposed change in future land use and rezoning to facilitate the ultimate goals of the Campus of Care expansion plan for the KGH site. Property acquisition in staged processes will eventually allow a larger parcel size for the parent property to facilitate the medical and health services that will serve complimentary healthcare purposes in accordance with the *Health Authorities Act*.

As requested from the Transportation department, the requirements for assessing traffic impacts of the ultimate development proposal is underway. The IHA has commissioned a consultant to undertake a traffic impact assessment related to this project and broader transportation planning within this area. City staff are also liaising with IHA to explore alternative transportation to and from KGH, potentially including: KGH specific route information outlining how employees living in various area of the region can use transit to travel to and from KGH; carpooling options which may involve organizational carpool system for employees; on-site bicycle storage facilities and outlining optimum cycling routes to/from KGH; and communication strategies to motivate employees to consider alternative transportation options.

The rezoning of the subject properties will be subject to consolidation to the parent parcel. The intention of the land assembly is congruent with the 'Campus of Care' vision that will occupy lands between KGH and Cottonwoods, which is supported by the City of Kelowna and the Central Okanagan Regional Hospital District.


Shelley Gambacort
Current Planning Supervisor

SG/dn

Attachments

- Subject Property Maps (for rezoning and OCP applications)
- Works and Utilities Requirements
- KGH Conceptual Growth Plan
- Letter of Intent from Interior Health, dated November 16, 2007

CITY OF KELOWNA
MEMORANDUM

Date: February 15, 2008
File No.: Z07-0101 OCP07-0034

To: Planning & Development Services Department (DN)

From: Development Engineering Manager

Subject: KGH, Interior Health 2310 Pandosy Street, Royal Ave
Plan 67528 Lot A Plan 4262 Lot 1 Plan 85227 Lot A

The Works & Utilities Department have the following comments and requirements associated with this application to rezone to P-1. The road and utility upgrading requirements outlined in this report will be a requirement of the next Development Permit, Building Permit requirements.

The Development Engineering Technologist for this project is John Filipenko. ASCT

1. Domestic Water and Fire Protection

- (a) The applicant, at his cost, will arrange for the decommissioning of the existing small diameters services to Lot 1 plan 4262 and PCL 'B' Plan 51933.
- (b) A Servicing Agreement complete with securities for these works will be a part of the next Development Permit, Building Permit requirements.

2. Sanitary Sewer

- (a) The applicant, at his cost, will arrange for the decommissioning of the existing small diameters services to Lot 1 plan 4262 and PCL 'B' Plan 51933.
- (b) A Servicing Agreement, Letter of Credit for these Works will be a part of the next Development Permit, Building Permit requirements.

3. Road Improvements

- (a) Pandosy Street: Widening of Pandosy Street will require a new curb and gutter alignment, pavement widening, reconstruction of the sidewalk and boulevard treatment, relocation of traffic signals and street lighting and or adjustment of utility appurtenances to accommodate the upgrading construction.
- (b) Public Lanes: The existing lanes will require resurfacing with upgrades to the drainage facilities to meet current standards. Upgrades will also include the removal, re-location or adjustment of existing utility appurtenances to accommodate this development.
- (c) Royal Avenue: Access modifications and full urbanisation will require curb, gutter and sidewalk construction and replacement.
- (d) A Servicing Agreement, Letter of Credit for these Works will be a part of the next Development Permit, Building Permit requirements.

4. Road Dedication and Subdivision Requirements

- (a) Road reserve, dedication and subdivision requirements have been addressed under File S07-0150.
- (b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

5. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

6. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

7. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

8. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST)

POSTED

CITY OF KELOWNA
MEMORANDUM

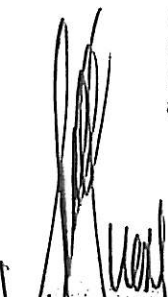
Date: January 30, 2008
File No.: S07-0150
To: Development Services Clerk (DC)
From: Development Engineering Manager (SM)
Subject: Abbott/Pandosy – Lot A DL131

This application is for lot consolidation.

