
**CITY OF KELOWNA
MEMORANDUM**

Date: May 21, 2008
To: City Manager
From: Planning & Development Services Department
APPLICATION NO. DVP08-0008 **APPLICANT:** Stantec Architecture Ltd.
AT: 2268 Pandosy St. **OWNER:** Interior Health Authority

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO ALLOW A RELAXATION IN THE ALLOWABLE MAXIMUM HEIGHT FROM 22.0 M TO 39.0 M PROPOSED (FOR A PORTION OF THE BUILDING) TO ALLOW FOR THE CONSTRUCTION OF A MECHANICAL PARAPET.

EXISTING ZONE: P1 – MAJOR INSTITUTIONAL

REPORT PREPARED BY: DANIELLE NOBLE

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0008 for, Lot A, D.L. 14, ODYD, Plan KAP67528, located at Pandosy St., Kelowna, B.C.

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 16.1.5(c) – Development Regulations:

To vary the maximum height from 22m allowed to 39m proposed.

2.0 SUMMARY

The variance request is to vary the maximum height requirement from 22.0m required to 39.0m proposed for the interior portion of the roofline, to facilitate the construction of a mechanical machine room / elevator parapet.

3.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of May 20, 2008 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP08-0008 by Stantec Consulting (on behalf of Interior Health Authority) to obtain a Development Variance Permit to vary the maximum building height from 22m allowed to 39m proposed.

4.0 BACKGROUND

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 Ambulatory Care Centre (ACC) to be constructed on the principal Kelowna General Hospital site is being designed and constructed through a Public Private Partnership (P3) delivery model. The Proponent successful in securing the construction and delivery of this building has been awarded to Infusion Health Services. The building design conforms entirely with the P1 – Major Institutional development regulations with the exception of height. A height variance, for only a portion of the building to be situated within the inner-most area of the building is required to accommodate a mechanical parapet and elevator component.

The application meets the development regulations of the P1 – Major Institutional zone as follows:

CRITERIA	PROPOSAL	P1 ZONE REQUIREMENTS
Lot Area (m ²)	80,623 m ²	460 m ²
Site Coverage	48.39%	50%
Total Floor Area (for ACC) (m ²)	32,934 m ²	
FAR (total for site)	1.17	2.0
Setbacks		
Front Yard	6.0m	6.0m
Side Yard (N)	6.0m	6.0m (flanking street)
Side Yard (S)	> 4.5m	4.5m
Rear Yard	> 7.5m	7.5m
Building Height	39 m* / 6 storeys	22 m / 6 storeys
Parking Stalls	Parkade Stalls: 346 Surface Stalls: 103 Total: 449	1 per bed for <i>extended medical treatment services</i> 10 per 100 m ² GFA (excluding parking garages) for <i>emergency & protective services</i>
Loading Space	TBD	1 per 2800 m ² GFA = 12

