

Schedule "A" of the report of the Land Use Management Department dated September 24, 2010 not be considered by Council;

AND THAT Text Amendment No. TA10-0007 to add the HD1 - Health District 1 zone to Sign Bylaw No. 8235 as outlined in Schedule "A" of the report of the Land Use Management Department dated September 24, 2010 not be considered by Council;

AND FURTHER THAT Rezoning Application No. Z10-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, D.L. 14, ODYD, Plan 3216 located at 2149 Pandosy Street, Lot 2, D.L. 14, ODYD, Plan 3216 located at 2159 Pandosy Street, Lot 3, D.L. 14, ODYD, Plan 3216 located at 2169 Pandosy Street, Lot 1, D.L. 14, ODYD, Plan 5973 located at 2179 Pandosy Street, Lot 2, D.L.14, ODYD, Plan 5973 located at 2189 Pandosy Street, Kelowna, B.C. from the RU6 - Two Dwelling Housing zone to the HD1 - Health District 1 zone not be considered by Council;

2.0 SUMMARY

The applicant has made application for an Official Community Plan amendment to change the future land use designation of the subject properties from the existing Multiple Unit Residential - Low Density and Single Two Unit Residential designation to the newly proposed "Health District" designation. A Text Amendment application has been submitted in order to add the proposed HD1 - Health District 1 to Zoning Bylaw No. 8000. The applicant has also applied to rezone the subject properties from the existing RU6 - Two Dwelling Housing zone to the proposed HD1 - Health District zone in order to permit the construction of the proposed mixed-use development. A Development Permit for the form and character of the project will be submitted to the City and reviewed by the Council at a later date, should the proposed land use receive favourable consideration.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 17th, 2010 the APC passed the following motion:

THAT the Advisory Planning Commission support Official Community Plan Bylaw Amendment Application No. OCP09-0008 for 2149, 2159, 2169, 2179 & 2189 Pandosy Street to amend the Official Community Plan to add the Health District as a new Future Land Use designation and to amend the Future Land Use for the subject properties from Multiple Unit Residential - Low Density and Single Two Unit Residential to Health District in order to accommodate the proposed mixed use development.

THAT the Advisory Planning Commission support Text Amendment Application No. TA10,0007 for 2149, 2159, 2169, 2179 & 2189 Pandosy Street to add the proposed HD1 - Health District 1 Zone and the "Retail Stores, Health Products" definition to Zoning Bylaw No. 8000.

THAT the Advisory Planning Commission support Rezoning Application No. Z10-0040 for 2149, 2159, 2169, 2179 & 2189 Pandosy Street in order to rezone the subject properties from RU6 - Two Dwelling Housing to HD1 - Health District 1 in order to accommodate the proposed mixed use development.

Anecdotal Comment

While the APC supports the OCP Amendment, they would like the Applicant and City to have further discussion on the density increase in terms of supportive housing. Members of the Public referenced the Ronald McDonald House and the APC would like to see those who come

here for a need to be accommodated in a similar manner. Furthermore, as the Health District designation develops, to further explore consideration for expansion of the current boundary; expanding northwards to Springfield, Cadder and Richter to connect the east and west roads. While the Advisory Planning Commission supports the Rezoning Application, they would like the Applicant and City to address the above-noted items.

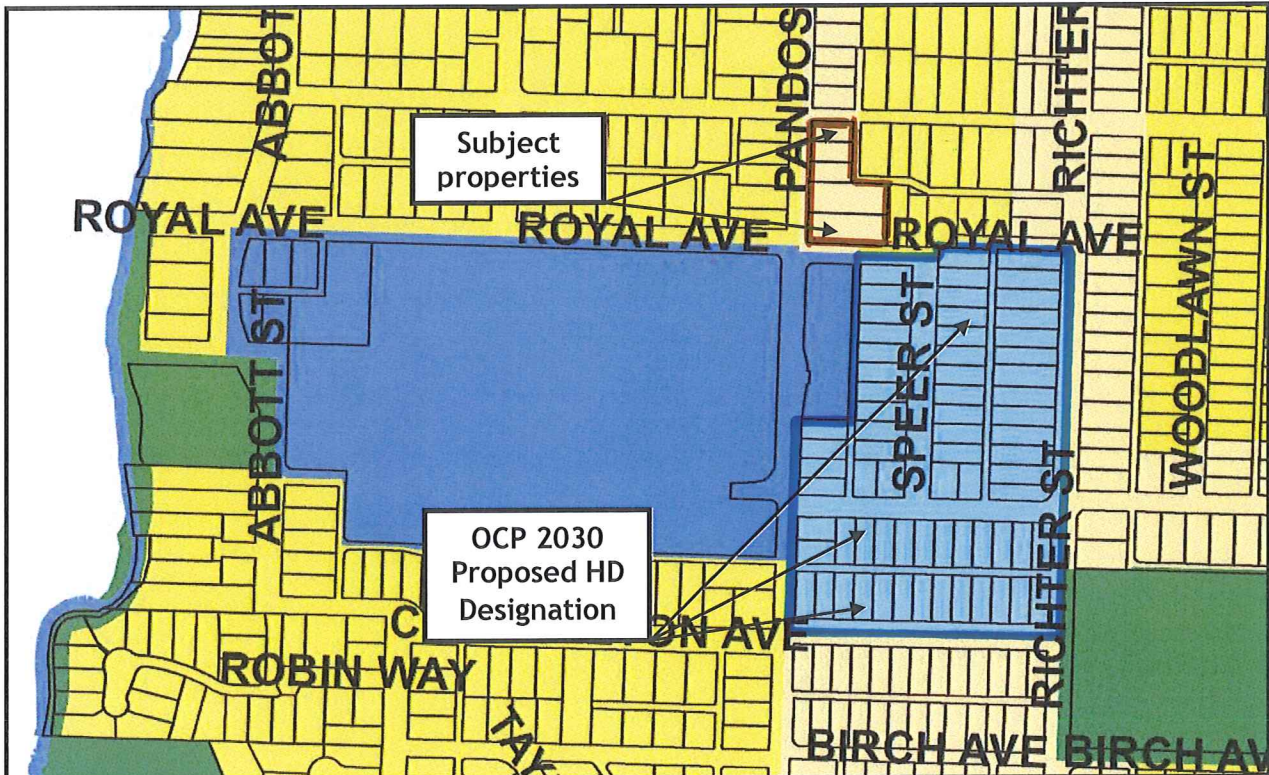
4.0 COMMUNITY HERITAGE COMMISSION

While formal comment from the CHC is not required for this application, the development proposal was reviewed at the September 9th, 2010 CHC meeting as one of the properties is on the City's Heritage Register. The following comment was provided by the CHC:

- Prefer that the house be preserved in its original location but liked that the heritage house will be incorporated in the project as noted in the plan.
- Raised concern with the projects massing and how it will be dealt with and how it will relate to the Abbott Street Heritage Conservation Area.
- Additional control on setbacks are important to provide a significant setback from the streets and adjoining neighbourhood as significant massing is proposed.
- Indicated that while development is anticipated in this area a more sensitive height profile to the Abbott Street Heritage Conservation and the adjacent neighbourhood would be appropriate.
- Commented that they were pleased to see this application presented to them for input prior to the project commencing.

5.0 BACKGROUND - DRAFT 2030 OCP HEALTH DISTRICT

As part of the 2030 OCP review process a 'Health District' is being contemplated, although it does not encompass the subject properties. The proposed Future Land Use change considered in the Draft OCP would be from a Residential designation to a Health District designation.



The intent is to allow health related uses in this area including health services such as clinics and labs, institutional uses related to the hospital, temporary accommodation (such as a Ronald McDonald House) and multi unit residential uses. The Health District as proposed in the Draft OCP would be located as shown in light blue on the above noted map.

6.0 PROPOSAL

The applicant is proposing to develop the subject properties with a 4 storey mixed use building with 43 residential units and approximately 1152m² of commercial space located on the ground floor. The proposed development would provide a mix of ownership and rental units, and the rental units would be for both short and long term tenants. The applicant has indicated that the commercial component of the project consists of 7 Commercial Retail Units (CRU's) and a Food Primary Area with a maximum of 32 seats. The applicant's intention is to provide a range of health related commercial uses within the main floor of the proposed development. Notably, the property located at 2189 Pandosy Street is on the City of Kelowna's Heritage Register, and this proposal aims to incorporate the heritage home into the project build-out.

The proposed purpose of the HD1 - Health District 1 zone, (which if adopted will potentially be available to other properties within the City), is to create a zone that provides services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs that include staff, clients, patients and their families. This zone will provide for a range of institutional, commercial and residential uses. In particular the proposed zone includes the following commercial uses: Personal Service Establishments, Emergency and Protective Services, Extended Medical Treatment Facilities, Health Services, Retail Stores, Health Products, Food Primary, Apartment Hotel and Hotel.

The HD1 zone contemplates a maximum Floor Area Ratio (FAR) of 1.5, which is a density profile similar to the RM5 - Medium Density Multiple Housing Zone and the C4 - Urban Centre Commercial Zone. The proposed height of 16.5m / 4 storeys would also be comparable to a RM5 or C4 form of development. The underground / under-building parking access will be from Royal Avenue, while the loading area will be accessed from the rear lane. The parking podium will be partially underground and above ground and envelope the entire site.

A 'Zoning Comparison Table' is attached that compares the proposed development to the RM3 - Low Density Multiple Housing zone, the RM5 - Medium Density Multiple Housing zone and C4 - Urban Centre Commercial zone. This provides the opportunity to compare the proposed development and the Health District 1 zone to the City's existing zones.

6.1 Site Context

The subject properties are located along Pandosy Street directly across from the Abbott Street Heritage Conservation Area adjacent to an established Single Two / Unit Neighbourhood. The South Pandosy Town Centre is located approximately 1 km to the South and the Hospital is located to the SW of the property and the future hospital expansion is to the South. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential

South	RU6 - Two Dwelling Housing P1 - Major Institutional	Residential Future Hospital
West	RU1 - Large Lot Housing	Residential

6.2 Subject Property Map

Royal / Pandosy / Glenwood



7.0 CURRENT DEVELOPMENT POLICY

Staff recommends that the APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan is not required in this case.

Staff have reviewed this application and do not have the information required to determine if the application can proceed without affecting the City's financial plan. To adequately assess the impact of this project a Traffic Impact Study is required. At this point Staff are in a position to state that the application may NOT move forward without affecting either the City's financial plan or waste management plan.

7.1 Considerations in Reviewing Development Applications (OCP Chapter 9 - Commercial)¹

Location of New Commercial. Direct new commercial ventures to locate in areas designated for commercial purposes (see Map 19.1);

Urban Centre Focus. Encourage new retail, service, office, hotel/motel, and entertainment facilities to locate within the Urban Centres, in accordance with the provisions of Map 6.2 and the policies of Chapter 6;

Commercial Uses within Heritage Buildings. Consider commercial uses within heritage buildings located in areas not designated as Commercial on Future Land Use Map 19.1, provided that a Heritage Revitalization Agreement is negotiated with the City and provided that the project meets the criteria established for sensitive neighbourhood integration;

Office Building Locations. Encourage office buildings providing more than 929 m² (10,000 sq. ft.) of leasable space to locate in the City Centre or the Town Centres. This policy does not include offices integral to business park / industrial uses and “corporate offices” allowable under relevant industrial zones;

Transportation Impacts of Large-scale Commercial. Require that necessary transportation system improvements be developed in conjunction with large new commercial facilities, while recognizing that in some instances transportation constraints may preclude the introduction of new facilities;

Objectives for Commercial Development (OCP Chapter 9)²

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should provide visual interest and human scale.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).
- All development should promote safety and security of persons and property within the urban environment (CPTED).

7.2 Considerations in Reviewing Development Applications (OCP Chapter 8 - Housing)³

Housing Agreements. Support the use of housing agreements to assist in creating affordable and special needs housing.

Rezoning to Higher Densities. Consider supporting an OCP amendment and rezoning application for residential densities greater than those provided for on the Generalized

¹ Official Community Plan, Pages 9-2 - 9-4

² Official Community Plan, Page 9-8

³ Official Community Plan, Pages 8-4 - 8-7

Future Land Use Map 19.1 where a portion of the proposed units are available for affordable, special needs or rental housing identified to be in short supply (guaranteed through a Housing Agreement). To mitigate the neighbourhood impact of higher densities, it is important that:

- supporting infrastructure and park land is sufficient to accommodate the proposed development (or the developer is prepared to upgrade the necessary infrastructure and park land); and
- the proposed densities do not exceed the densities provided for on Map 19.1 by more than one increment (e.g. medium density multiple units might be entertained where low-density has been provided for, and low-density multiple units might be entertained where single/two unit residential densities have been provided for); and
- the project be sensitively integrated into the surrounding neighbourhood, with no more than a one-storey height gain between the proposed development and the height permitted within land use designations assigned to adjacent parcels (Where the property being proposed for redevelopment is large, consideration may be given to providing greater heights at the centre of the property provided that the new building is sensitively integrated with the surrounding neighbourhood); and
- approval of the project not destabilize the surrounding neighbourhood or threaten viability of existing neighbourhood facilities (e.g. schools, commercial operations etc.).

