
CITY OF KELOWNA

MEMORANDUM

Date: September 03, 2008

To: City Manager

From: Planning & Development Services Department

APPLICATION NO.: DVP08-0202 **OWNER:** Interior Health Authority

AT: 2268 Pandosy Street **APPLICANT:** CEI Architecture Planning Interiors
(Tim McLennan)

PURPOSE: To vary a portion of the western minimum interior side yard setback requirement from the 4.5m required to 3.33m proposed, in order to construct an additional treatment vault at the BC Cancer Agency's Centre for the Southern Interior attached to Kelowna General Hospital.

EXISTING ZONE: P1 – Major Institutional

REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0202 for a portion of Lot A, District Lot 14, ODYD, Plan KAP87113, located at 2268 Pandosy Street, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 16.1.5(e) P1 Zone – Development Regulations:

To vary the minimum interior side yard setback requirement from 4.5m required to 3.33m proposed; on a portion of the subject property as shown on Map "A" attached to this report.

2.0 SUMMARY

The applicant is seeking to vary the interior side yard setback for the subject property from the 4.5m required to 3.33m proposed to allow for the construction of an additional treatment vault at the BC Cancer Agency's Centre for the Southern Interior attached to Kelowna General Hospital.

3.0 BACKGROUND

Kelowna General Hospital (KGH) is located on the property and the Interior Health Authority is the owner of the lands. The BC Cancer Agency is seeking to expand its Centre for the Southern Interior (located on KGH grounds). The applicant proposes the addition of a new treatment vault on the western side of the existing Centre for the Southern Interior, requiring a variance of the side yard setback.

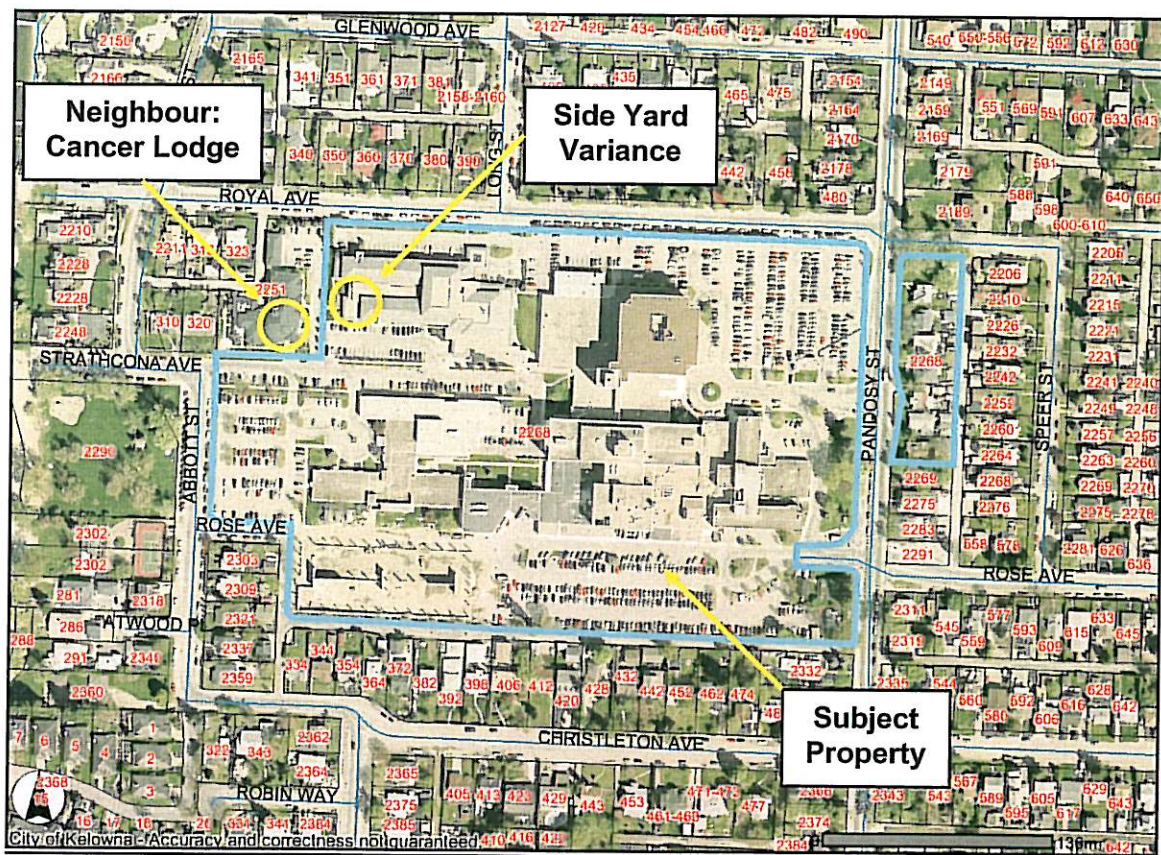
The application meets the development regulations of the P1 – Major Institutional zone as follows (* denotes required variance) :