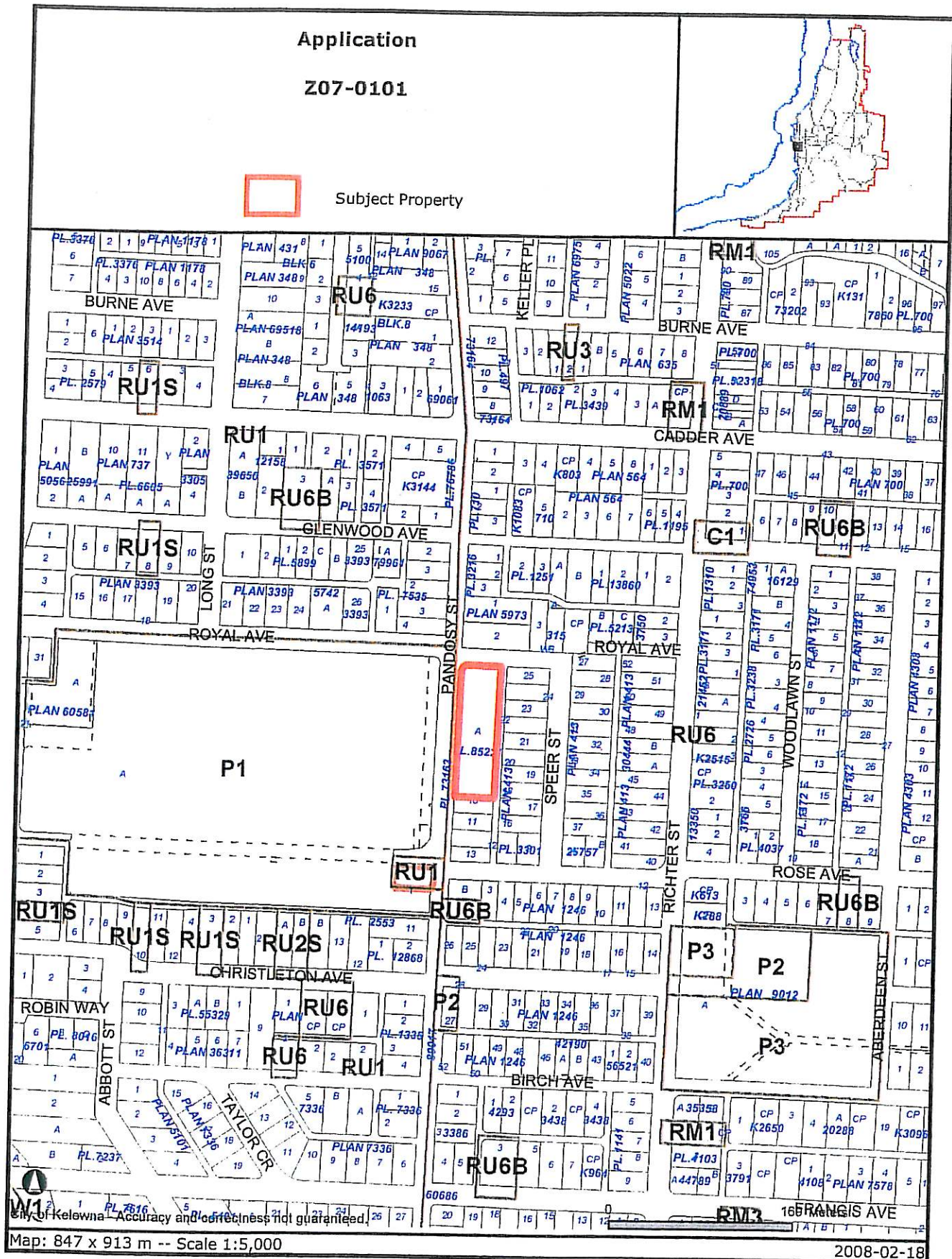
Using Reference Plan of Consolidation of Lot A, Plan KAP85227, D.L. 14, O.D.Y.D.; Lot A, Plan KAP67528, D.L., O.D.Y.D.; and Lot 1, Plan 4262, D.L. 14, O.D.Y.D. as a reference,

The following are the Works & Utilities requirements:

- A 10 metre road reserve is required along the entire westside length of Pandosy Street. This would include a 10 metre reserve along the east boundary of Lot A Plan KAP67528; the 10 metre reserve line is to be extended into Lot 1 Plan 4262 and the lands to the east of this line are to be a road reserve, and the 10 metre reserve line is to be extended into Lot PCL "B" Plan KAP61933 and the lands to the east of this line are to be a road reserve.
- The portion of Rose Avenue to the west of Pandosy Street can be closed. As part of this closure, the 10 metre reserve line is to be extended into the existing Rose Avenue and the lands to the east of this line are to stay as dedicated road. S.R.W. Plan KAP61934 is to be extended to the east to the dedicated road.
- A 6.00 metre corner rounding is required on the southwest corner of Royal Avenue/Pandosy Street. This would be tied into the existing property line along Royal Avenue and the 10 metre road reserve.
- The existing S.R.W. Plan KAP65132 is to be changed so as to have a dimension of 10m x 8m
- The required road dedication for the proposed bus bay adjacent to Lot A Plan 85227 should be indicated. The hospital will be responsible for the associated construction costs of this bus bay. The associated Servicing Agreement/Letter of Credit for these works will be part of the next Development Permit/Building Permit requirements
- As part of this subdivision, the applicant will be required to upgrade Pandosy Street along its entire frontage and will be required to disconnect the sanitary sewer and water service connections for lots Lot 1 Plan 4262 and Lot PCL "B" Plan KAP61933. A Servicing Agreement/Letter of Credit for these works will be a part of the next Development Permit/Building Permit requirements


Steve Muenz, P.Eng.
Development Engineering Manager

SM/sm





KGH Planning

Phase 1 ACCER/BG
6 Floors 2010

Wagon Building
1990

Revascularization Program 2011
Phase 2 Surgical Suite/Inpatient Bed
Adult Psy. 2011

Demolition
Fahdossy Building
1939

Strathcona Building
1963

Parkade
Phase 2
2009

BC Cancer Center
1994

Cancer
Center
Expansion
TBD

Future Patient Tower
2021

Demolition
Abbott Building
1972

Parkade Phase
2006

Patient Building - Cancer



Interior Health

Facilities Management
1860 Dayton Street
Kelowna, BC V1Y 7W6
Web: interiorhealth.ca

David Fowler
Manager Central Okanagan Redevelopment
Telephone: 250-870-5833 Fax: 250-763-8301
E-Mail: david.fowler@interiorhealth.ca

November 16, 2007

Danielle Noble
Planner II
City of Kelowna
1435 Water St
Kelowna BC
V1Y 1J4

RECEIVED

NOV 16 2007

CITY OF KELOWNA
PLANNING DEPT.

RE: Kelowna General Hospital – Pandosy Street

Dear Danielle Noble,

The purpose of this letter is to share Interior Health's (IH) plans with the City of Kelowna in regards to the recently acquired property (as defined in table A) on Pandosy Street, east of Kelowna General Hospital (KGH).

The Central Okanagan is the fastest growing region within Interior Health; further KGH is a tertiary referral hospital, which means it is responsible for delivering some specialized programs for IH's 715,000 residents. Our planning clearly indicates a need for more land to provide high quality healthcare services to the community and the region. Accordingly, the 1.1 acre property will be used for future healthcare purposes in accordance with the Health Authorities Act.

Table A: Legal Descriptions of the Acquired Property

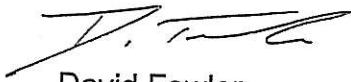
Previous Legal Description					
2209 Pandosy St	PID 002-790-432	Lot 2	District Lot 14 ODYD	PLAN 413	*
2219 Pandosy St	PID 012-402-621	Lot 3	District Lot 14 ODYD	PLAN 413	*
2227 Pandosy St	PID 008-764-506	Lot 4	District Lot 14 ODYD	PLAN 413	*
2235 Pandosy St	PID 012-402-699	Lot 5	District Lot 14 ODYD	PLAN 413	*
2241 Pandosy St	PID 012-402-729	Lot 6	District Lot 14 ODYD	PLAN 413	*
2247 Pandosy St	PID 012-402-761	Lot 7	District Lot 14 ODYD	PLAN 413	*
2255 Pandosy St	PID 012-402-796	Lot 8	District Lot 14 ODYD	PLAN 413	*
2265 Pandosy St	PID 005-198-356	Lot 9	District Lot 14 ODYD	PLAN 413	*
New Legal Description					
TBD	PID 027-282-716	Lot A	District Lot 14 ODYD	Plan KAP85227	

*Except the west 10 feet thereof

The direction of this land acquisition is consistent with IH's overall strategic growth plan to create a "Campus of Care" (area between KGH and Cottonwoods). These plans have been supported by the City of Kelowna and the Central Okanagan Regional Hospital District.

If you have any questions or concerns about this acquisition or the redevelopment of the KGH site please feel free to contact me directly at 250-870-5833.

Warm Regards,

A handwritten signature in black ink, appearing to read 'D. Fowler', with a long horizontal stroke extending to the right.

David Fowler
Manager Central Okanagan Redevelopment

Cc:

Dave Mackintosh – Corporate Director, Facilities Management
Doug Levell – Manager Real Estate Services