Density Profile. Support a land use approach where residential densities increase as proximity to the core of Urban Centres increases, as shown on Future Land Use Map 19.1;

Apartments and Townhouses. Encourage development to contribute to the City's goal of, over the 2000 - 2020 timeframe, having 53% of new residential units be in the form of apartments, townhouses (and cluster housing), or other multiple unit buildings;

Housing Variety. Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of lifestyle choices;

Integration. Encourage the sensitive integration of different housing forms in the various sectors of the City, in support of neighbourhood diversity and healthy communities;

Objectives for Multiple Unit Residential Development⁴

- All development should be an appropriate response to its physical context, or anticipated future context where an area is designated for increased density or land use transition in the OCP.
- All development should contribute to a sense of community identity and sense of place (integration of development within larger community, belonging, community cohesiveness).
- All development should facilitate access by, and minimize conflicts among pedestrian, bicycle, and vehicular modes of transportation (access, mobility).

⁴ Official Community Plan, Page 8-13

- All development should promote safety and security of persons and property within the urban environment (CPTED).

7.3 Heritage Policies - OCP Chapter 16⁵

Heritage Protection. Encourage owners of properties listed in the Kelowna Heritage Register to voluntarily provide long-term heritage protection to their properties through the use of a Heritage Designation Bylaw or a Heritage Conservation Covenant.

Heritage Register. Use the Kelowna Heritage Register as the City's official list of properties having heritage value to allow for more fully informed decision making;

Municipal Heritage Designation. Explore available conservation tools when considering development applications that have an impact on properties identified in the Kelowna Heritage Register;

7.4 Considerations in Reviewing Development Applications (Chapter 18 - Institutional)⁶

Urban Centre Focus. Encourage an Urban Centre focus for health care and social services;

8.0 TECHNICAL COMMENTS

8.1 Building & Permitting

- 1) A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including the parking garage(s). This minimum geodetic elevation may dictate that the building changes from 4 to 5 stories in height as defined by the 2006 edition of the British Columbia Building Code (BCBC 06), if the parking garage is lifted to be above the minimum Okanagan lake flood level. Depending on the BCBC' 06 classification, this may require firewall(s) in the building or the building be constructed as non combustible construction.
- 2) Potential spatial separation issues at the bridge connection area between the Activity building and the Main Building Structure which may affect the form and character. A code analysis would be required to define the fire resistance ratings and required separations along with spatial calculation for unprotected openings.
- 3) Building Exiting analysis required for the Activity Building structure to be reviewed by the Building Department prior to the release of the Development Permit. If exiting stairwell location(s) may be required to change, this would affect the form and character of the building. The exiting analysis is to define: (limiting distances, exit thru lobby and protection of exit path(s) which may affect the form and character of the building.
- 4) Are any of the residential units intended to have medical supervision, if so the requirements of B2 may need to be addressed. B2 designation as defined by BCBC'06 has specific requirements that may affect the building as shown in the Development Permit drawings. The classification of the building should be determined by the Architect prior to release of the Development Permit.

⁵ Official Community Plan, Pages 16-1-16-3

⁶ Official Community Plan, Pages 8-4 - 8-7

- 5) Geotechnical and Structural pier review(s) may be required prior to issuance of any Building permits. Requirements to be established at time of Building Permit application.
- 6) Is the potential landscaped roof area designed as an occupied area?

8.2 Development Engineering Branch
See Attached.

8.3 Fire Department
Fire department access, fire flows of 150ltr/sec, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. No Parking signs are to be provided along all lanes.

9.0 LAND USE MANAGEMENT DEPARTMENT

There are elements of the project that have the potential to support the Kelowna General Hospital (KGH) as it continues to grow as a regional medical and cancer treatment centre. The applicant's intent is to provide a mix of housing and commercial options that would be ancillary to KGH. However, there are a number of components that do not fit within current and anticipated future City policy.

Land Use Implications

The subject property is currently designated as Multiple Unit Residential - Low Density and Single Two Unit Residential in the current OCP. The applicant is applying to create a new OCP designation and a new zone in advance of the current OCP review process. This proposal is located to the north of the City's draft OCP Health District boundary and would result in a larger Health District area that would have a broader impact and possibly de-stabilize adjoining neighbourhoods and character. Full build out of the City's proposed Health District would take considerable time before there would be a need to expand beyond the area considered in the Draft 2030 OCP.

In terms of use, it has long been the City's position that commercial uses oriented to medical / dental or hospital support should be located within the nearby Pandosy Town Centre. In recognition of an expanding presence of hospital related uses likely to occur in the future, Staff have suggested in the draft OCP that it may be appropriate to consider complimentary health care related uses and associated residential accommodation in the proposed Health District. The proposed Health District intentionally does not include lands north of Royal Avenue, providing a more appropriate configuration. The purpose of the configuration would be to strengthen the east - west transportation linkages, particularly along Rose Avenue, to other IHA facilities on Ethel Street (IHA administration; Cottonwoods Extended Care). However, the draft OCP has not been approved by Council and at this time there is no such policy direction.

A 'Zoning Comparison Table' comparing the proposed development to the RM3 - Low Density Multiple Housing zone, the RM5 - Medium Density Multiple Housing Zone and C4 - Urban Centre Commercial Zone is attached. This provides the opportunity to compare the proposed development to the City's existing zones. As shown in this table, the proposed development is most consistent with a C4 - Urban Centre Commercial development located in one of the Urban Centres.

Height & Density

The proposed building density and height is not consistent with the existing OCP and anticipated zoning. Permitted building heights would be 2.5 storeys in order to compare with the allowable building height in adjacent single detached residential areas. The RM3 zone would also ensure that the properties can be adequately serviced and achieve a sensitive height profile that does not destabilize the surrounding neighbourhood. The current OCP designation is intended to acknowledge the intensity of traffic along Pandosy Street and attempts to buffer existing residential uses to the east by allowing slightly higher density forms as a transition along Pandosy Street. In accordance with the OCP designation, RM3 - Low Density Multiple Housing would be the appropriate zone to meet the land use goals for the subject properties.

Housing Agreement

As the applicant is proposing an OCP amendment resulting in an increase in density, an affordable Housing Agreement or cash-in-lieu of affordable housing should be provided as part of the proposed development package. As indicated in the 'Planning Brief' attached to this report, the applicant is proposing to commit to the following through a Housing Agreement:

- At least three units would be made available for KGH patients for short to medium term stays at the same or comparable rates as provided by the BC Cancer Society Lodge.
- Four units on the main floor will be constructed for wheelchair accessible occupancy.
- All units in the project will have "accessible friendly" floor plans but may not be fully equipped with accessibility furnishings and fixtures.

The density under the existing OCP designation, permitted through the RM3 - Low Density Multiple Housing Zone, would be 0.70 with under-building parking. As this would be equivalent to a one increment bump in the OCP's future land use designation, policy requires that 50% of the density bonus should be secured for affordable housing through a Housing Agreement. Taking this into consideration, as the proposed FAR is approximately 1.3 FAR the total density bonus would be approximately 0.6 FAR / 2,728m², and 50% of this would be approximately 0.3 FAR / 1364m². In order to satisfy OCP Section 8.1.31, 1364m² must be secured for affordable housing as defined in the OCP. At this point, it is not clear that the proposal will satisfy this requirement.

The applicant has indicated that the proposed development would provide a range of residential units that could be purchased, or rented by the day, week or month. Ownership units could be added to the rental stock and managed by on site staff. However, beyond what the applicant has indicated (above) there is no guarantee that this will occur. The proposed development will function as a for-profit operation and will not be comparable to a charitable organization such as the Ronald McDonald house. The applicant has indicated that of the 42 units being contemplated, only 3 units will be secured for short to medium term stays at the same or comparable rates as provided by the BC Cancer Society Lodge.

Transportation Infrastructure

There is concern about loading additional and unplanned for density and commercial uses that may trigger required upgrades to Pandosy Street. In addition, the Royal Avenue / Pandosy Street intersection will be increasingly compromised with already anticipated increase in KGH

traffic and allowing more intensive growth at this intersection could be problematic. Focusing development to the east along Rose Avenue, as proposed by the Draft OCP, provides an opportunity to re-direct traffic to other adjacent roads and thereby reduce the need to widen Pandosy. This has influenced Staff's decision to recommend that the Draft 2030 OCP provide for a Health District bordered by Pandosy / Richter Streets and Royal / Christleton Avenues, and not extending further north as proposed by this application.

Due to the size and type of the proposed development and its critical location, a detailed traffic impact study will be required. The traffic impact study will need to consider the movement of motor vehicles, transit, cyclists and pedestrian movements (particularly across Pandosy Street). The transportation model shows that Pandosy Street will be congested in the future. Specifically, the model shows over capacity by 2030, and intersections including Pandosy / Christleton, Pandosy / Royal, and Richter / Rose will be failing. With the location of the Hospital emergency entrance on Royal Ave, the efficient operation of this intersection is critical.

For this reason, Staff cannot conclude that there will be no Servicing or Financial impacts to the City associated with this OCP amendment. A detailed transportation analysis is required to fully understand the full implications associated with the proposed development. Should the proposed development proceed, additional road connections in the area will be triggered to include the possible connection of Royal Avenue between Pandosy & Richter and the extension of Speer Street to Glenwood Avenue. The requirements would be confirmed following the completion of a traffic impact study. The draft OCP shows a Hospital precinct along Rose Avenue. It is Staff's aim to strengthen the east west connection between Pandosy, Richter, Gordon and Benvoulin by upgrading Rose Avenue to an arterial standard, allowing improved access to the Hospital area.

Summary

In summary, while recognizing the merit of the health-services related housing and commercial aspects of this project, the land use implications and servicing issues associated with this project are too significant to provide support for the proposed project in this location. Through continued discussions with the proponent over the last number of years, Staff have consistently indicated that a project of this magnitude cannot be supported in this location.

9.0 ALTERNATE RECOMMENDATION

If Council chooses to support the proposed development, the following recommendations will be required:

THAT OCP Amendment No. OCP10-0008 to amend Section 19 of the Official Community Plan to add the Health District designation as a new Future Land Use Designation for Development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses generally consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service related commercial uses may be supported. A Development Permit is required for Health District designated properties, the appropriate Development Permit Guidelines for the Form and Character of Commercial or Multiple Unit Development will be applied., be considered by Council;

AND THAT OCP Bylaw Amendment No. OCP10-0008 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by adding Health District as a new designation and by changing the Future Land Use designation of Lot 1, D.L. 14, ODYD, Plan 3216 located at 2149 Pandosy Street, Lot 2, D.L. 14, ODYD, Plan 3216 located at 2159 Pandosy Street, Lot 3, D.L. 14, ODYD, Plan 3216 located at 2169 Pandosy Street, Lot 1, D.L. 14, ODYD, Plan 5973 located at 2179 Pandosy Street, Lot 2, D.L.14, ODYD, Plan 5973 located at 2189 Pandosy Street, Kelowna, B.C. from the Multiple Unit Residential - Low Density and the Single Two Unit Residential designations to the Health District, as shown on Map "A" attached to the report of the Land Use Management Department, dated September 24, 2010, be considered by Council;

AND THAT Council considers the APC public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the report of the Community Sustainability Division dated September 24, 2010;

AND THAT Text Amendment No. TA10-0007 to add the proposed HD1 - Health District 1 zone and the Retail Stores, Health Products definition Zoning Bylaw No. 8000 as outlined in Schedule "A" of the report of the Land Use Management Department dated September 24, 2010 be considered by Council;

AND THAT Text Amendment No. TA10-0007 to add the HD1 - Health District 1 zone to Sign Bylaw No. 8235 as outlined in Schedule "A" of the report of the Land Use Management Department dated September 24, 2010 be considered by Council;

AND THAT Rezoning Application No. Z10-0040 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, D.L. 14, ODYD, Plan 3216 located at 2149 Pandosy Street, Lot 2, D.L. 14, ODYD, Plan 3216 located at 2159 Pandosy Street, Lot 3, D.L. 14, ODYD, Plan 3216 located at 2169 Pandosy Street, Lot 1, D.L. 14, Plan 5973 located at 2179 Pandosy Street, Lot 2, D.L.14, ODYD, Plan 5973 located at 2189 Pandosy Street, Kelowna, B.C. from the RU6 - Two Dwelling Housing zone to the HD1 - Health District 1 zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP08-0027, Text Amendment No. TA10-0007 and the zone amending bylaw be forwarded to a Public Hearing for further consideration subsequent to the applicant completing a Traffic Impact Study and a comprehensive assessment of supporting infrastructure regarding potential impact of the proposed development and the cost to provide required upgrades, to the satisfaction of the Development Engineering Branch;

AND THAT Council forward a Bylaw authorizing a Housing Agreement between the City of Kelowna and John and Alana Marrington and John Balla subsequent to the applicant providing a Housing Agreement that conforms with OCP Section 8.1.31 on Lot 1, D.L. 14, ODYD, Plan 3216 located at 2149 Pandosy Street, Lot 2, D.L. 14, ODYD, Plan 3216 located at 2159 Pandosy Street, Lot 3, D.L. 14, ODYD, Plan 3216 located at 2169 Pandosy Street, Lot 1, D.L. 14, Plan 5973 located at 2179 Pandosy Street, Lot 2, D.L.14, ODYD, Plan 5973 located at 2189 Pandosy Street, Kelowna, B.C. for reading consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the execution of the Housing Agreement;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject properties;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a plan of subdivision to consolidate the properties into one title.