Zoning Bylaw No. 8000		
Criteria	Proposed	P1 Zone Requirements
Subdivision Regulations		
Lot Area	85,656 m ²	460 m ²
Lot Width	235 m	13.0 m
Lot Depth	380 m	30.0 m
Development Regulations		
Side Yard (west)	3.33 m *	4.5 m
Other Requirements		
Parking	13	5 per 100 m ² (12.25 req. for addition)

4.0 SITE CONTEXT

Site Location Map

The subject property, Kelowna General Hospital, is located at the intersection of Pandosy Street and Royal Avenue.



The neighbouring property (immediately to the west), at 2251 Abbott Street, is owned by the Canadian Cancer Society who operates a Cancer Lodge at that site. They have expressed support for this Development Variance Permit in signed correspondence.

5.0 TECHNICAL COMMENTS

5.1. Works & Utilities Department

The encroachment of interior sideyard setback on the west side of the site does not compromise Works and Utilities servicing requirements.

5.2. Inspections Department

No comments or concerns.

5.3. Fire Department

Spatial separation as per BCBC 2006 or equivalencies required.

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Staff is supportive of this proposal requiring a variance to the minimum interior side yard setback. The exterior materials and finishing for the proposed addition have been specified in the attached elevations and are consistent with the exterior finish of the existing building.

Given the minor nature of the variance requested and the support from the neighbouring property, this proposed change in setback would have very little impact, if any, on surrounding properties. In addition, the proposal provides considerable community benefit in the provision of one additional cancer treatment vault at the BC Cancer Agency's Centre for the Southern Interior.



Danielle Noble
Current Planning Supervisor

ATTACHMENTS

- A** **Location map of subject property**
- B** **Overall site plan**
- C** **Partial site plan**
- D** **Elevations**

ADDRESS
DVP08-0202

Vary the minimum side yard setback on this portion of the subject property from 4.5m required to 3.3m proposed.

