

REPORT TO COUNCIL



Date: October 21, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: Z11-0072

Owner: Pinloco Holdings Inc.;
Inc. No. BC0685814

Address: 2311 Pandosy Street

Applicant: Pinloco Holdings Inc.

Subject: Rezoning application

Existing OCP Designation: Health District

Existing Zone: RU6 - Two Dwelling Housing

Proposed Zone: HD2 - Hospital and Health Support Services

1.0 Recommendation

THAT Rezoning Application No. Z11-0072 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot B, DL 14, ODYD, Plan 4463 Except Plan KAP88012, located at 2311 Pandosy Street, Kelowna, BC, from the RU6 -Two Dwelling Housing zone to the HD2 - Hospital and Health Support Services zone be considered by Council;

AND THAT Zone Amending Bylaw be forwarded to the January 10, 2012 Public Hearing for further consideration;

AND THAT final adoption of Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property;

AND FURTHER THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

2.0 Purpose

To consider rezoning the subject property from the RU6 - Two Dwelling Housing to HD2 - Hospital & Health Support Services Zone to enable the conversion of the existing residence to a private physician medical office in support of the HD2 zone purpose and intent.

A handwritten signature in blue ink, located at the bottom right of the page.

3.0 Land Use Management

The subject property is designated Health District in the OCP and is located directly across from the Kelowna General Hospital. The applicant has applied to rezone to the HD2 zone which has been created to accommodate small scale conversions or larger redevelopments within the Health District Area. As such, the proposed renovation for a doctor's office is appropriate and will serve the specific need of providing supplementary patient care in a complimentary way to the KGH programming. Additionally, converting the existing residence will help to improve the aesthetics of the property through both façade improvements and site landscaping. As noted at the APC, there were concerns with respect to landscaping to the eastern property line abutting the existing residential, and this will be re-considered through the concurrent Development Permit application.

The scope of the renovations to the existing home will help to maintain the residential character of the area while introducing health and medical support services adjacent to the hospital. The vision is to create a concentrated node of health and medical activity next to the Kelowna General Hospital and in support of the objective of the newly endorsed Health District designation. This is the first step towards the revitalization and repurposing of existing housing stock within the boundaries of the newly designated Health District.

The application cannot be considered by Council until the HD2 zone which was attached to the 'Marrington' project has also been considered by Council at a Public Hearing. Therefore staff are asking that this application be forwarded to the January 10th, 2012 Public Hearing.

4.0 Proposal

4.1 Project Description

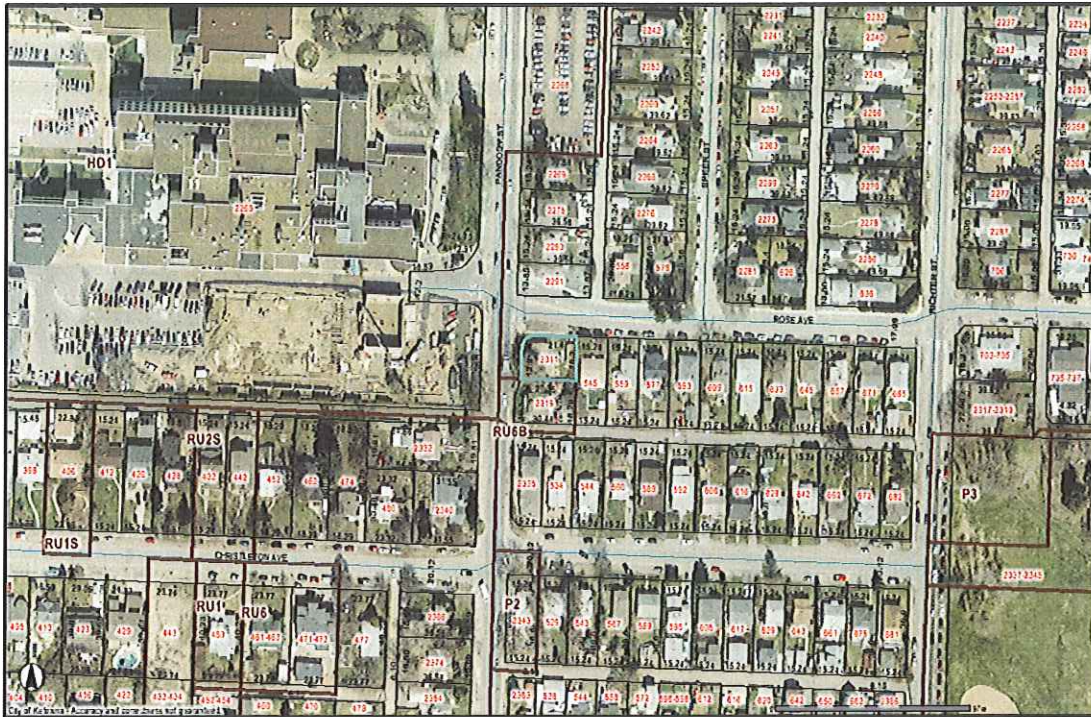
The applicant is proposing to renovate the existing residence to accommodate a medical office. The renovation will create two office spaces with an examining room and a small reception area, to be used by two part time physicians. A small addition will be added to the rear of the property, otherwise the changes are limited to aesthetic improvements including adding a more prominent entrance and improving the quality of the exterior materials and colour. The application compares with the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000		
Criteria	Development Proposal	HD2 Zone Requirements (for lots <900m ²)
Development Regulations		
Site Coverage (buildings)	20%	55%
Height	5.5m / 1 storey	9.5m / 2 ½ storeys
Front yard	3.11m*	4.5m
Side yard (N)	4.02m	2.0m
Side Yard (S)	2.62m	2.0m
Rear yard	<6.0m	6.0m