Shelley Gambacort
Land Use Management, Director

Approved for inclusion:



Jim Paterson
General Manager, Community Sustainability

Attachments

- Location Map
- Applicants Letter of Rationale
- Site Plan & Elevations
- Landscape Plan



MAP "A"



Subject Properties to have Future Land Use designation changed from "MUTIPLE UNIT RESIDENTIAL - LOW DENSITY" and "SINGLE / TWO UNIT RESIDENTIAL" to "HEALTH DISTRICT"

Zoning Comparison Table (Bylaw No. 8000)

Criteria	Proposed Development	Proposed HD-1 Zone	RM3 - Low Density Multiple Housing (Consistent with OCP)	RM5 - Medium Density Multiple Housing	C4 - Urban Centre Commercial
Subdivision Regulations					
Site Width	95.26m	13.0m	30.0m	30.0m	13.0m
Site Depth	32.8m	30.0m	30.0m	35.0m	30.0m
Site Area	4519m ²	460m ²	900m ²	1400m ²	460 m ²
Development Regulations					
Floor Area Ratio (FAR)	1.3	1.3 Base FAR 0.1 Housing Agreement 0.1 Under Building Parking 1.5 Max FAR	0.5 Base FAR 0.05 Housing Agreement 0.2 Under Building Parking 0.75 Max FAR	1.1 Base FAR 0.1 Housing Agreement 0.2 Under Building Parking 1.4 Max FAR	1.3 Mixed Use project 0.1 Housing Agreement 0.2 Under Building Parking 1.6 Max FAR *
Site Coverage	50.4%	55%	50% - Buildings etc...	60% - Buildings etc...	75%
Height	14.5m - 4 Storey	16.5m	9.5m or 2 ½ storeys	16.5m or 4 storeys	15m or 4 storeys
Front yard (S)	4.5m	4.5m	4.5m	6.0m	0.0m
Side yard	4.5m- >12.0m Building 8.4m- <12.0m Building	4.5m- <12.0m Building 6.0m- >12.0m Building	4.5m	7.5m	4.5m adjacent to residential
Rear yard (N)	3.26m with lane	3.0m with lane 6.0m without lane	7.5m	7.5m	6.0m adjacent to residential
Other Regulations					
Open Space	28m ² provided (Avg.)	22m ²	22m ² Required (Avg.)	22m ² Required (Avg.)	14m ² Required (Avg.)
Vehicle Parking	42 units = 42 stalls 1,052m ² Leasable = 19 stalls Food Pri (32 seats) = 8 stalls Total provided = 70 Stalls	1 per residential unit 1.75 per 100m ² Leasable 1 per 4 seats - Food Primary 0 required for amenity space	7 bachelor units = 7 stalls 3 - 1 Bedroom = 4 stalls 32 - 2 Bedroom = 48 stalls Residential = 59 stalls 691m ² Health Serv = 34.55 Food P (32 seats) = 8 Pharmacy (retail) = 6 Commercial = 50 stalls Total Req. = 109 Stalls	7 bachelor units = 7 stalls 3 - 1 Bedroom = 4 stalls 32 - 2 Bedroom = 48 stalls Residential = 59 stalls 691m ² Health Ser = 34.55 Food P (32 seats) = 8 Pharmacy (retail) = 6 Commercial = 50 stalls Total Req. = 109 Stalls	42 res. units = 42 stalls 1,052m ² Leasable = 19 100m ² Food Pri. = 8 stalls Total Req. = 70 Stalls
Bicycle Parking	None Proposed	Class I: 24 Class II: 12	Class I: 24 Class II: 12	Class I: 24 Class II: 12	Class I: 24 Class II: 12
Loading stalls	1 stall	1 per 1,900m ² = 1 stall	Commercial not permitted	Commercial not permitted	1 per 1,900m ² = 1 stall

*Additional bonuses available for C4 projects located within Urban Centres providing sustainable building components e.g. green roofs

Schedule "A"
 Text Amendment No. TA10-0007 - Proposed Text Amendments

		Zoning Bylaw No. 8000	
No.	Section	Existing Text	Proposed Text
1	<p>Table of Contents</p>	<p>Section 16: Public & Institutional Zones 16.1 P1 Major Institutional P1lp Major Institutional (Liquor Primary) 16.2 P2 Education and Minor Institutional P3 Parks and Open Space P3lp Parks and Open Space (Liquor Primary) 16.4 P4 Utilities P5 Municipal District Park P5lp Municipal District Park (Liquor Primary) 16.6 W1 Recreational Water Use W2 Intensive Water Use 16.7</p> <p>Section 17: Comprehensive Development Zones 17.1 CD Comprehensive Development</p> <p>Section 18: Effective Date Schedule A Zoning Maps Schedule B Comprehensive Development Zones</p>	<p>Section 16: Health District Zones 16.1 HD1 Health District 1 Zone</p> <p>Section 17: Public & Institutional Zones 17.1 P1 Major Institutional P1lp Major Institutional (Liquor Primary) 17.2 P2 Education and Minor Institutional P3 Parks and Open Space P3lp Parks and Open Space (Liquor Primary) 17.4 P4 Utilities P5 Municipal District Park P5lp Municipal District Park (Liquor Primary) 17.5 W1 Recreational Water Use W2 Intensive Water Use 17.6 17.7</p> <p>Section 18: Comprehensive Development Zones 18.1 CD Comprehensive Development</p> <p>Section 19: Effective Date Schedule A Zoning Maps Schedule B Comprehensive Development Zones</p>

2	Section 1 - General Administration Section 1.3.1	Section 16 - Public and Institutional Zones		Section 17 - Comprehensive Development Zones			
		P1	Major Institutional	Section 16 - Health District Zones	HD1	Health District 1 Zone	
		P1lp	Major Institutional (Liquor Primary)	Section 17 - Public and Institutional Zones		P1	Major Institutional
		P2	Education and Minor Institutional	P1lp	Major Institutional (Liquor Primary)	P2	Education and Minor Institutional
		P3	Parks and Open Space	P2	Parks and Open Space	P3	Parks and Open Space
		P3/lp	Parks and Open Space (Liquor Primary)	P3/lp	Parks and Open Space (Liquor Primary)	P4	Utilities
		P4	Utilities	P4	Utilities	P5	Municipal District Park
		P5	Municipal District Park	P5lp	Municipal District Park (Liquor Primary)	P5lp	Municipal District Park (Liquor Primary)
		P5lp	Municipal District Park (Liquor Primary)	W1	Recreational Water Use	W1	Recreational Water Use
		W1	Recreational Water Use	W2	Intensive Water Use	W2	Intensive Water Use
		Section 17 - Comprehensive Development Zones		Section 18 - Comprehensive Development Zones		Section 18 - Comprehensive Development Zones	
		CD1	Comprehensive Development One	CD1	Comprehensive Development One	CD1	Comprehensive Development One
		CD2	Kettle Valley Comprehensive Residential Development	CD2	Kettle Valley Comprehensive Residential Development	CD2	Kettle Valley Comprehensive Residential Development
		CD3	Comprehensive Development Three	CD3	Comprehensive Development Three	CD3	Comprehensive Development Three
		CD4	Comprehensive Small Lot Residential	CD4	Comprehensive Small Lot Residential	CD4	Comprehensive Small Lot Residential
		CD5	Multi-Purpose Facility	CD5	Multi-Purpose Facility	CD5	Multi-Purpose Facility
		CD5lp	Multi-Purpose Facility (Liquor Primary)	CD5lp	Multi-Purpose Facility (Liquor Primary)	CD5lp	Multi-Purpose Facility (Liquor Primary)
		CD6	Comprehensive Residential Golf Resort	CD6	Comprehensive Residential Golf Resort	CD6	Comprehensive Residential Golf Resort
		CD6lp	Comprehensive Residential Golf Resort (Liquor Primary)	CD6lp	Comprehensive Residential Golf Resort (Liquor Primary)	CD6lp	Comprehensive Residential Golf Resort (Liquor Primary)
		CD8	Heritage Industrial	CD8	Heritage Industrial	CD8	Heritage Industrial
		CD8/lp/rls	Heritage Industrial (Liquor Primary/Retail Liquor Sales)	CD8/lp/rls	Heritage Industrial (Liquor Primary/Retail Liquor Sales)	CD8/lp/rls	Heritage Industrial (Liquor Primary/Retail Liquor Sales)
CD9	Heritage Commercial	CD9	Heritage Commercial	CD9	Heritage Commercial		
CD10	Heritage Cultural	CD10	Heritage Cultural	CD10	Heritage Cultural		
CD12	Airport	CD12	Airport	CD12	Airport		
CD12lp/rls	Airport (Liquor Primary/Retail Liquor Sales)	CD12lp/rls	Airport (Liquor Primary/Retail Liquor Sales)	CD12lp/rls	Airport (Liquor Primary/Retail Liquor Sales)		
CD14	Comprehensive High Tech Business Campus	CD14	Comprehensive High Tech Business Campus	CD14	Comprehensive High Tech Business Campus		
CD15	Airport Business Park	CD15	Airport Business Park	CD15	Airport Business Park		
CD16	Bingo and Gaming	CD16	Bingo and Gaming	CD16	Bingo and Gaming		
CD17	Mixed Use Commercial - High Density	CD17	Mixed Use Commercial - High Density	CD17	Mixed Use Commercial - High Density		
CD18	Vintage Landing Comprehensive Resort Development	CD18	Vintage Landing Comprehensive Resort Development	CD18	Vintage Landing Comprehensive Resort Development		
CD20	Comprehensive University Development	CD20	Comprehensive University Development	CD20	Comprehensive University Development		
3	Section 2 - Interpretation §2.3.3 General Definitions	Retail Stores, Health Products means a retail outlet where products related to the health industry are sold, rented, custom fitted or repaired. Such uses include but are not limited to pharmacies, health food stores, naturopathic stores, uniform stores. Limited convenience retail is permitted as a secondary use.					
		nil					

4	Table 7.1 Minimum Landscape Buffer Treatment Schedule	Commercial Zones C1, C2, C3, C4, C5, C6, C7, C8, C9, C2rls, C3lp, C3rls, C3lp/rls, C4lp, C4rls, C4lp/rls, C6lp, C6rls, C6lp/rls, C7lp, C7rls, C7lp/rls, C8lp, C9lp, C9rls, C9lp/rls, C10, C10lp, C10rls, C10lp/rls	Commercial Zones C1, C2, C3, C4, C5, C6, C7, C8, C9, C2rls, C3lp, C3rls, C3lp/rls, C4lp, C4rls, C4lp/rls, C6lp, C6rls, C6lp/rls, C7lp, C7rls, C7lp/rls, C8lp, C9lp, C9rls, C9lp/rls, C10, C10lp, C10rls, C10lp/rls, HD1
5	Section 16 - Public & Institutional Zones	Section 16 - Public & Institutional Zones	Section 16 - Health District Zones Section 16.1 HD1 - Health District 1 (See Schedule "A" - Attachment #1)

Sign Bylaw No. 8235			
No.	Section	Existing Text	Proposed Text
1	Section 6.1	Higher Density Residential Zones (RM1, RM2, RM3, RM4, RM5, RM6, and RM7)*	Higher Density Residential Zones (RM1, RM2, RM3, RM4, RM5, RM6, RM7 and HD1)*

Schedule "A" - Attachment #1

HD1 – Health District One Zone

1.1 Purpose

The purpose is to provide a zone for the development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, commercial and residential uses.

1.2 Principle Uses

- (a) **Multiple Dwelling Housing**
- (b) **Personal Service Establishments**
- (c) **Emergency and Protective Services**
- (d) **Care Centre**
- (e) **Congregate Housing**
- (f) **Extended Medical Treatment Facilities**
- (g) **Health Services**

1.3 Secondary Uses

- (a) **Retail Stores, Health Products**
- (b) **Food Primary**
- (c) **Apartment Hotel**
- (d) **Hotel**
- (e) **Community Recreation Services**
- (f) **Single Dwelling Residential**
- (g) **Two Dwelling Residential**

1.4 Subdivision Regulations

- (a) The minimum **lot width** is 13.0 m
- (b) The minimum **lot depth** is 30.0 m
- (c) The minimum **lot area** is 460 m²

1.5 Development Regulations

- (a) The maximum **floor area ratio** is 1.3, except it is 0.1 with a housing agreement pursuant to the provisions of Section 6.9. Where **parking spaces** are provided totally beneath habitable space of a principal **building** or beneath useable common amenity areas providing that in all cases, the **parking spaces** are screened from view, an amount may be added to the **floor area ratio** equal to 0.1 multiplied by the ratio of such **parking spaces** to the total required **parking spaces**, but in no case shall

this amount exceed 0.1. The total maximum **floor area ratio** shall not exceed 1.5.

- (b) The maximum **site coverage** is 55%. Parking structures that are less than 2.0 m above finished grade and are surfaced with **landscaping** or useable open space shall not be included in the calculation of **site coverage**.
- (c) The maximum **height** is 16.5 m.
- (d) The minimum site **front yard** is 4.5 m.
- (e) The minimum site **side yard** is 4.5 m for a **building** less than 12.0 m in **height** and 6.0 m for portions of a **building** greater than 12.0 m in **height**.
- (f) The minimum site **rear yard** is 6.0 m except it is 3.0 m where the **rear yard** abuts a **lane**.
- (g) Notwithstanding the site setback requirements, a parking structure that is partially below grade may be located no less than 1.5 m from any **property line** provided that it is less than 2.0 m in **height** above finished grade and that a minimum horizontal measurement of 2.0 m on the top surface to the parking structure is either landscaped or made available as useable open space between the furthest project of the structure and the **building** face. All building setbacks otherwise apply.