* = variance requested

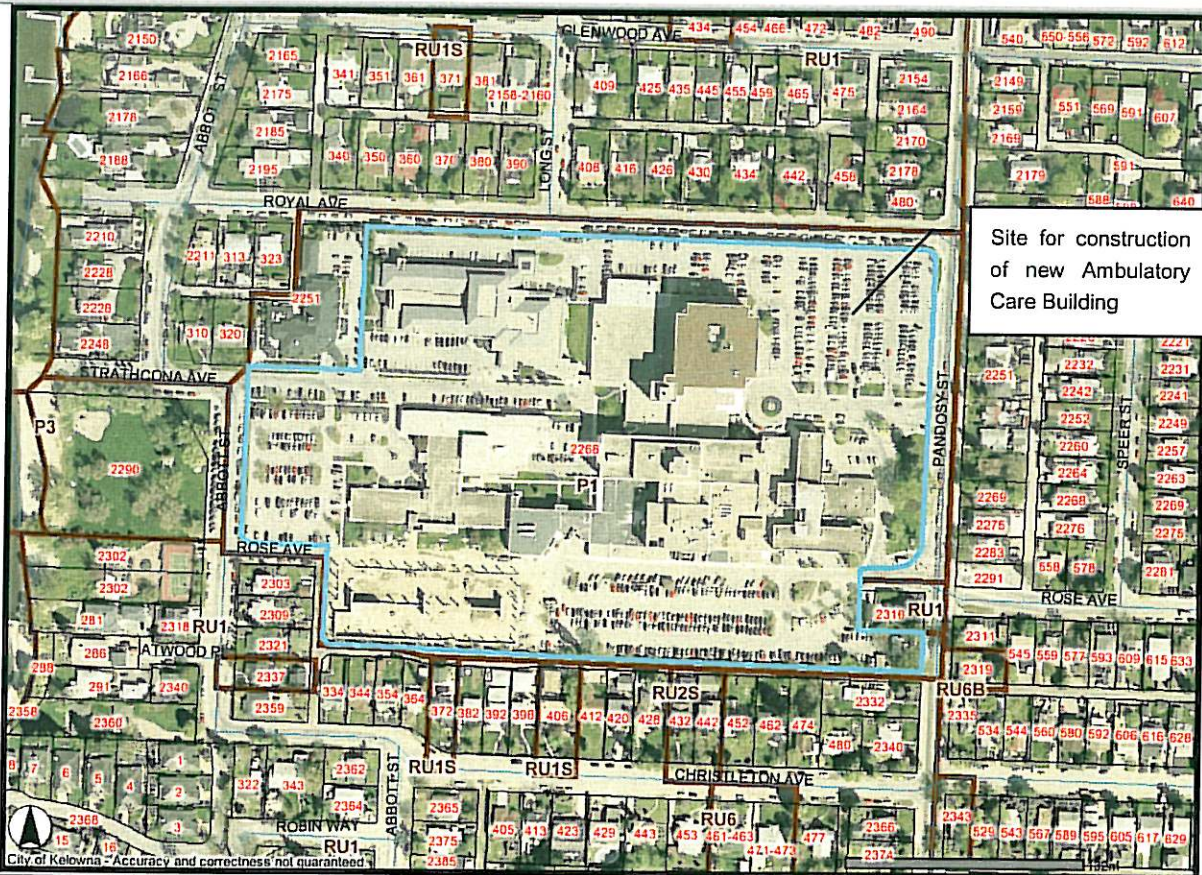
5.0 SITE CONTEXT

The subject property is located on the west side of Pandosy Street.

North-	RU1 – Large Lot Housing
East	RU1 – Large Lot Housing & P1 – Major Institutional (to be adopted)
South	RU1, RU1(s), RU2(s) – Large Lot Housing (and with secondary suite), Medium Lot Housing (with secondary suite)
West	RU1, P3 – Large Lot Housing; Parks & Open Space

5.1 Site Location Map

Subject property: 2268 Pandosy St.



5.2 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.

6.0 Current Development Policy

6.1 Kelowna Official Community Plan

Chapter 18 of the Official Community Plan identifies support for the KGH expansion and the extension of services and appropriate building expansions. Support for the provision of a helicopter landing pad that would provide convenient access to the Kelowna General Hospital is an identified supported use.

6.2 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.

7.0 TECHNICAL COMMENTS

7.1 Fire Department

The Kelowna Fire Department requirement 'Additional Requirements for High Rise Buildings' may need to be implemented in the building plans, contact Fire Prevention Branch for details.

7.2 Inspections Department

No comment.

7.3 Kelowna Regional Transit Manager

No comment.

7.4 Works and Utilities

The proposed height variance does not impact the Works and Utilities department. However, it should be noted that road dedication requirements for Pandosy Street are required prior to the opening of this facility. Until such time, this reserve area can be used as a construction-staging area.

8.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is supportive of the proposed height variance for a portion of the newly anticipated Ambulatory Care building. The reconfiguration and consolidation of the ambulatory care and emergency services at KGH serves a critical function to meet the anticipated health service demand. The project benefits are geared to improve and streamline patient experience through consolidated related ambulatory care programs into a single, purpose-built facility that supports multi-disciplinary health care team involvement.

Favorably, provincial government contracts require the proposed facility to achieve a LEED Gold certification for both building design and landscape plans. Planning staff are excited about a newly constructed facility achieving such sustainability and energy efficient benchmarks within the community and establishing a leading example of building sustainability.