Other Regulations		
Vehicle Parking	5 stalls	5 stalls

*Variance required to address non-conforming front yard setback

4.2 Site Context



The subject property is located along Pandosy Street directly across from the Kelowna General Hospital and is abutting an established Single Two / Unit Neighbourhood. The adjacent land uses are as follows:

Direction	Zoning Designation	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	HD1 - Kelowna General Hospital	Hospital

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

5.1.1 Land Use Designations - Health District (Chapter 4)

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 consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service related commercial uses as defined by the Zoning Bylaw may be supported.

5.1.2 Urban Design Guidelines (Chapter 14) - Revitalization Development Permit Area

Revitalization Design Guidelines

Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;

- Enhance the urban centre's main street character in a manner consistent with the area's character;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

6.0 Technical Comments

6.1 Building & Permitting Department

Building Permit required upon confirmation of land use.

6.2 Development Engineering Department

1. Domestic Water and Fire Protection

Our records indicate that this property is serviced with a 19mm diameter copper water service. The existing service will likely be adequate for the proposed application. Service upgrades, if required will be at the developer's cost.

2. Sanitary Sewer

Our records indicate that this property is serviced with a 100mm-diameter sanitary sewer complete with inspection chamber. The existing service will be adequate for this application.

3. Road Improvements

Pandosa Street must be upgraded to a full urban standard along the frontage of this property, including the construction of a separate concrete sidewalk, landscape boulevard complete with an underground irrigation system, re-location or adjustment of existing utility appurtenances if required to accommodate the construction.

A one-time cash payment in lieu of construction must be collected from the applicant for construction by the City. The cash-in-lieu amount is determined to be **\$10,463.00**

Rose Avenue must ultimately be upgraded to a urban standard along the full frontage of this development including a curb and gutter realignment, 2.35m wide concrete sidewalk, boulevard landscaping including tree wells and a underground irrigation system. In the interim the existing sidewalk shall be extended to the property boundary and a driveway letdown constructed complete with the required boulevard landscaping. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$18,805.00**

4. Access, Manoeuvrability and Site Related Issues.

- (a) The submitted drawing to support this application requires revision. The driveway access location on Rose Avenue shall be moved to the easterly property line. The Parking Area shall be designed so as to allow vehicles to turn-around on-site and exit onto the road in a forward direction.
- (b) Parking lot drainage will be contained and disposed of on-site.

- (c) Boulevard landscaping, complete with underground irrigation systems, must be integrated with the on-site irrigation systems.

6.3 Fire Department

No concerns.

6.4 Interior Health Authority

Based on the referenced property being connected to the City of Kelowna municipal sewer and drinking water systems, our office has no objection to the proposed application.

7.0 Application Chronology

Date of Application Received: September 14, 2011

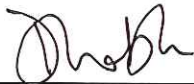
Advisory Planning Commission October 11, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on October 11, 2011 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z11-0072 by Pinloco Holdings Inc. (L. Fox), to rezone the subject property from the RU6 - Two Dwelling Housing zone to the HD2 - Hospital & Health Support Services zone to convert the existing residence to a medical office.

Anecdotal Comment: The Advisory Planning Commission supported the application and believes it appropriately fits with the new Health District designation. The Advisory Planning Commission would like the Applicant to work with Staff on an appropriate landscape buffer with the adjacent property to the rear (east). The Advisory Planning Commission felt the proposal fits in well with the Health District neighbourhood.