1.6 Parking Regulations specific to the HD-1 Zone

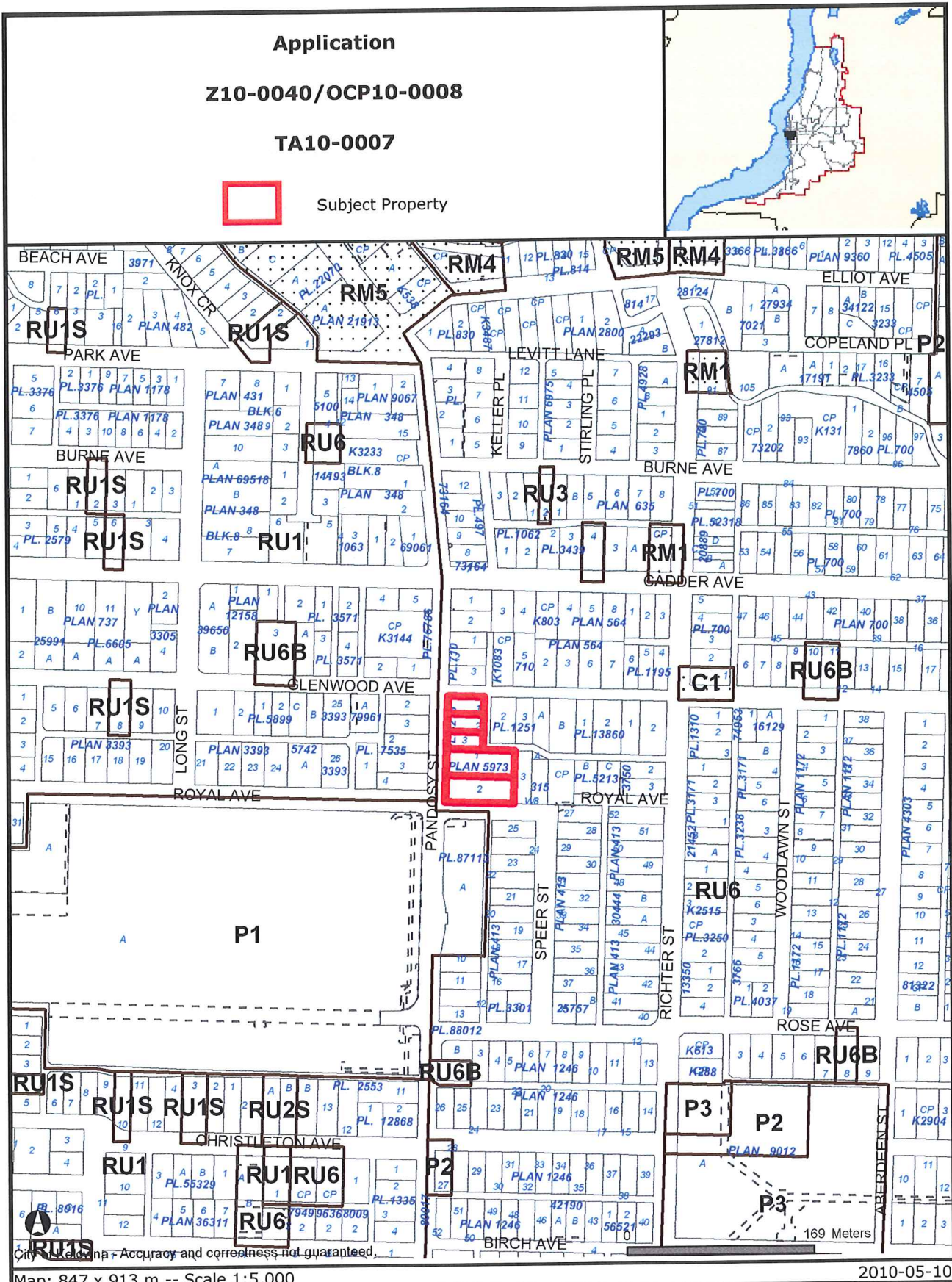
The parking regulations that are specific to this zone for the purpose of calculating the number of stalls required are as follows:

- (a) All accommodation and residential uses shall be calculated as 1 stall per unit. For clarity, a unit is considered any arrangement of rooms typically used for residential or transient accommodation that share a single entry way directly to the exterior of a building, to a common hallway or entry foyer.
- (b) Leasable areas that are not used for residential or transient accommodation shall be calculated as requiring 1.75 stalls per 100 m² of gross leasable space. Common Amenity areas and areas exclusively used for building administration are exempt from parking requirements.
- (c) Food Primary uses shall be calculated as requiring 1 stall per 4 seating spaces.
- (d) Amenity space that is ancillary to **principal use** space shall not require off-street parking.

1.7 Other Regulations

- (a) In addition to the regulation listed in this section, other regulations apply. These include, where not consistent with the provisions of this section, the general **development** regulations of Section 6, the **landscaping** and fencing regulations of Section 7, the parking and loading regulations of Section 8 (except as specified by section 1.6 of this zone), and the specific use regulations of Section 9 of Zoning Bylaw No. 8000.

- (b) Secondary uses can only be present where a principle use is established and in continuous use.
- (c) Offices are limited to those related to Health Services or those that can demonstrate a direct support role for the Kelowna General Hospital, Cottonwoods Care Facility or Interior Health Authority.
- (d) Retail Stores, Health Products shall be limited to a floor space not greater than 500 m² per zoned site.
- (e) Apartment Hotel and Hotel use shall only be permitted when secondary to multiple unit residential housing or congregate housing.
- (f) A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.
- (g) Level 3 landscape buffers are required in all side and rear yard setback areas as determined by the HD-1 zone.
- (h) Drive Through Services are not permitted in this zone.



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.

Planning Brief Proposed Health District Zone for Pandosy Street Developments Ltd.

Revised September 2010

**Prepared for Submission to the City of Kelowna in support of applications
to amend the Official Community Plan and Zoning Bylaw No. 8000**

304-0453

1.0 Introduction

Pandosy Street Developments Ltd. (Ross and Alana Marrington) have accumulated five properties along the east side of Pandosy Street between Royal Avenue and Glenwood Avenue over the past ten years. They have tried to advance a proposed development that would cater to hospital related uses for the past eight years with no support from City Planning. The current Draft Official Community Plan (OCP) has introduced the proposed change within the neighbourhood to designate a significant amount of property as a Health District. Unfortunately, the proposed Health District land use designation stops on the south side of Royal Avenue, right across the street from the Marrington's land holdings.

The Marringtons are now applying to amend the OCP land use designation of their properties to the proposed Health District designation. They are also applying to create a new zone that would be applied to their properties but would also be able to be used throughout the Health District area by other property owners/developers. The proposed zone is tentatively called HD-1 Health District One Zone and is proposed to be considered a neighbourhood revitalisation area for the purpose of inclusion within a Development Permit Area in the OCP. The rationale for the proposed land use change is laid out in the following sections of this brief.

2.0 Site and Area Context

2.1 Subject Properties

The following properties are the subject of this application:

Civic Address	Legal Description
2149 Pandosy Street	Lot 1, DL 14, ODYD, Plan 3216
2159 Pandosy Street	Lot 2, DL 14, ODYD, Plan 3216
2169 Pandosy Street	Lot 3, DL 14, ODYD, Plan 3216
2179 Pandosy Street	Lot 1, DL 14, ODYD, Plan 5973
2189 Pandosy Street	Lot 2, DL 14, ODYD, Plan 5973

As a consolidated site, the surrounding land uses are, to the;

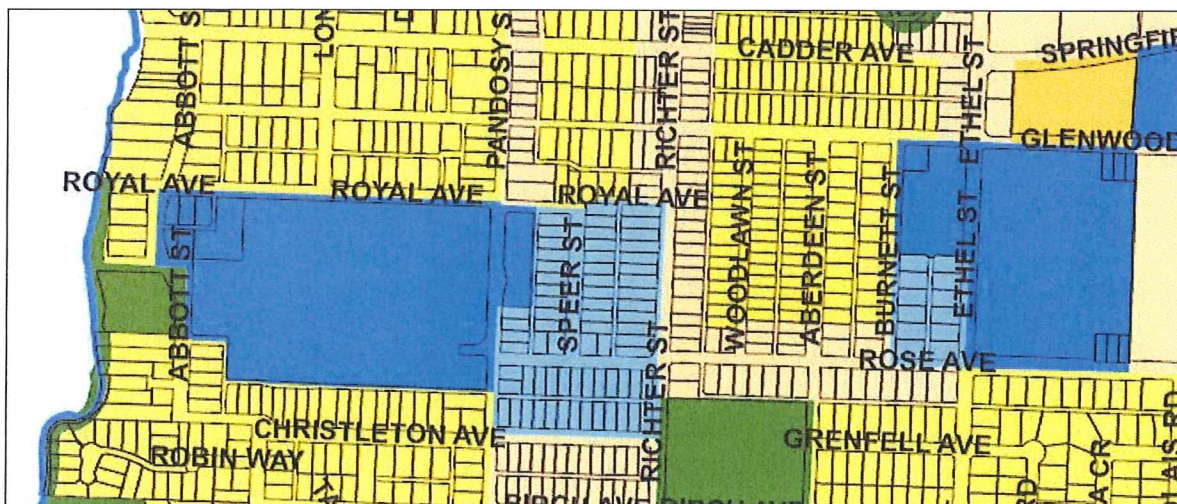
North - Glenwood Avenue, Single and Two Unit Residential
South - Royal Avenue/Speer Street, IHA temporary parking lot,
Single and Two Unit Residential (significant ownership by IHA)
East - Single and Two Unit Residential
West - Pandosy Street, Kelowna General Hospital, Thoracic Surgery (office only), Single and Two Unit Residential

2.2 Kelowna General Hospital and City Planning

In general terms, the site is within an area that is best described as being directly influenced by the operation of Kelowna General Hospital. Over the years, the City has respected organised neighbourhood opposition to hospital encroachment into the surrounding residential neighbourhoods. Yet the KGH campus has grown to the west, south and, most recently, to the east side of Pandosy Street from its original site. The recent addition to the facilities will undoubtedly create more impacts to the neighbourhood as the level of health services, including training and education, grow to fill the expanded facility. Interior Health Authority, Kelowna General Hospital and now UBC Okanagan have taken measures to create a true regional health centre which should be commended and valued by our community.

Unfortunately, the planning for the area surrounding the hospital is lagging far behind the need for supportive uses to the hospital and the hospital users. This has been the result of the City trying to ensure that surrounding neighbourhoods would not be impacted by the growth needs of IHA at the KGH campus. Past planning exercises have been focused on putting a tight boundary around hospital uses and separating them from the residential community rather than finding ways to integrate the KGH campus into the neighbourhood. The current draft OCP has taken the first step in planning for a Health District which is long overdue. Now that this issue is being discussed in a public forum, it is timely to look at the full range of options, not just those that have been suggested by the Draft OCP.

Current Draft Official Community Plan



2.3 IHA Influence

The major land assets in the immediate area that are owned by IHA are the KGH Campus, Cottonwoods Care Facility, and the previous Burnett's Nursery site. These major holdings are all located within a corridor bounded generally by Glenwood Avenue to the north, Rose Avenue to the south, Abbott Street to the West and Gordon Drive to the east. Recent expansion at the KGH campus has incorporated the previous alignment of Rose Avenue including the properties north of the lane between Christleton and Rose Avenues. Land that had been assembled for a private residential development on the east side of Pandosy has also been acquired by IHA and is now planned for a three storey Clinical Support Building which will be linked with a pedestrian overpass across Pandosy Street

Cottonwoods and the KGH campus are the “anchors” at the east and west ends of the corridor. The existing land uses between the two anchors are dominated by single and two unit residential with typical accessory uses such as care centres, bed and breakfast, home based businesses etc. The majority of the housing stock in this area was built between the 1940's and 1960's. Renovations and infill housing with secondary suites has been a common trend over the past twenty years as well as a few complete demolition and reconstruction projects.

Current Official Community Plan



The OCP has designated some lands within the corridor as suitable for low density multiple unit residential since at least the 1986 version, yet there have been no successful redevelopment projects for this land use category. The closest attempt was by Troika Developments along the east

side of Pandosy Street across from the hospital. Troika received Council support for medium density multiple unit residential prior to selling the land to IHA for the current temporary parking lot. The other land use change occurred when IHA purchased the old Burnett's Nursery site on Ethel Street adjacent to the Cottonwoods facility. This site was originally intended to be the site of a hospice, then an IHA administration building but has yet to redevelop. Institutional zoning is in place for this site.

IHA has also been acquiring individual properties east of Pandosy Street, although the exact amount is difficult to establish. Without considering the acquisition of individual lots, IHA already owns approximately 40% of the approximate 100 acres of the previously defined corridor.

2.4 Transportation Network

One aspect that has been identified as a deficiency of the broader corridor by City of Kelowna Planning staff is the lack of connectivity of Royal Avenue between Pandosy and Richter Streets. The history is unknown as to why the road network was designed with this flaw but it is evident that the road grid changes from an east-west orientation to a north-south for that portion of the corridor between Pandosy Street and Ethel Street.

We believe the solution to this situation requires a review of the broader corridor as previously described. We are aware that the City has required transportation studies of IHA and we are confident that by going to the same consultant as IHA has used, the impact of our proposed development can be quickly determined.

3.0 The Proposal

The proposed development combines a number of uses into a facility that provides key support services to the community and specifically, those members of the community who are associated with the use and operation of Kelowna General Hospital. The combination of uses will serve as a Wellness Centre and would also cater to the growing sector of Medical Tourism.