The highly anticipated Ambulatory Care building respects the current zone requirements for P1 – Major Institutional with the exception of the height variance. The number of storeys is designed to respect the maximum 6 storey limitation. As this location is subject to high water table constraints, underground parking and/or mechanical areas are not possible. Given the location of the additional height of the building being situated within the inner core of the rooftop, it is anticipated that minimal impact (if any at all) will be imposed on the neighboring properties. The applicant/proponent has had a very rigorous task to design a building that meets the minimal requirements for the output specifications within a project budget that reflects the preliminary capital cost estimates.

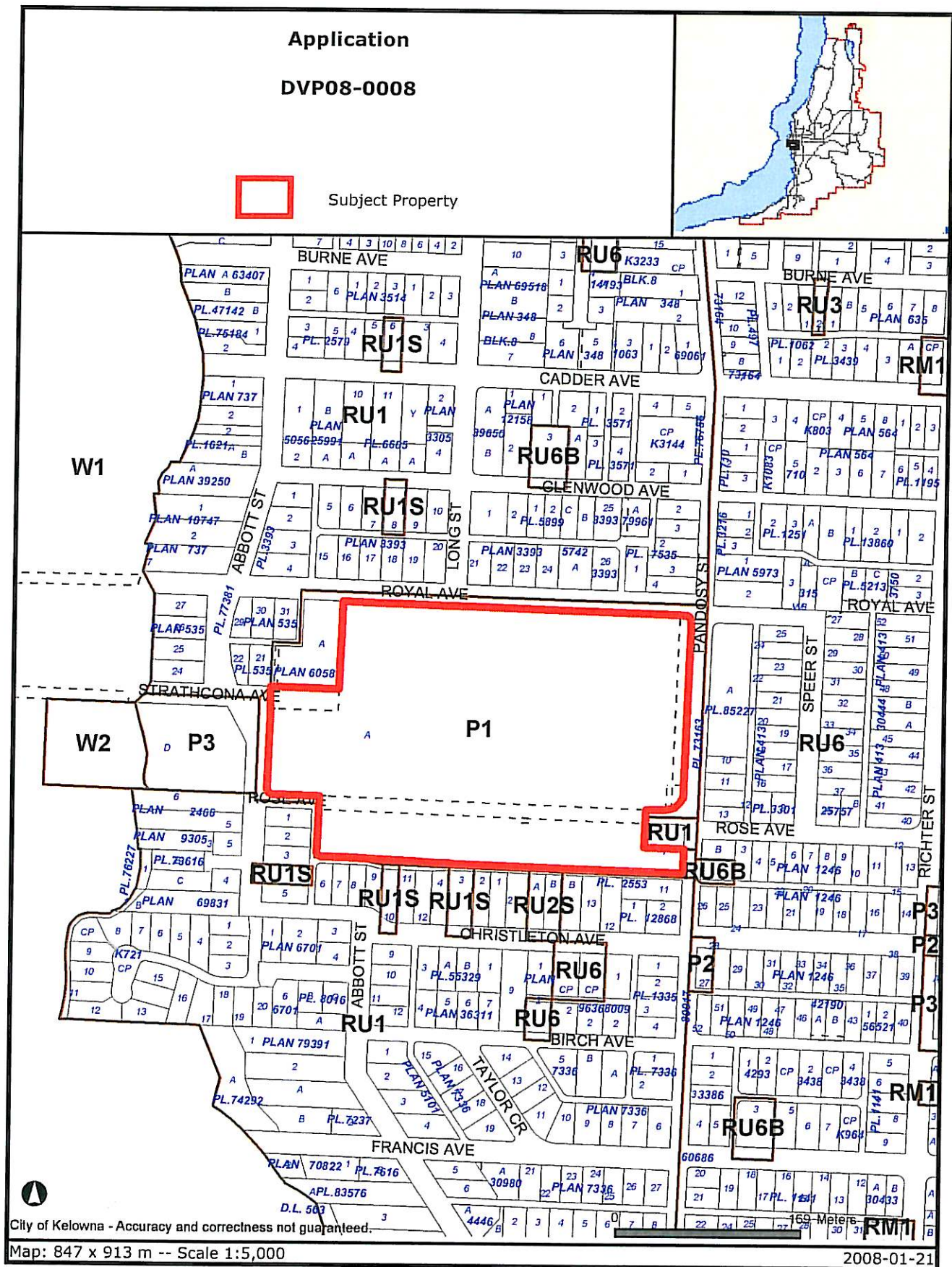
The height relaxation is required to accommodate a mechanical room / elevator parapet and a portion of the helipad equipment that has been supported and endorsed for health-care emergency use.