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

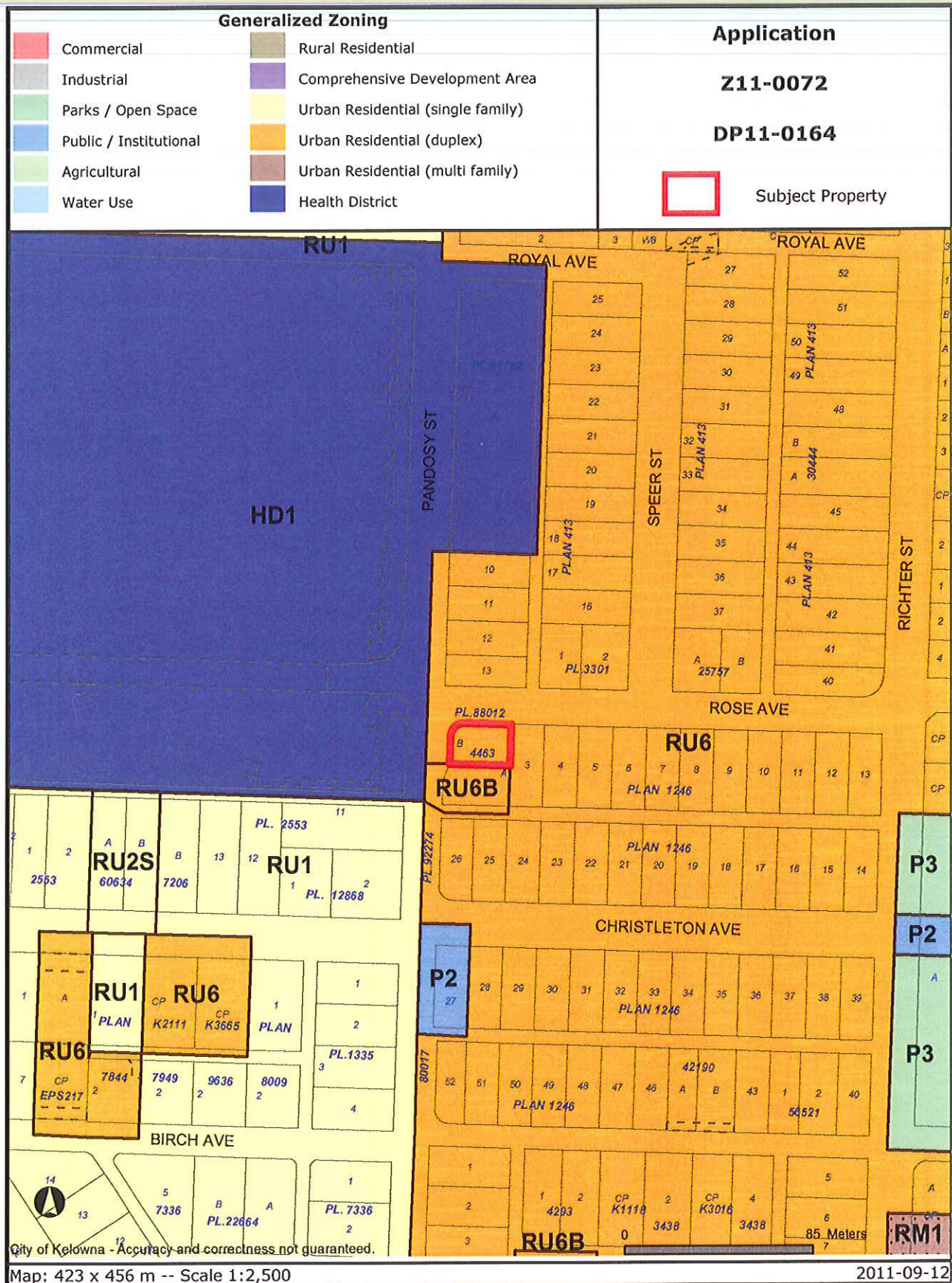
Approved for Inclusion:



Shelley Gambacort, Director of Land Use Management

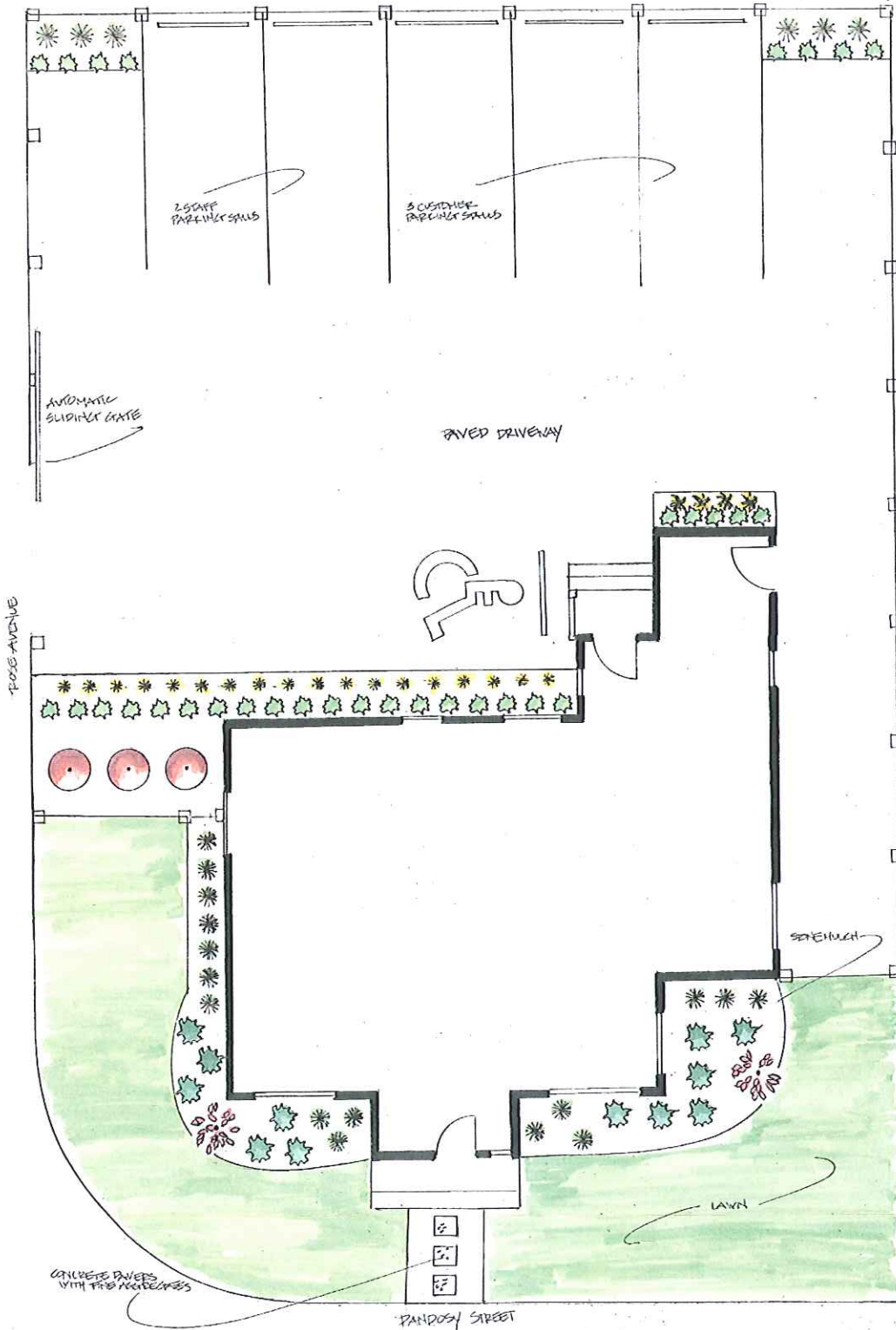
Attachments:

Site Plan
Conceptual Elevations

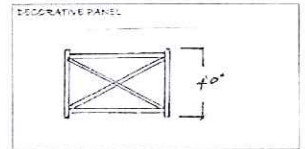
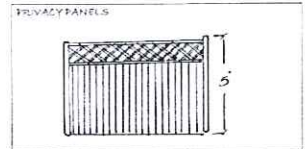


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

PANDOSY MEDICAL CLINIC
2111 PANDOSY STREET



FENCE DETAILS:
 N MARKING-PRIVACY
 S-PRIVACY
 W-DECORATIVE
 NE CORNER-DECORATIVE
 SE CORNER-DECORATIVE



LEGEND:

PLANT USE	QUANTITY
WILLOW (4.0-5.0 FT)	20
CASPIAN REDWOOD (6.0-8.0 FT)	5
GREEN VELVET (6.0-8.0 FT) PLANT GREEN VELVET	10
STELLA D'ORO (4.0-5.0 FT) HEMISPHALLIS STELLA D'ORO	20
WEDGE OF SHARON PROSTRATE HYDRANGEA BROTANUS	5
CAROL FURNER REED GRASS TALIA MAGNOLIA 4.0-5.0 FT	100