3.1 Residential Accommodation

There is an identified lack of supportive residential accommodation associated with the hospital. The Cancer Lodge does provide these facilities specifically for patients under care at the Cancer Centre but most families or relatives of patients to the hospital who are from out of town are left to find private accommodations. The proposed development would provide a range of residential units that can be purchased, or rented by the day week or month. Ownership units would be able to be added to the rental stock and managed by on site staff.

The proposed building would include a minimum of two fully accessible and two accessible friendly designed units on the main floor where they can achieve ingress and egress from the building without assistance. The remainder of the residential units would be located on the second, third and fourth floors of the building. The residential units are designed to achieve maximum flexibility, including lock-off rooms. The units can be easily adjusted to be suitable for a short term stay for one person to a fully functioning apartment for monthly or permanent residency.

3.2 Health Related Office Space

The rest of the main floor would contain office space for medical related office uses, therapeutic facilities such as massage therapy, physiotherapy, acupuncture, medical supply rental and sales (crutches, prosthetics, etc) and a site administration/management office. There would also potentially be a small pharmacy. The total leasable area on the main floor would not exceed 11,000 square feet.

3.3 Affordable Housing/Special Needs Housing

It is recognised that the City regularly seeks a commitment to affordable housing by way of a Housing Agreement when applications proposed to increase the density for a site over what is currently permitted by the OCP. For the proposed project, it is difficult to predict how much of the residential will be used for permanent or long term residents. This is due to the need for flexibility as the project moves forward. However, the applicant is willing to commit that there are some measures that address affordability and special needs housing demands.

The applicant is therefore proposing to commit through a Housing Agreement, the following:

- At least three units will be made available for short to medium term stays at the same or comparable rates as provided by the BC Cancer Society Lodge.
- Four units on the main floor will be constructed for accessible occupancy.
- All units in the project will have “accessible friendly” floor plans but may not be fully equipped with accessibility furnishings and fixtures.

The applicant is prepared to re-visit other options for affordability and special needs at a later stage in the development process. However, until appropriate zoning for the project has been secured, the financial implications for further commitments cannot be determined.

3.4 Other Uses

In response to City concerns regarding the existing Collett Manor house which is listed on the City of Kelowna Heritage inventory but is not currently protected, the site plan includes either preserving and relocating or replicating the house in a slightly revised location and orientation facing Royal Avenue. An addition would be made to the rear of the building which houses a food primary business with a doctor's retreat (lounge/library) in the front portion that was the old house. Additional space in the building would be utilised for a care centre for either children or adults.

4.0 Rationale for Application

It is recognised that the City has taken a bold step towards sanctioning health related uses in the vicinity of the Kelowna General Hospital by creating the Health District designation in the current draft Official Community Plan. The current designation in the plan is a small portion of the logical area for this land use to occur. Based on the major IHA land holdings and facilities in the general area and the existing road network, it is logical to at least include the area up to Glenwood Avenue.

The specific site and building plans for the subject property address two main support services for the Kelowna General Hospital – Residential Accommodation and Office related uses that benefit from proximity to the hospital but are not integral to be included within the formal KGH campus. The Residential Accommodation has been designed to be flexible and scalable with regard to the length of occupancy and the number of tenants and has been inclusive by providing fully accessible units.

The Marrington's have been collecting support for this project ever since they first thought of the concept. More recently, they have launched an email and web campaign where they already have over 410 positive responses from people within the community. Within the immediate vicinity of the proposal, there have been 65 letters of support and only three letters of opposition returned. Many of those who support the concept have had direct or indirect experiences with having to travel for medical treatment. There are many major medical "destinations" around the world where services such as what are proposed by this development are available at a much larger scale. They serve those who need to travel to receive the care they need by providing residential and medical support facilities in close proximity to the main hospital.

Kelowna already provides regional facilities and with the ongoing partnership with UBCO, and the Cancer Clinic, this trend will only continue to grow. Supportive services are necessary in close proximity to the KGH campus as already

recognised by the City of Kelowna in their Draft OCP. This proposal merely enforces that the area for consideration should be marginally expanded.

5.0 Regulatory Framework

The relationship between the proposal and the Draft OCP work has been reviewed in the previous sections. The application includes an OCP Amendment to designate the subject properties as Health District. A case has been made to expand this designation to a larger area, however, this application only addresses the subject properties. New terminology will also have to be added to the OCP to define the Health District land use category in such a way as to preclude the exemption for Development Permits for Institutional uses.

Finally, a new zone will need to be added to the Zoning Bylaw. A draft zone has been included with this application that addresses all of the intended uses for the subject property and some additional uses that are not contemplated for this proposal but would be appropriate for other properties within the Health District.

6.0 Proposed HD (Health District) Zone

The following draft of the HD Zone could be adopted as a Commercial, Institutional, or CD zone. However, if the City wants to be able to control form and character through a Development Permit process, an Institutional zoning may not be appropriate as this class of use is exempted from form and character development permits under the Local Government Act.

HD1 – Health District One Zone

1.1 Purpose

The purpose is to provide a zone for the development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, commercial and residential uses.

1.2 Principle Uses

- (a) Multiple Dwelling Housing
- (b) Personal Service Establishments
- (c) Emergency and Protective Services
- (d) Care Centre
- (e) Congregate Housing
- (f) Extended Medical Treatment Facilities
- (g) Health Services

1.3 Secondary Uses

- (a) Retail Stores, Health Products
- (b) Food Primary
- (c) Apartment Hotel
- (d) Hotel
- (e) Community Recreation Services
- (f) Single Dwelling Residential
- (g) Two Dwelling Residential

1.4 Subdivision Regulations

- (a) The minimum lot width is 13.0 m
- (b) The minimum lot depth is 30.0 m
- (c) The minimum lot area is 460 m²

1.5 Development Regulations

- (a) The maximum floor area ratio is 1.3, except it is 0.1 with a housing agreement pursuant to the provisions of Section 6.9. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount

may be added to the floor area ratio equal to 0.1 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.1. The total maximum floor area ratio shall not exceed 1.5.

- (b) The maximum site coverage is 55%. Parking structures that are less than 2.0 m above finished grade and are surfaced with landscaping or useable open space shall not be included in the calculation of site coverage.
- (c) The maximum height is 16.5 m
- (d) The minimum site front yard is 4.5 m
- (e) The minimum site side yard is 4.5 m for a building less than 12.0 m in height and 6.0 m for portions of a building greater than 12.0 m in height
- (f) The minimum site rear yard is 6.0 m except it is 3.0 m where the rear yard abuts a lane
- (g) Notwithstanding the site setback requirements, a parking structure that is partially below grade may be located no less than 1.5 m from any property boundary provided that it is less than 2.0 m in height above finished grade and that a minimum horizontal measurement of 2.0 m on the top surface to the parking structure is either landscaped or made available as useable open space between the furthest project of the structure and the building face. All building setbacks otherwise apply.

1.6 Parking Regulations specific to the HD-1 Zone

The parking regulations that are specific to this zone for the purpose of calculating the number of stalls required are as follows:

- (a) All accommodation and residential uses shall be calculated as 1 stall per unit. For clarity, a unit is considered any arrangement of rooms typically used for residential or transient accommodation that share a single entry way directly to the exterior of a building, to a common hallway or entry foyer.
- (b) Leasable areas that are not used for residential or transient accommodation shall be calculated as requiring 1.75 stalls per 100 m² of gross leasable space. Common Amenity areas and areas exclusively used for building administration are exempt from parking requirements.
- (c) Food Primary uses shall be calculated as requiring 1 stall per 4 seating spaces.
- (d) Amenity space that is ancillary to principal use space shall not require off-street parking.

1.7 Other Regulations

- (a) In addition to the regulation listed in this section, other regulations apply. These include, where not consistent with the provisions of this section, the general development regulations of Section 6, the landscaping and fencing regulations of Section 7, the parking and loading regulations of Section 8 (except as specified by section 1.6 of this zone), and the specific use regulations of Section 9 of Zoning Bylaw No. 8000.
- (b) Secondary uses can only be present where a principle use is established and in continuous use.
- (c) Offices are limited to those related to Health Services or those that can demonstrate a direct support role for the Kelowna General Hospital, Cottonwoods Care Facility or Interior Health Authority.
- (d) Retail Stores, Health Products shall be limited to a floor space not greater than 500 m² per zoned site.
- (e) Apartment Hotel and Hotel use shall only be permitted when secondary to multiple unit residential housing or congregate housing.
- (f) A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.
- (g) Level 3 landscape buffers are required in all side and rear yard setback areas as determined by the HD-1 zone.
- (h) Drive Through Services are not permitted in this zone.

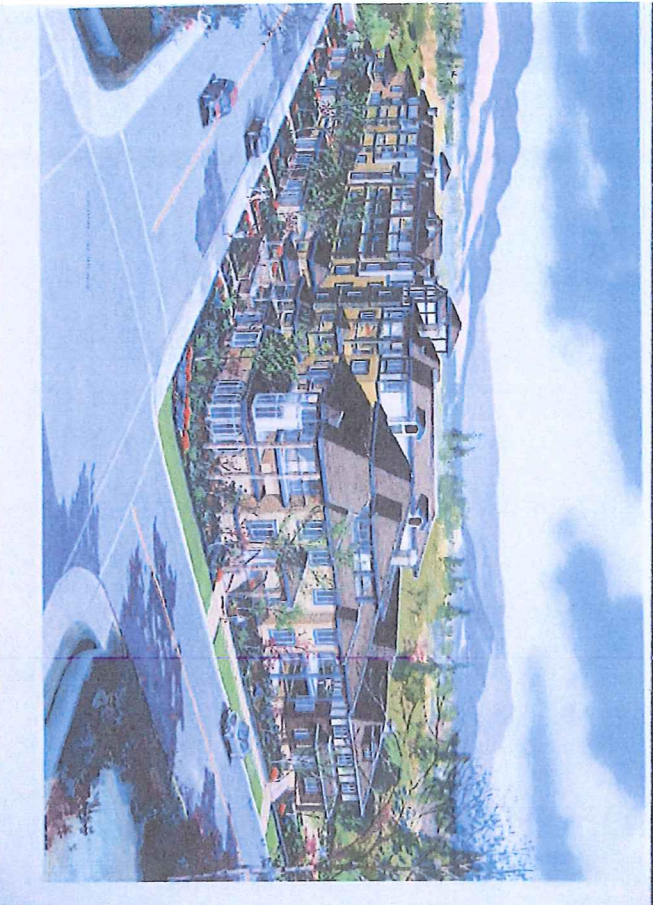
New Definition required for Retail Stores, Health Products:

Retail Stores, Health Products: means a retail outlet where products related to the health industry are sold, rented, custom fitted or repaired. Such uses include but are not limited to pharmacies, health food stores, naturopathic stores, uniform stores. Limited convenience retail is permitted as a secondary use.

7.0 Specific Applications

The above material has been compiled in order to support three specific requested changes to official City of Kelowna bylaws;

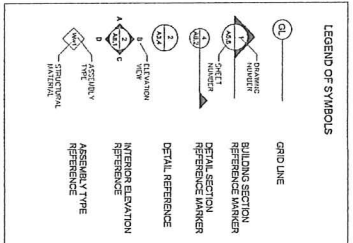
- i) OCP Amendment: to amend the OCP Future Land Use Designation for the five subject properties to the contemplated Health District designation that is currently under consideration in the Draft OCP. Also, the five subject properties, once designated, would be considered as requiring a Development Permit for either multiple dwelling residential or commercial or mixed use commercial as they current front a major collector road (Pandosy Street) . In either case, the City may want to include some amendments to clarify the development permit designation for the proposed Health District.
- ii) Zoning Bylaw 8000 Text Amendment: to amend Zoning Bylaw 8000 to add the proposed HD-1 Health District One Zone. To add to Section 2 the proposed definition Retail Stores, Health Products as described in Section 6 of this brief.
- iii) Rezone the subject properties: to rezone the five subject properties from RU6 to the proposed HD1 Zone.