Shelley Gambacort
Current Planning Supervisor

SG/dn

ATTACHMENTS

Location of subject property
Site Plans
Elevations
Perspectives



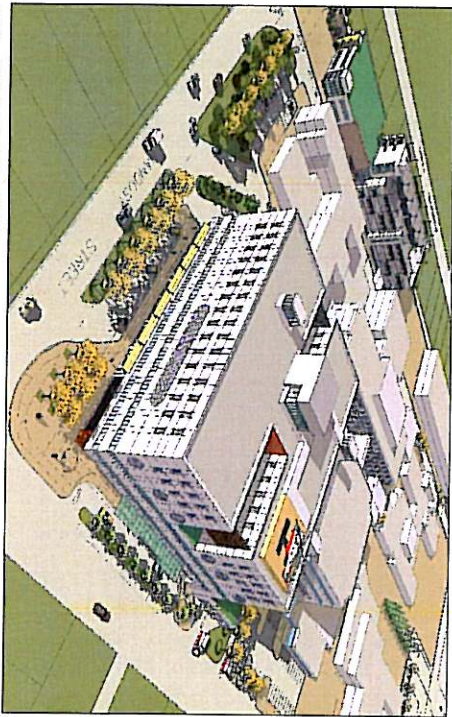
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



ACC - SOUTH EAST VIEW



ACC - MAIN ENTRANCE



ACC - NORTH EAST VIEW



ACC - EMERGENCY AND AMBULANCE ENTRANCE

DEVELOPMENT VARIANCE PERMIT

MAY 12, 2008

PERSPECTIVES



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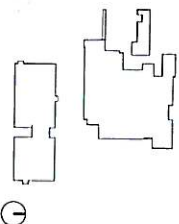
AMBULATORY CARE CENTRE
KELOWNA GENERAL HOSPITAL