City of Kelowna - Accuracy and correctness not guaranteed

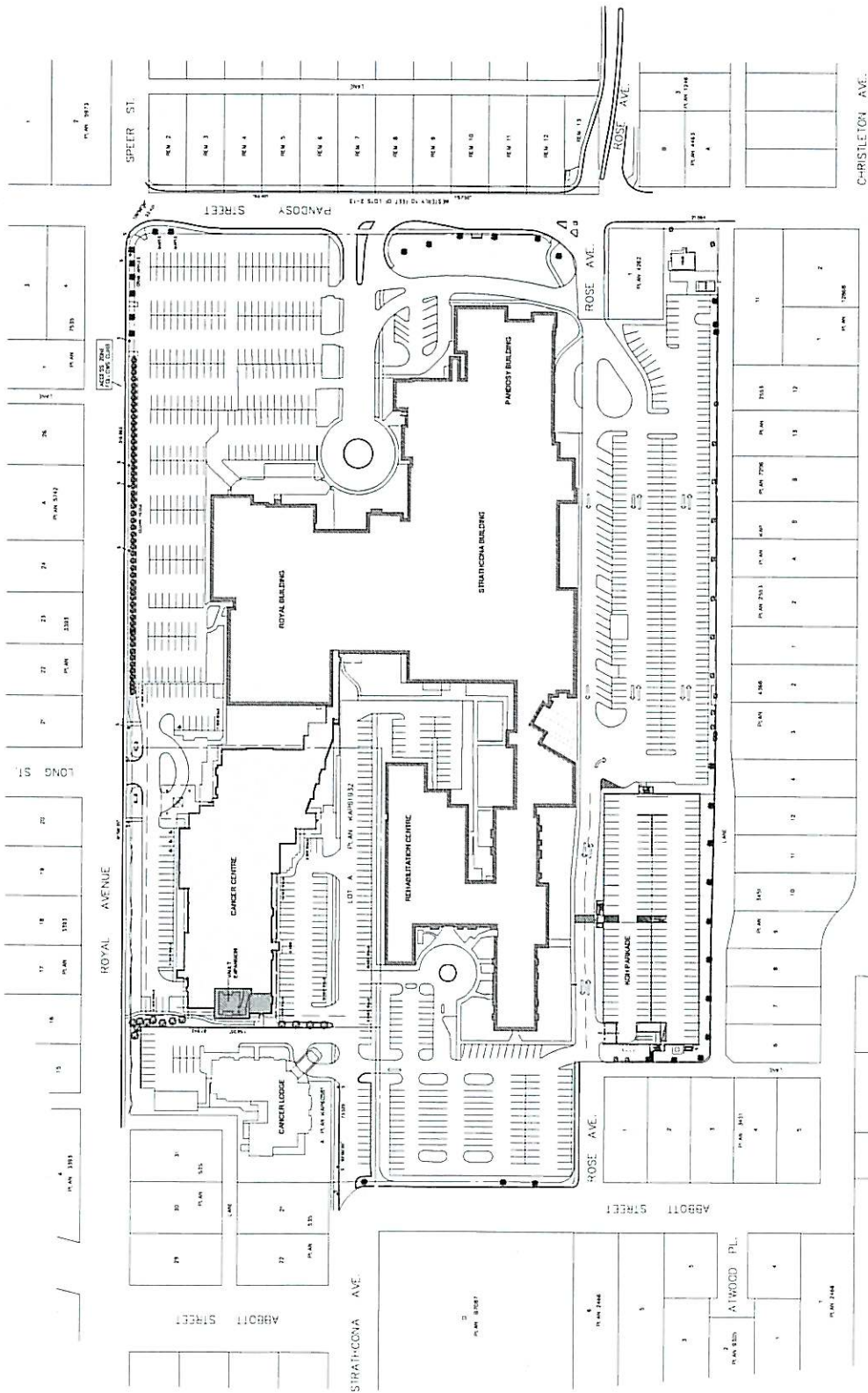
lap: 847 x 913 m -- Scale 1:5,000

2008-08-27

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.



http://kelintranetb/servlet/com.esri.esrimap.Esrimap?ServiceName=Subject_Properties_Ar... 8/27/2008