CONSULTANTS:

<p>ARCHITECTURAL: GARYN TOPOROWSKI ARCHITECT LTD, 243 - 1889 SPRINGFIELD ROAD VANCOUVER, BC, V6L 1S9, CANADA PHONE: 250-979-1981 FAX: 250-979-4366 CONTACT: JOHN W. SCHLOSSER ASST. BDA/AS</p>	<p>STRUCTURAL:</p>	<p>MECHANICAL:</p>	<p>ELECTRICAL:</p>	<p>CIVIL:</p>
<p>LIST OF DRAWINGS: A2-01 PARADES LEVEL A2-01 SITE PLAN A2-01 THIRD AND FOURTH FLOOR A2-01 ROOF PLAN A2-01 NORTH AND SOUTH ELEVATIONS A2-01 EAST ELEVATION A2-01 WEST ELEVATION A2-01 FINISHES A2-01 SECTIONS C, F, B A2-01 SECTIONS D</p>	<p>LIST OF DRAWINGS:</p>	<p>LIST OF DRAWINGS:</p>	<p>LIST OF DRAWINGS:</p>	<p>LIST OF DRAWINGS:</p>
<p>LANDSCAPING: SUSTAINABLE SYSTEMS 2802 28TH STREET VERNON, BC V1T 4T7 PHONE: 250-558-6877 FAX: 250-558-6877 CONTACT: W. DEWINTERST</p>				
		<p>SURVEYOR: BRITISH COLUMBIA LAND SURVEYOR 2-1470 WATER STREET KELOWNA, B.C. V1Y 4V7 PHONE: 250-862-4413 FAX: 250-763-4413 EMAIL: denny@shaw.ca CONTACT: NEIL DENNIS</p>		
			<p>GEOTECHNICAL: INTERIOR TESTING SERVICES LTD. PETER HANSENBURG, P. ENG 41455 BIRCHMOUNT RD. KELOWNA, B.C. V1Y 4V7 PHONE: 250-862-4413 FAX: 250-763-4413 CONTACT: PETER HANSENBURG</p>	

**COLLETT MANOR
WELLNESS FACILITY**



ZONING BY-LAW 2008 REVIEW
CITY OF VERNON, B.C. 12.1.1, 12.1.2, 12.1.3, 12.1.4, 12.1.5, 12.1.6, 12.1.7, 12.1.8, 12.1.9, 12.1.10, 12.1.11, 12.1.12, 12.1.13, 12.1.14, 12.1.15, 12.1.16, 12.1.17, 12.1.18, 12.1.19, 12.1.20, 12.1.21, 12.1.22, 12.1.23, 12.1.24, 12.1.25, 12.1.26, 12.1.27, 12.1.28, 12.1.29, 12.1.30, 12.1.31, 12.1.32, 12.1.33, 12.1.34, 12.1.35, 12.1.36, 12.1.37, 12.1.38, 12.1.39, 12.1.40, 12.1.41, 12.1.42, 12.1.43, 12.1.44, 12.1.45, 12.1.46, 12.1.47, 12.1.48, 12.1.49, 12.1.50, 12.1.51, 12.1.52, 12.1.53, 12.1.54, 12.1.55, 12.1.56, 12.1.57, 12.1.58, 12.1.59, 12.1.60, 12.1.61, 12.1.62, 12.1.63, 12.1.64, 12.1.65, 12.1.66, 12.1.67, 12.1.68, 12.1.69, 12.1.70, 12.1.71, 12.1.72, 12.1.73, 12.1.74, 12.1.75, 12.1.76, 12.1.77, 12.1.78, 12.1.79, 12.1.80, 12.1.81, 12.1.82, 12.1.83, 12.1.84, 12.1.85, 12.1.86, 12.1.87, 12.1.88, 12.1.89, 12.1.90, 12.1.91, 12.1.92, 12.1.93, 12.1.94, 12.1.95, 12.1.96, 12.1.97, 12.1.98, 12.1.99, 12.1.100

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- REVISIONS AND AMENDMENTS ARE
- INDICATED BY CIRCLES AND NUMBERS
- ANY REVISIONS MUST BE IN THE
- NAME OF ARCHITECT

sta

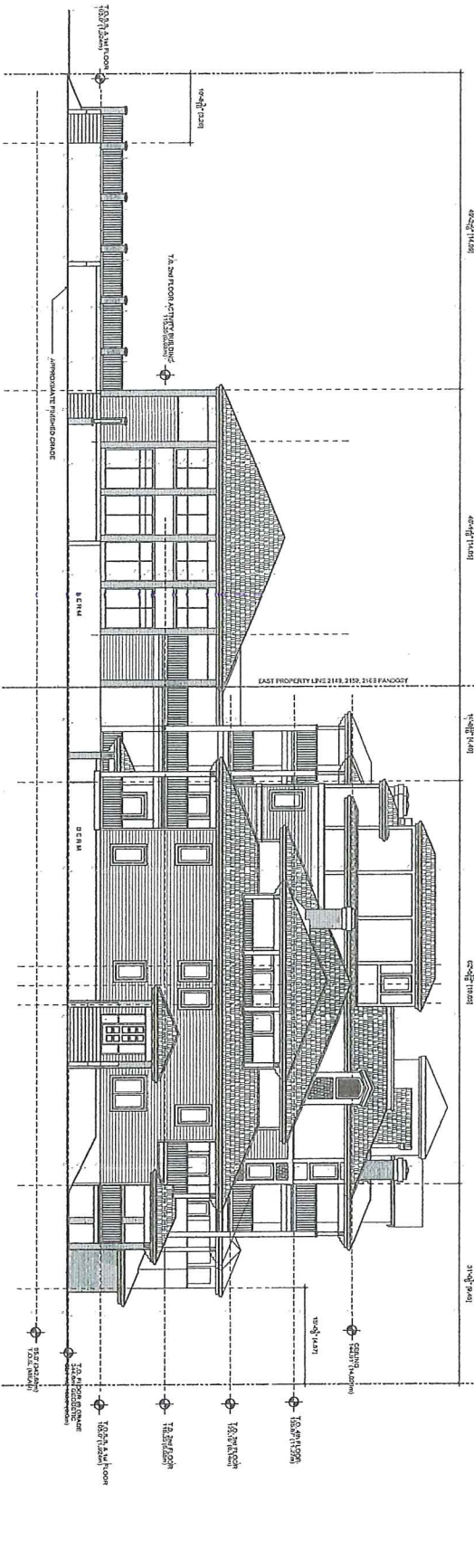
DATE: 2008/07/23/15:58
email: gschlosser@collett.ca

COLLETT MANOR
Fallsview
Kelowna, BC
PANDOSY STREET
DEVELOPMENT
Title Sheet

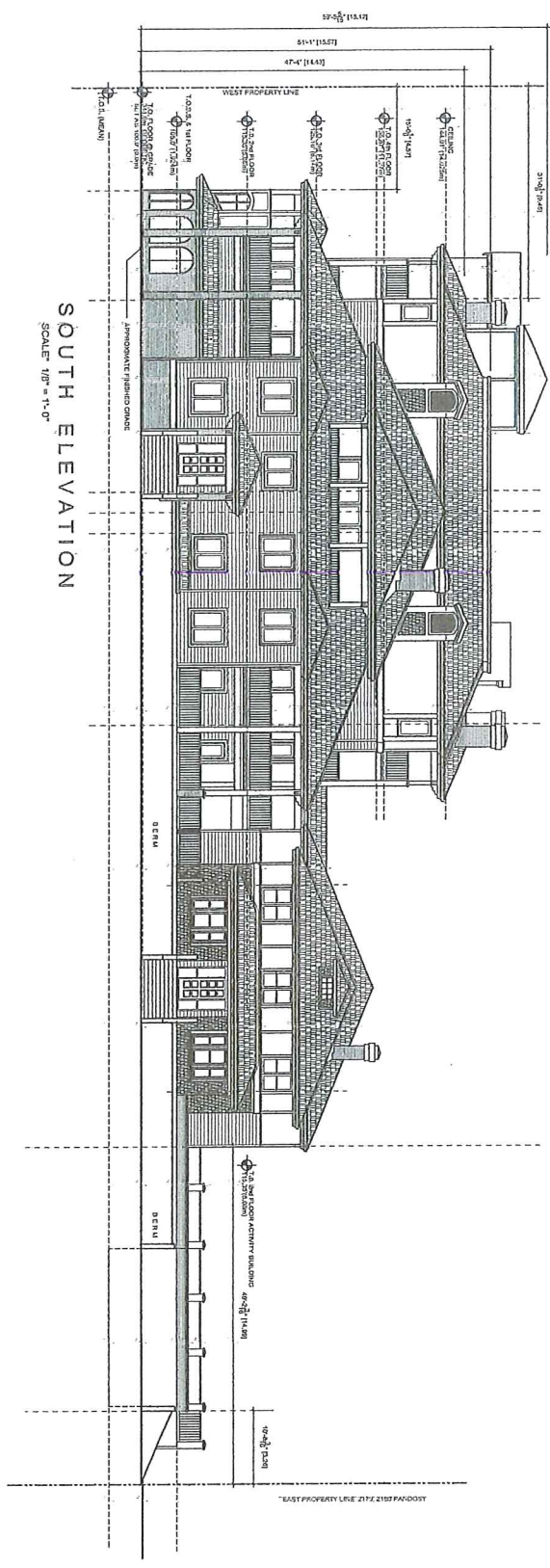
PROJECT NO: A10-08
SHEET NO:
DATE: 2008/07/23/15:58
SCALE: AS NOTED
DATE: 08-16-08

**DEVELOPMENT
PERMIT 1**

DEVELOPMENT PERMIT 1



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

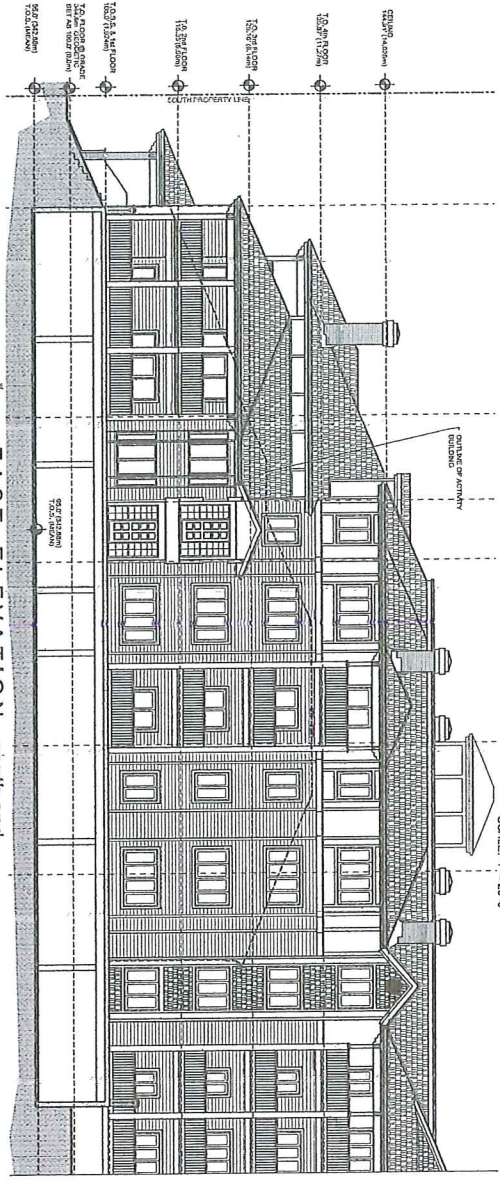
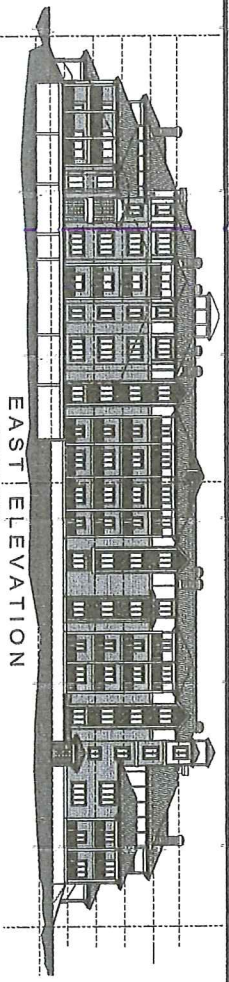
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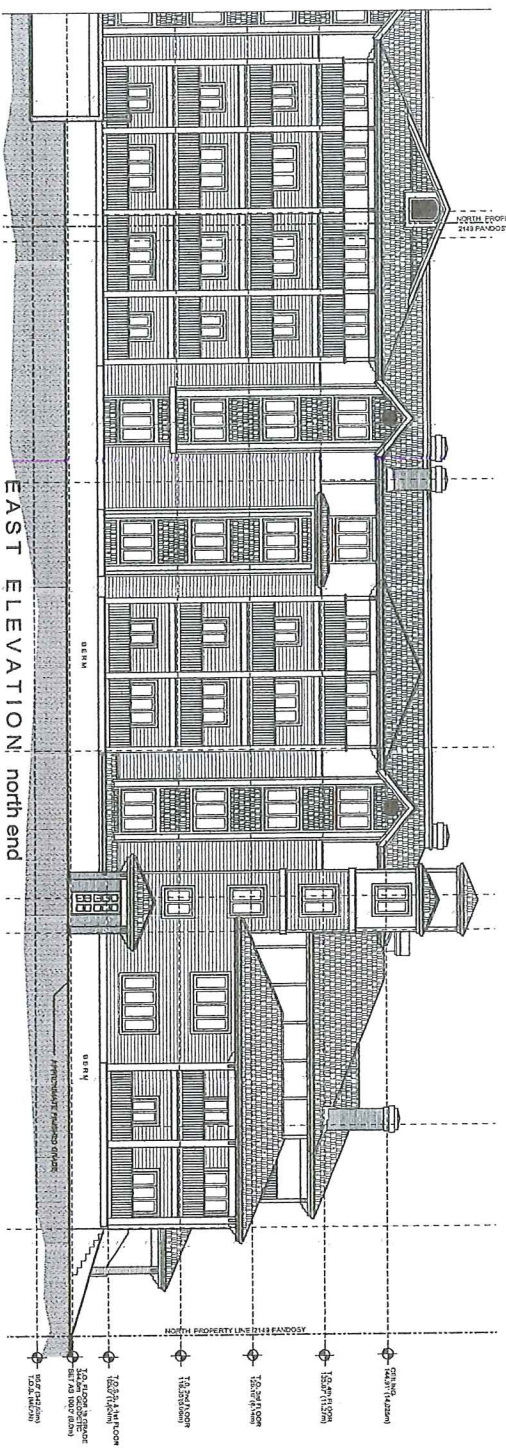
Copy: Thompson Architects Ltd.
243 1808 SPRINGFIELD ROAD
WYV 505 STEVENSON
Fax: 250/793-4388
Telephone: 250/793-1888
www.thompsonarchitects.com

PROJECT: COLLETT MANOR WELLNESS FACILITY
CLIENT: THE CITY OF FANODOT
ARCHITECT: JAMES M. SULLIVAN ARCHITECTS
DRAWING NO.: A4
DATE: 02

PROJECT NO: OMB055-551
SOUTH ELEVATION
NORTH ELEVATION
SCALE: AS NOTED
DATE: 02



EAST ELEVATION south end
SCALE: 1/8" = 1'-0"



EAST ELEVATION north end
SCALE: 1/8" = 1'-0"

DATE	BY	NO.	REVISION

NOTES

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- MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE ARCHITECT'S SPECIFICATIONS AND FINISH SCHEDULE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.