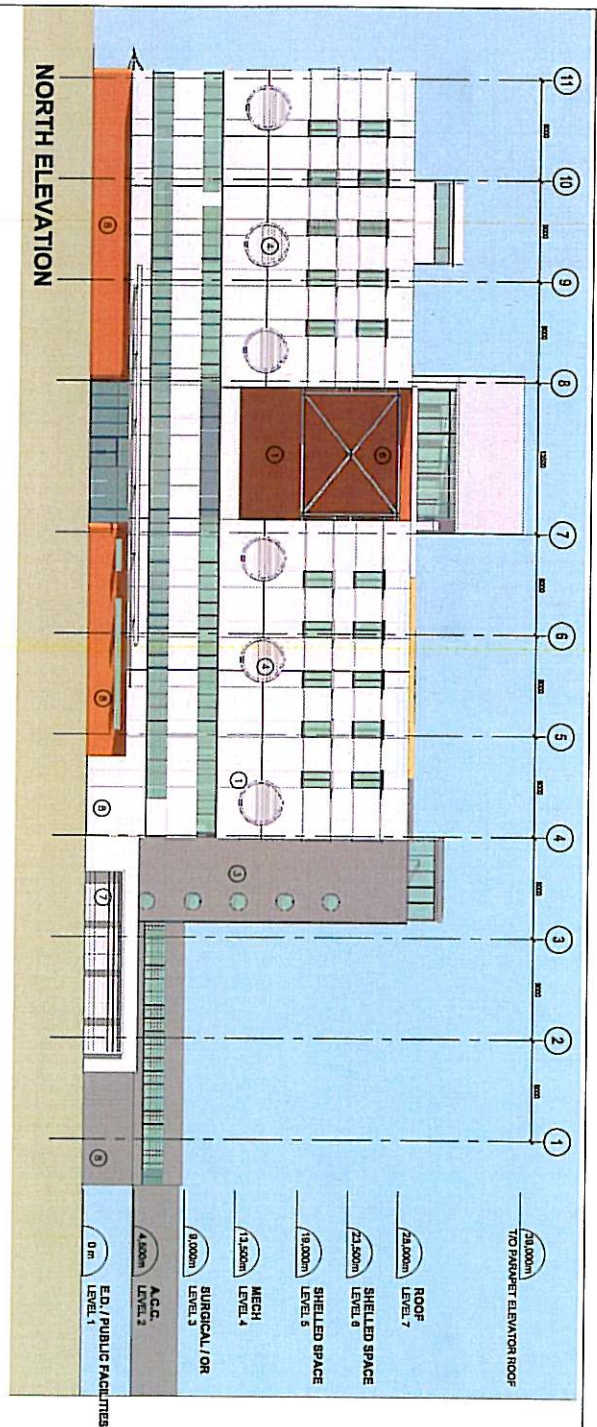


Design Architect: Skintec Ltd.
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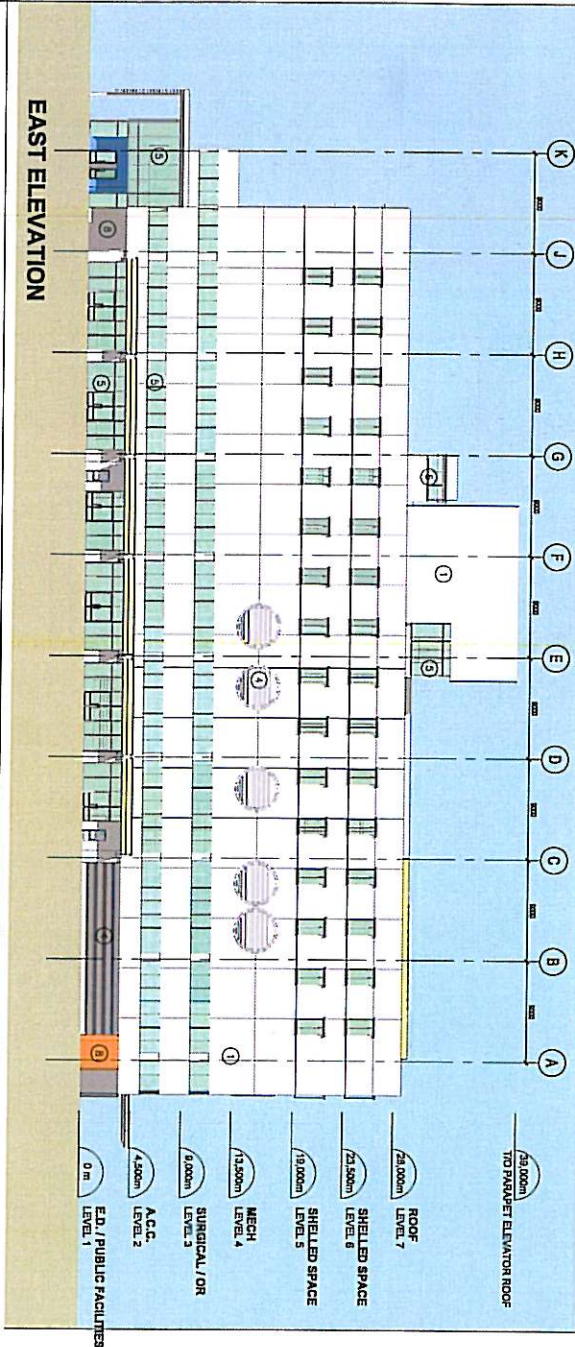
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- MATERIALS LEGEND**
- ① RAINSCREEN EIFS
 - ② MASONRY
 - ③ CONCRETE
 - ④ METAL LOUVER
 - ⑤ GLAZING
 - ⑥ WOOD SCREEN
 - ⑦ DOOR
 - ⑧ RAINSCREEN METAL PANEL