A1.01

CCSI - VAULT EXPANSION/ RENOVATION

SCHEMATIC DESIGN

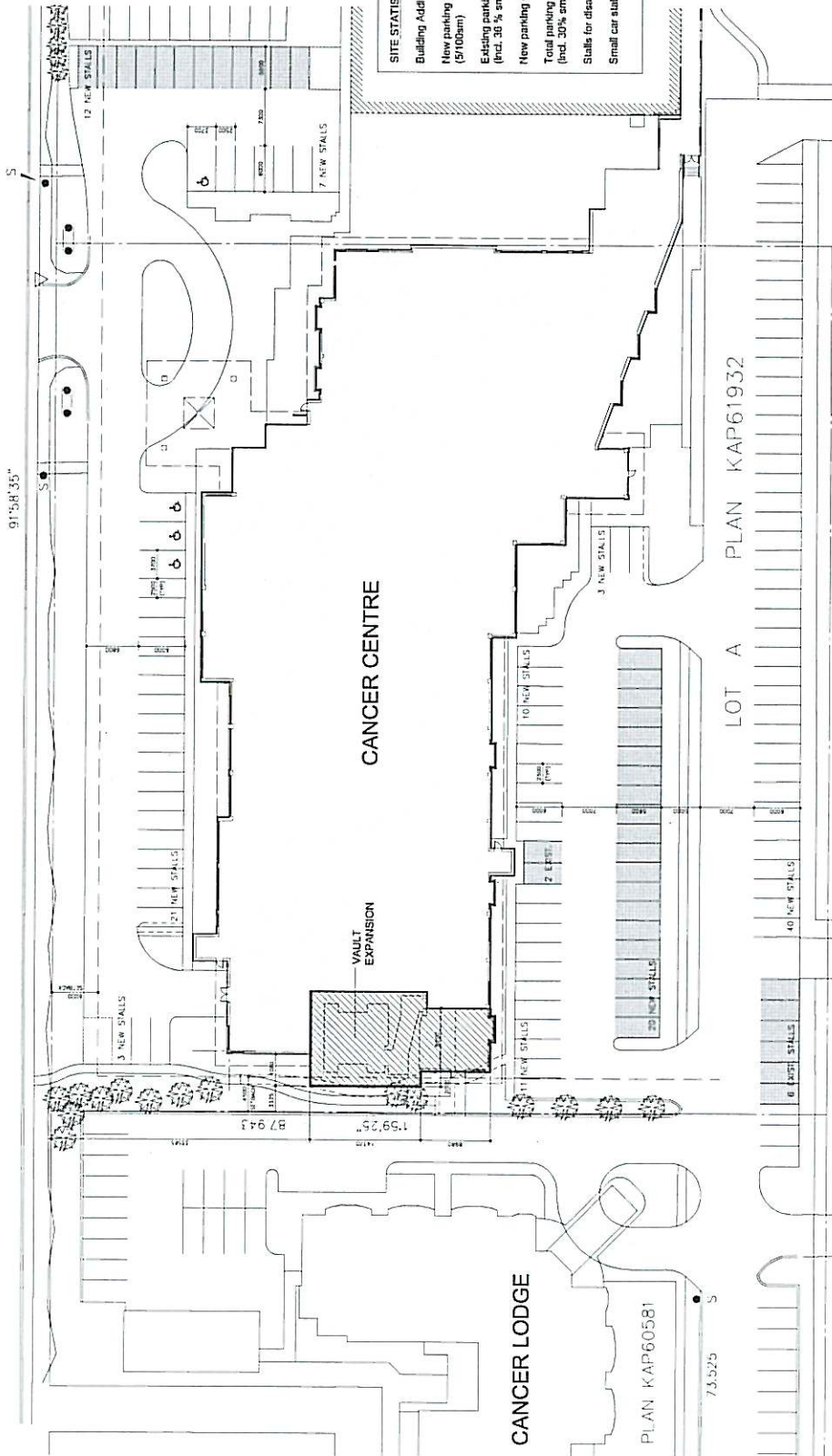
OVERALL SITE PLAN

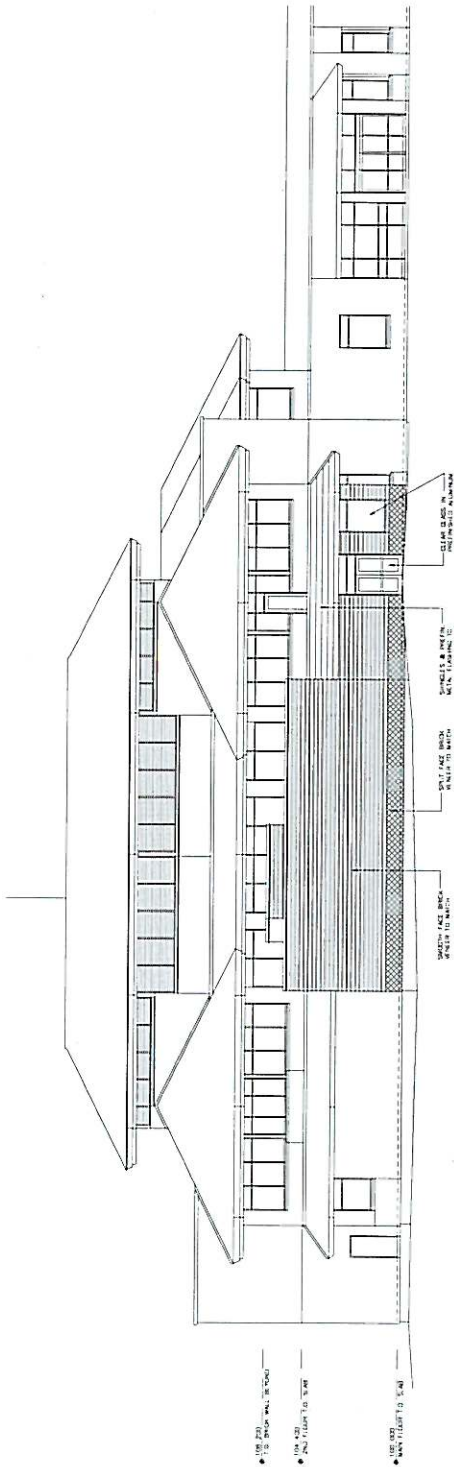
SCALE 1:750 METRIC March 2000