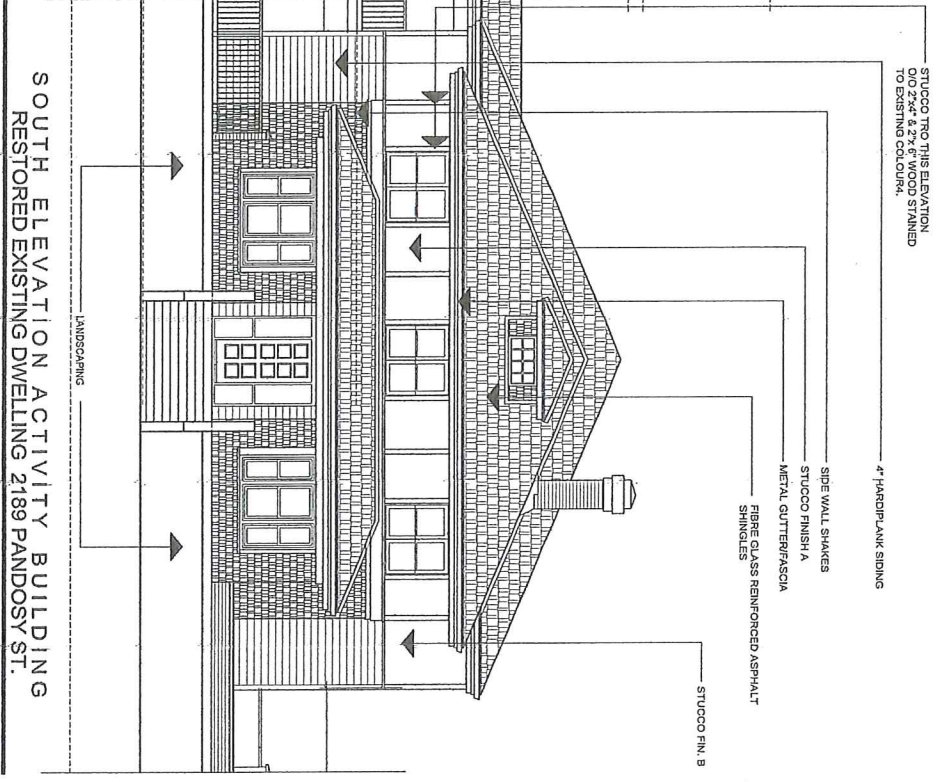
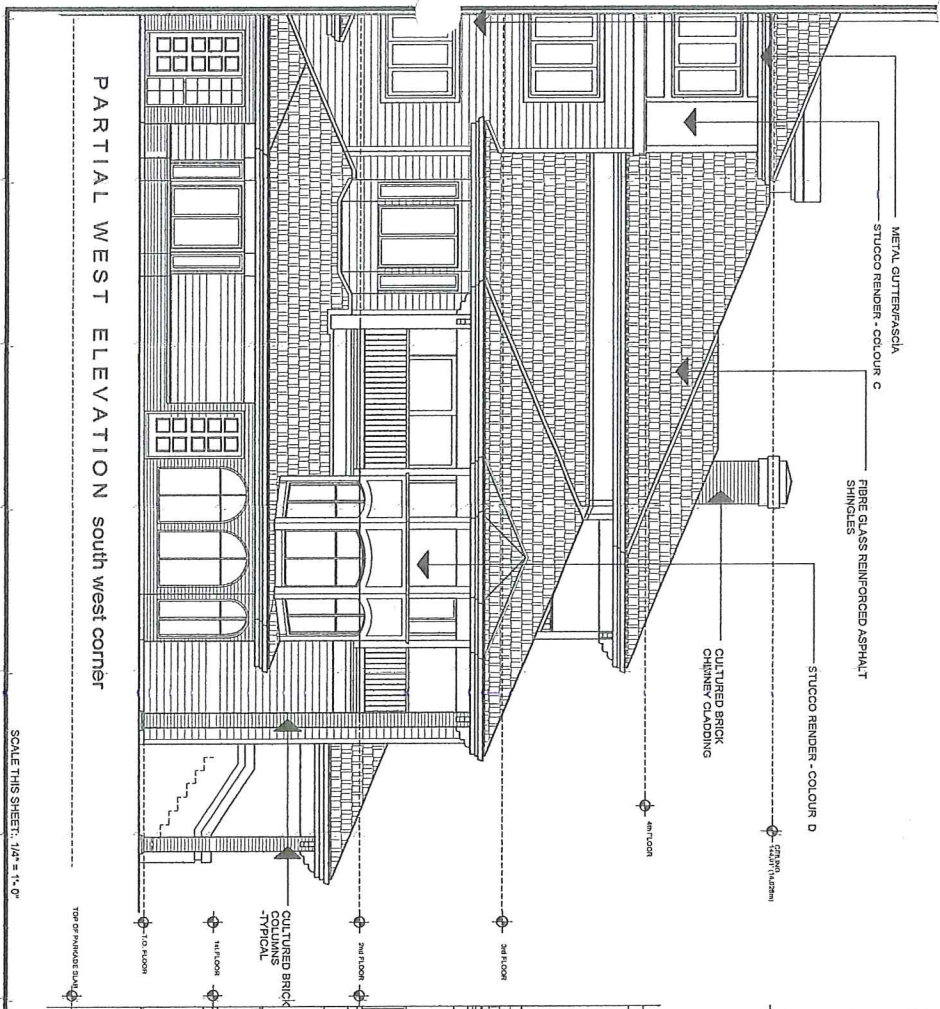
Gardner The Architects Ltd.
243 1809 SPRINGFIELD ROAD
MILWAUKEE, WI 53225
Tel: 414/779-4100
Fax: 414/779-4105
Email: gardner@gtawisconsin.com

Project: COLLETTMANOR WELNESS FACILITY
Client: PANDOSY STREET DEVELOPMENTS
1500 N. WISCONSIN

Sheet No. CWB2020-051
Scale: 1/8" = 1'-0"
Date: 04/20/2020
AS NOTED
A4
03

COLOUR OF FINISHES

1. ROOFING: DOMINIK WEATHERED WOOD
2. METAL FLASHING: BEHR, RESERVE PLAIN ECC-24-1* APARTMENT; BEHR, SOUTHWEST SAND ECC-04-2
3. BRICK: CULTURED BRICK - SUNSET-CB-4023
4. VINYL WINDOWS: DARK CREAM TO LIGHT CREAM
5. HARD PLANK BEAM COLUMN FACING, SIDING AND STUCCO TRIM: COLOURS SIMILAR TO BEHR, PELICAN BAY ECC-26-1*
BEHR, SHADY WILLOW ECC-26-1*
BEHR, SIERRA MADRE ECC-46-1*
BEHR, CEDAR GROVE ECC-26-1*
6. STUCCO RENDER: COLOURS SIMILAR TO BEHR, SUMMER BLISS ECC-26-1*
BEHR, SHADY WILLOW ECC-26-1*
BEHR, SIERRA MADRE ECC-46-1*
BEHR, AMBON HOLLOW ECC-23-1*
7. HARD PLANK 6" BEVEL SIDING: COLOURS SIMILAR TO BEHR, SUMMER BLISS ECC-26-1*
BEHR, SHADY WILLOW ECC-26-1*
BEHR, SIERRA MADRE ECC-46-1*
BEHR, AMBON HOLLOW ECC-23-1*
8. STUCCO RENDER: COLOURS SIMILAR TO BEHR, SUMMER BLISS ECC-26-1*
STUCCO B: DARK HARVEST GOLD-LH6
STUCCO C: SANTE FE-L24
STUCCO D: DARK SILVERADO-L1-92
9. WROUGHT IRON RAILING: BEHR, CEDAR GROVE ECC-26-1*



DEVELOPMENT PERMIT 1

DATE: [] / [] / []

PROJECT NO: CMB55-551

TRACED BY: JMS

PROJECT: OT

SCALE: AS NOTED

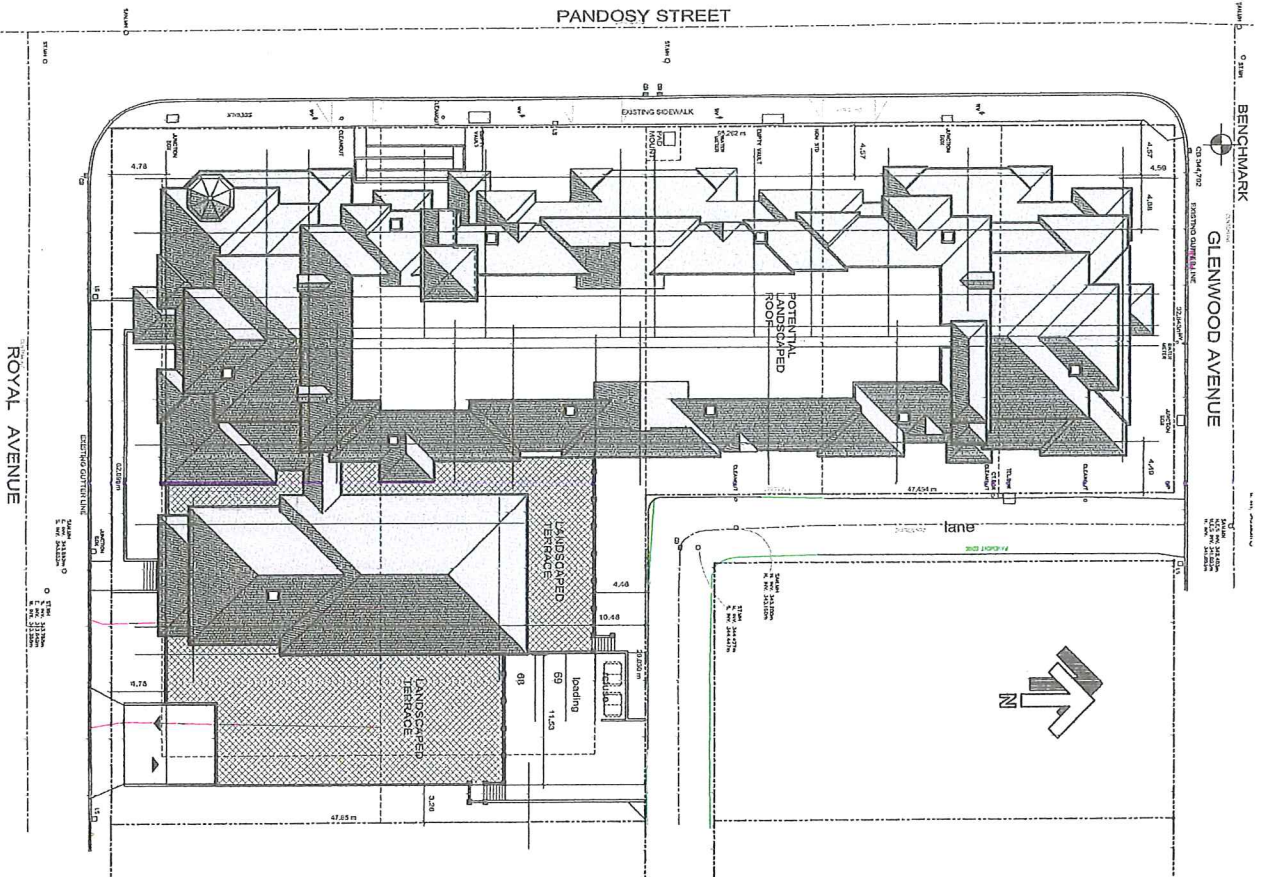
REF: 05

COLLETT MANOR WELLNESS FACILITY

243 1890 SPRINGFIELD ROAD
Kelowna, British Columbia
V1Y 3N5
Tel: 250-860-4386
Telephone: 250/773-1688
email: gretchen@collettmanor.ca

gta

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UNIT COUNT
STUDIO 1 BEDROOM 2 BEDROOM

UNIT NO.	7	3	32	42 units
108				
102				
104				
108				
201				
202				
203				
204				
205				
206				
209				
207				
210				
211				
212				
215				
216				
304				
301				
302				
303				
305				
306				
308				
310				
311				
314				
401				
402				
403				
404				
406				
408				
410				
411				

TOTAL NO. 7 3 32 42 units
 * UNITS 202, 303, 401 ARE ONE BEDROOM AND DEN

UNITS:

FLOOR	BACHELOR	1 BEDROOM	2 BEDROOM	AREA
MAIN FLOOR	1		3	16984 sqft
SECOND FLOOR	2	1	12	14528 sqft
THIRD FLOOR	2	1	10	11185 sqft
FOURTH FLOOR		1	8	9878 sqft
TOTALS	7	3	33	51974 sqft

REQUIRED PARKING: 7 3 33 43 spaces

AREAS

SITE AREA: 0.452 hpi; 1,177 acres; 48649.83 sqft.
 BUILDING AREA: FOOTPRINT OF FOUNDATION incl. PARKADE: 2904m² (31254 sqft).
 APARTMENT FOOTPRINT: 1787 m² (19,343 sqft).
 ACTIVITY BLDG. FOOTPRINT: 292 m² (3,146 sqft).
 LANDSCAPED TERRACE: 680 m² (7,300 sqft).
 LANDSCAPED SITE AREA: 1319 m² (14,198 sqft).