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ELEVATIONS



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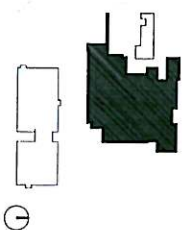
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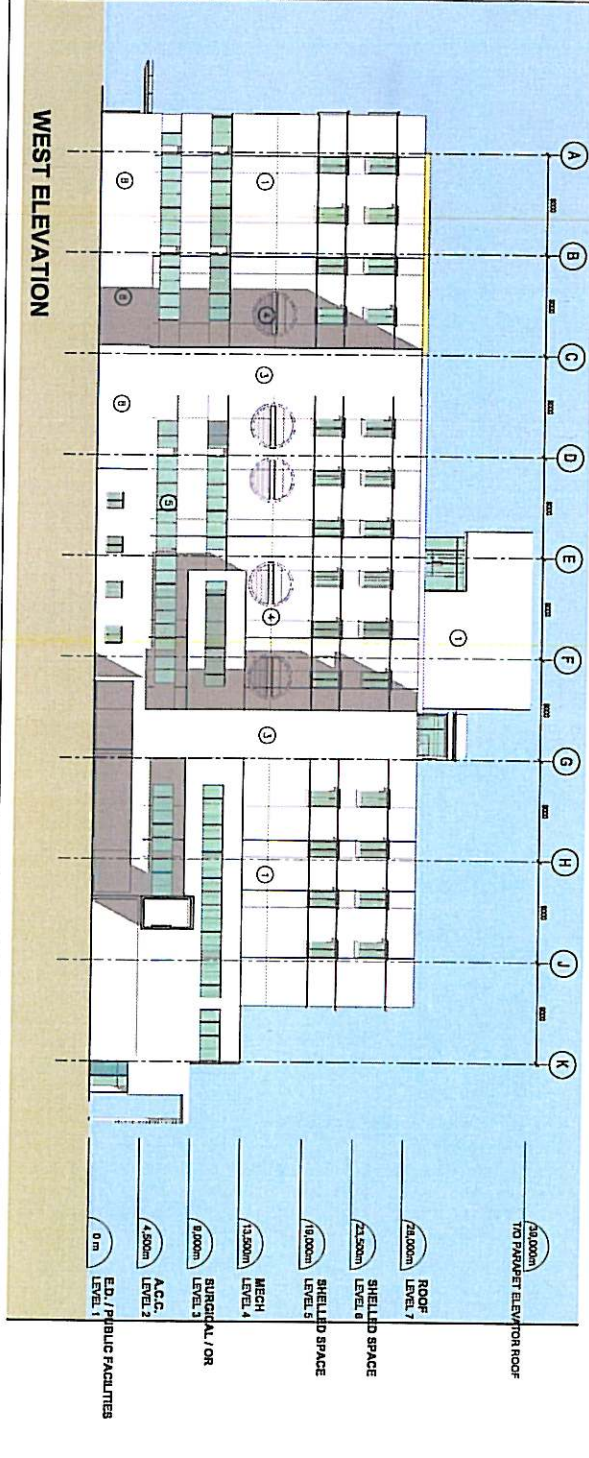
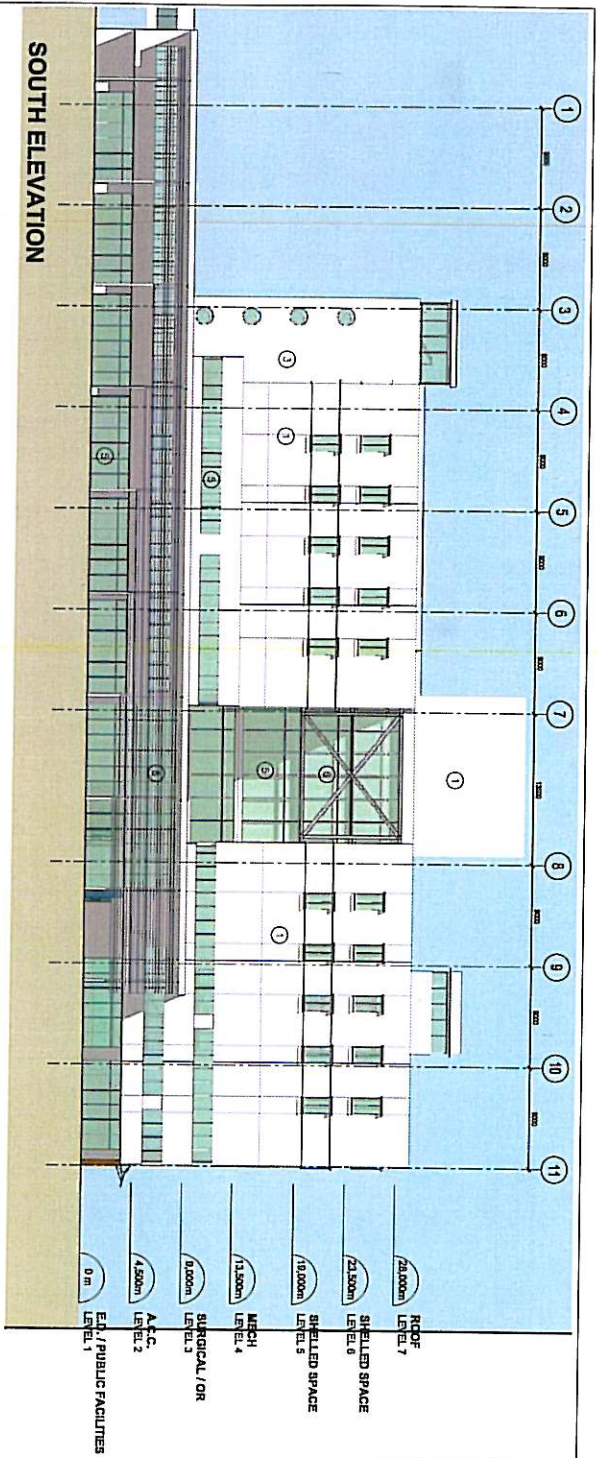