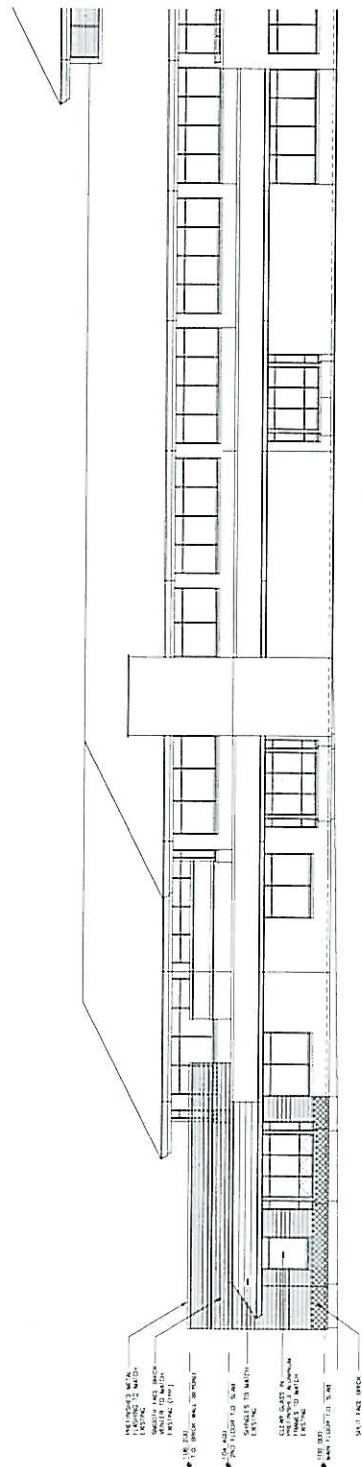
ROYAL AVENUE

91'58" 35"





WEST ELEVATION



SOUTH ELEVATION

A1.06

CCSI - VAULT EXPANSION/ RENOVATION

PRELIMINARY DESIGN

OPTION 3 - ELEVATIONS

SCALE 1:100 METRIC March 2008