NOTE:
 SEE SHEETS 01.0 & ATTACHMENT TO APPLICATION FOR ZONING BYLAW 8000 REVIEW

SITE PLAN

LOTS 1, 2 & 3; PLAN 3216; LOTS 1 & 2 PLAN 5979
 2149, 593, 50-SCALE: 1:200
 NOTE: THIS SITE PLAN PREPARED FROM DWG. 11509
 PREPARED BY RUNNALS DENBY LAND SURVEYORS APRIL 5, 2004

CD PERMIT

DATE	BY	NO.	REVISION

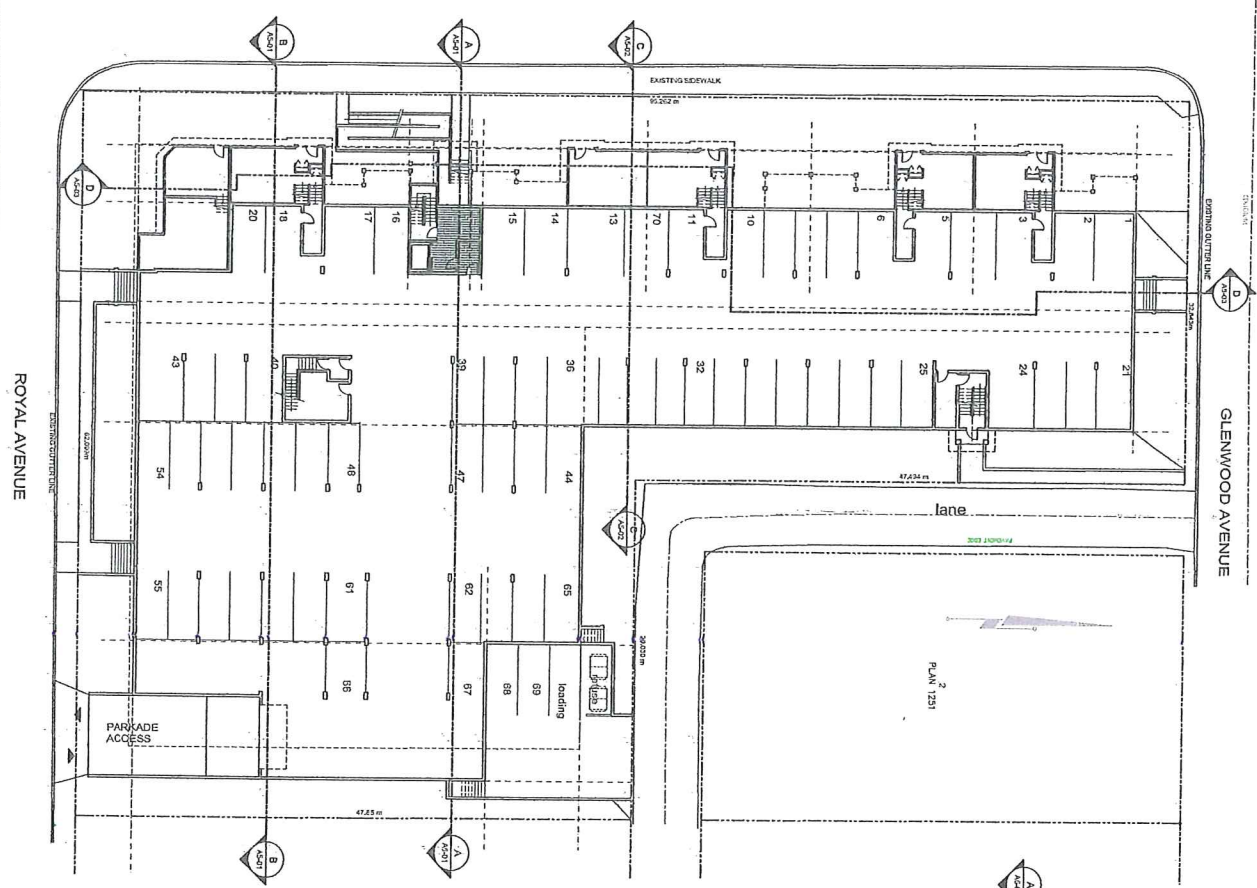
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sta

Collettman
 243 BERR STREET, SUITE 201
 VANCOUVER, BC V6C 2E4
 TEL: 604/681-4466
 FAX: 604/681-4468
 WWW.COLLETTMAN.COM

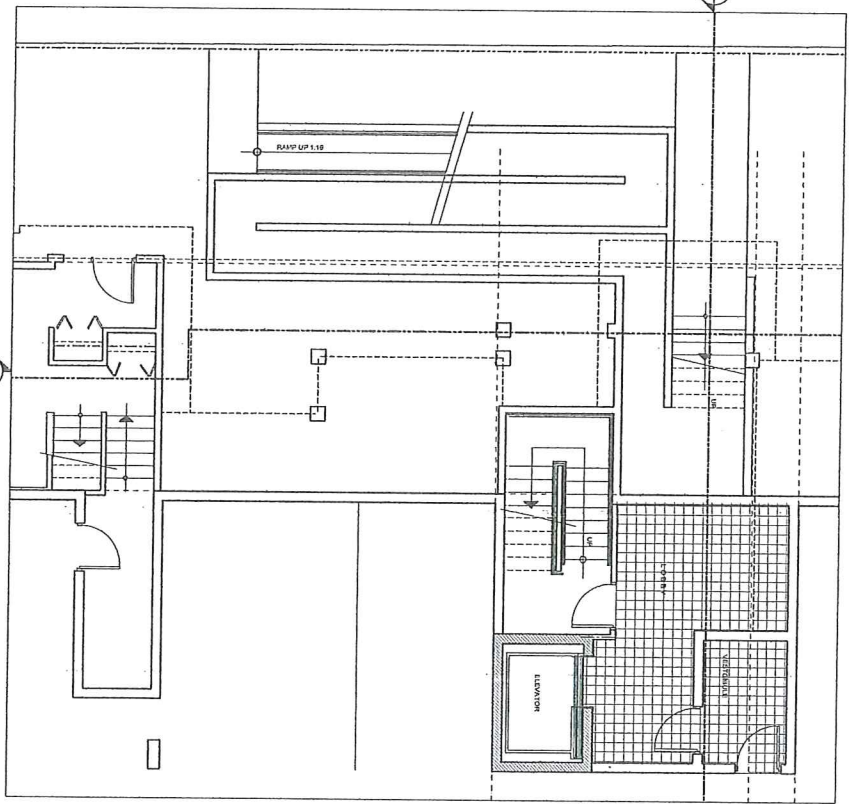
PROJECT NO. A10-06
 DATE: 04/09/10
 DRAWN BY: A1
 CHECKED BY: A1
 SCALE: AS NOTED
 DATE: 04/09/10

PANDOSY STREET



PARKADE LEVEL
70 PARKING SPACES
SCALE: 1/8" = 1'-0"

PARKADE LOBBY
SCALE: 1/4" = 1'-0"



DEVELOPMENT PERMIT 1

NOT DRAWING PART HERE OF FOUNDATION
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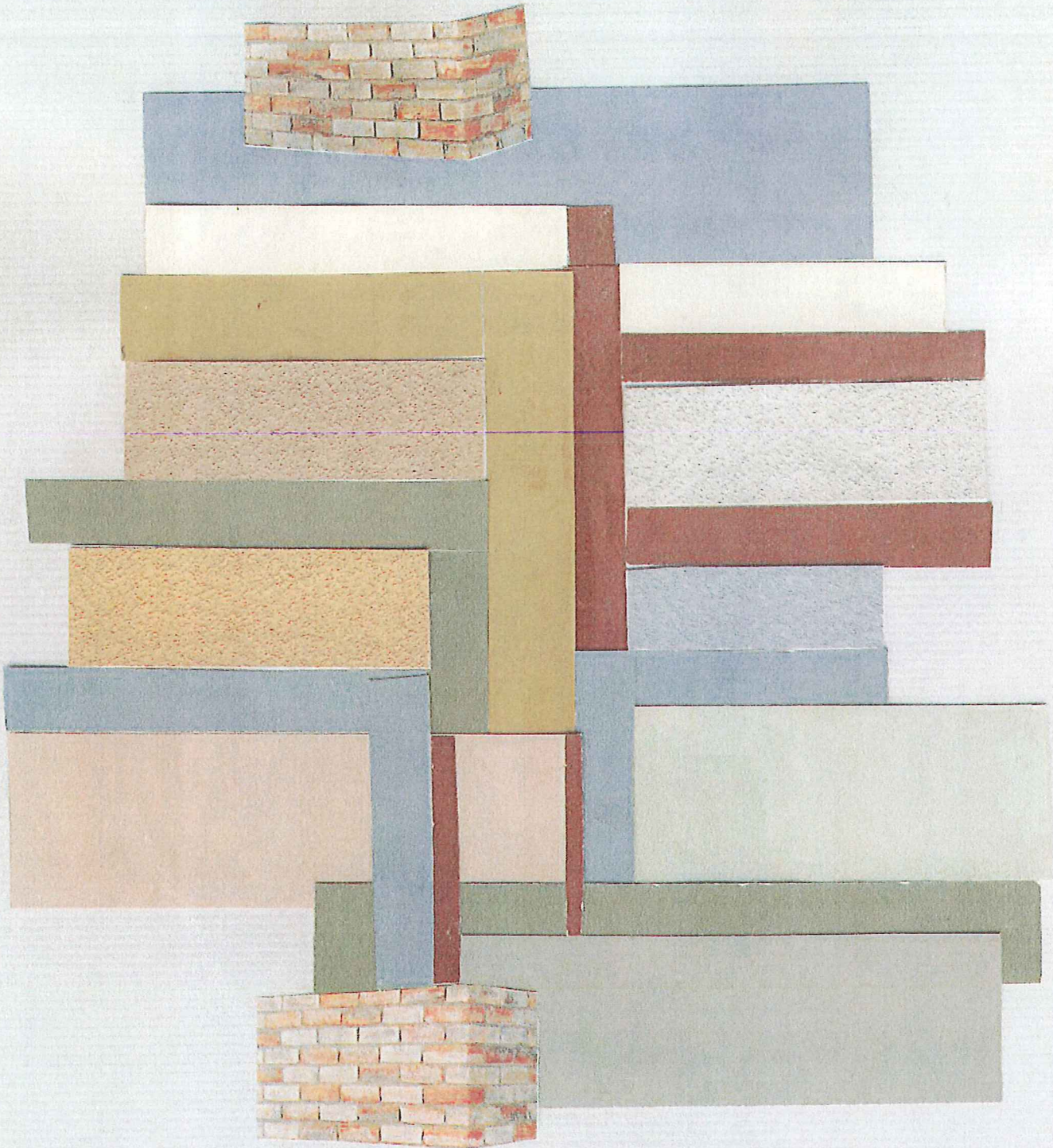
sta

Garry Tompkins Architect Ltd
 243 800, SIMPSON ROAD
 V1V 5V5
 Fax: 250/979,4248
 email: gtd@architects.ca

COLLETT MANOR WELLNESS FACILITY
 PANDOSY STREET DEVELOPMENTS

PROJECT NO: A10-06
 SHEET NO: A2
 DATE: 03.1.2024
 SCALE: AS NOTED
 DATE: 22/07/2024

**COLOUR BOARD:
PROVIDED RENDERING WILL SHOW RELATIONSHIP OF COLOURS**



**HUNTER HOUSE
GTA ARCHITECTURE**

2100 BLK. PANDOSY STREET

CITY OF KELOWNA

MEMORANDUM

Date: June 28, 2010
File No.: Z10-0040 OCP10-0008 TA10-0007

To: Land Use Management Department (AW)
From: Development Engineering Manager (SM)

Subject: Pandosy St Royal Ave Marrington Development

Development Engineering Services have the following comments and requirements associated with this application to rezone to HD1.

The proposed development is located on Pandosy Street between Royal Avenue and Glenwood Avenue. Due to the size of the development and its critical location a detailed traffic impact study will be required. The traffic impact study will need to consider the movement of motor vehicles, transit, cyclists and pedestrian movements particularly across Pandosy Street.

The transportation model shows that Pandosy Street will be at congested in the future. The model shows over capacity by 2030 Intersections including Pandosy / Christleton, Pandosy /Royal, and Richter / Rose will be failing. With the location of the Hospital emergency entrance on Royal Ave the efficient operation of this intersection is critical.

Should this proposed development proceed we will require some additional road connections in the area. Possibly the connection of Royal Avenue between Pandosy & Richter and the extension of Speer Street to Glenwood Avenue. The requirements would be confirmed following the completion of a traffic impact study.

The draft OCP shows a Hospital precinct along Rose Avenue. It is our aim to strengthen the east west connection between Pandosy, Richter, Gordon and Benvoulin by upgrading Rose Avenue to an Arterial, allowing improved access to the Hospital area.

Steve Muenz, P. Eng.
Development Engineering Manager
JF