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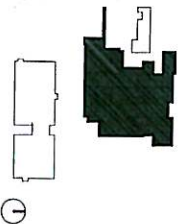
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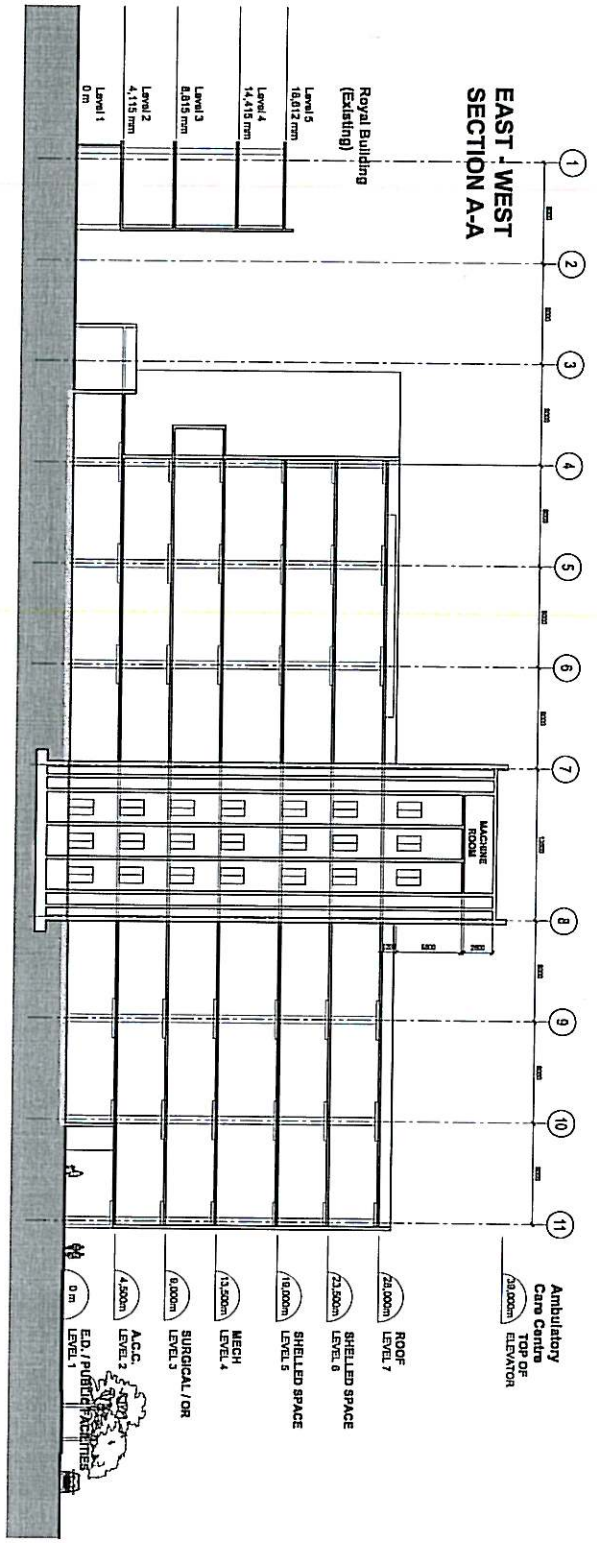
ELEVATIONS

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SECTIONS

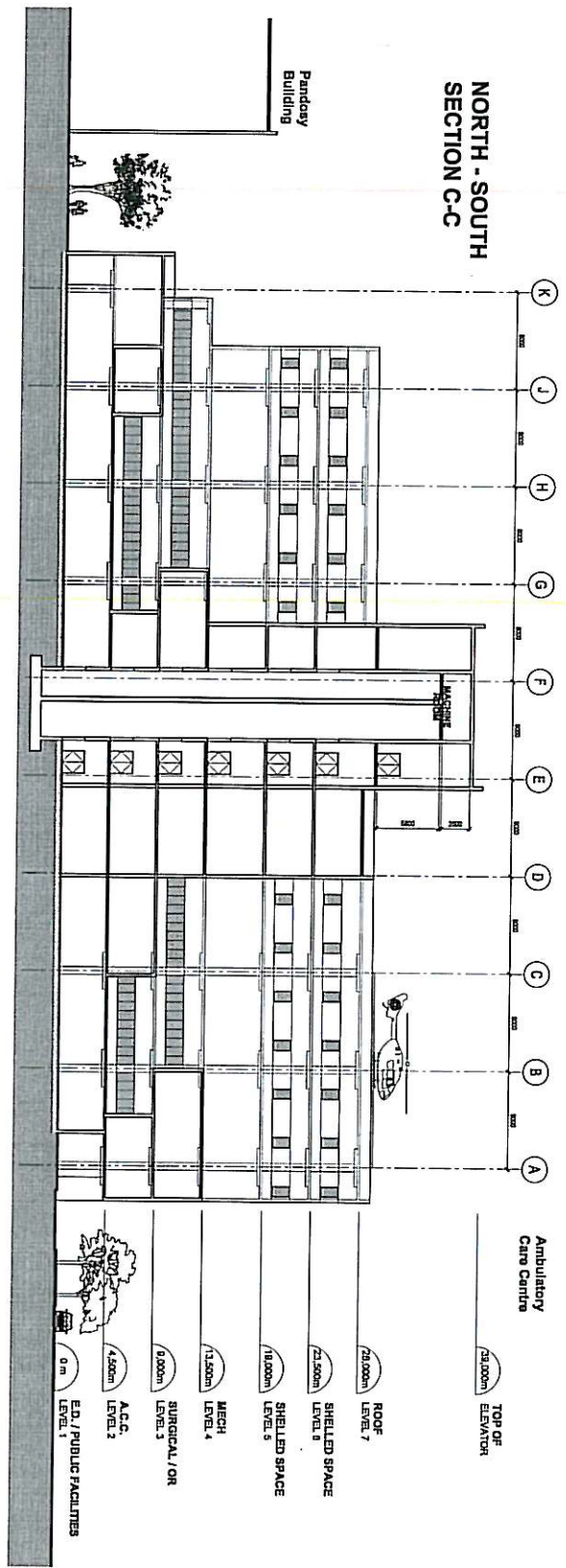


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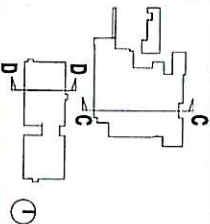


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SECTIONS



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