GREENSCAPES
 HORTICULTURAL
 SOLUTIONS
 3539 EVANSTON
 KENOSHA, WI 53142

PROJECT TITLE:
 PANDOSY MEDICAL
 CLINIC

DRAWING TITLE:
 CONCEPTUAL
 LANDSCAPE LAYOUT

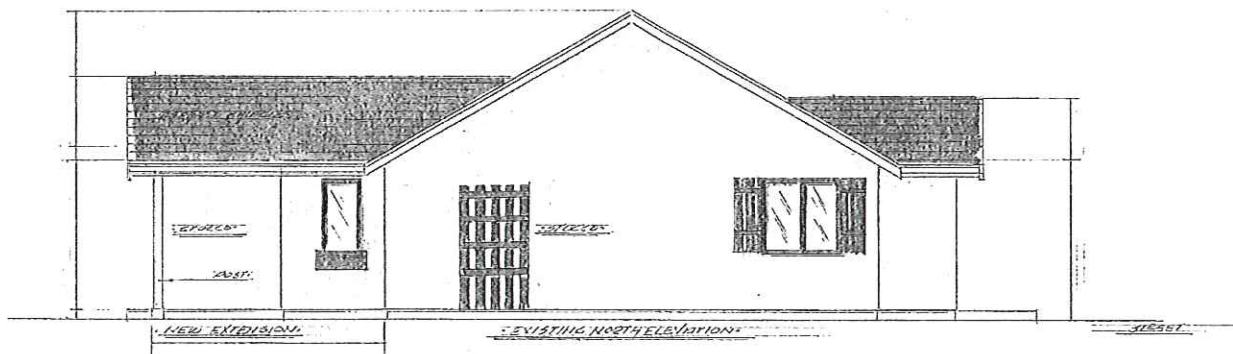
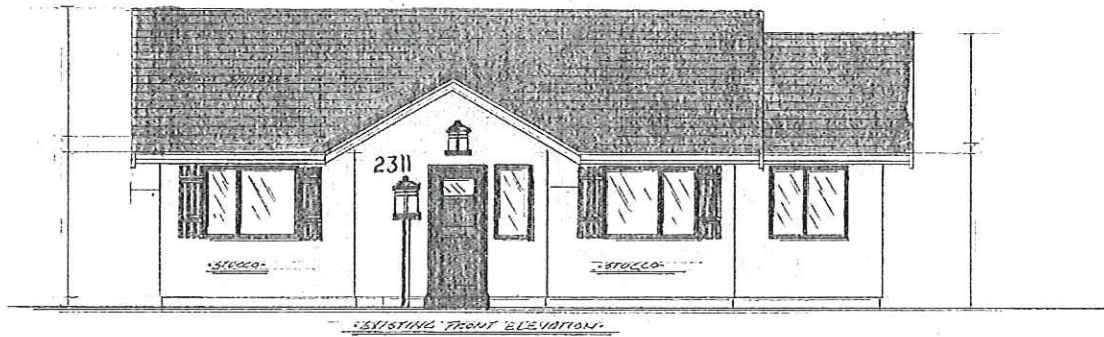
CLIENT: L. FOX & P.
 MICHELETTI

DESIGN BY: KS

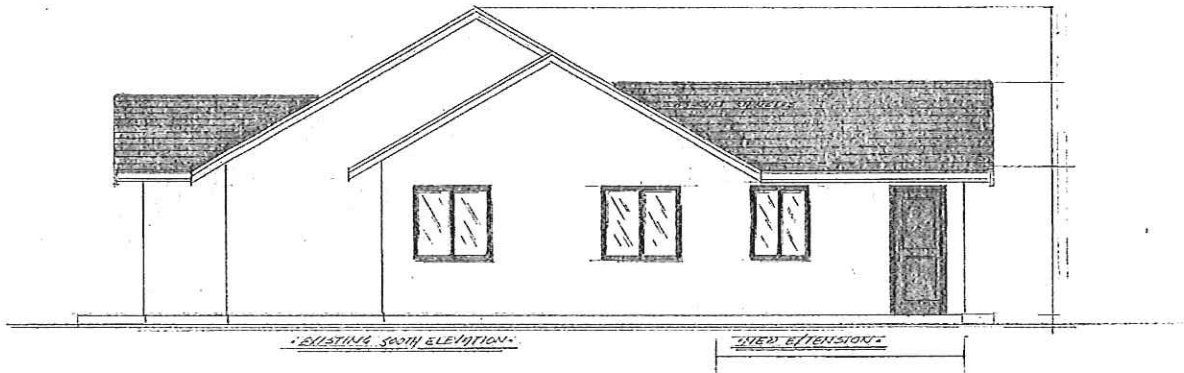
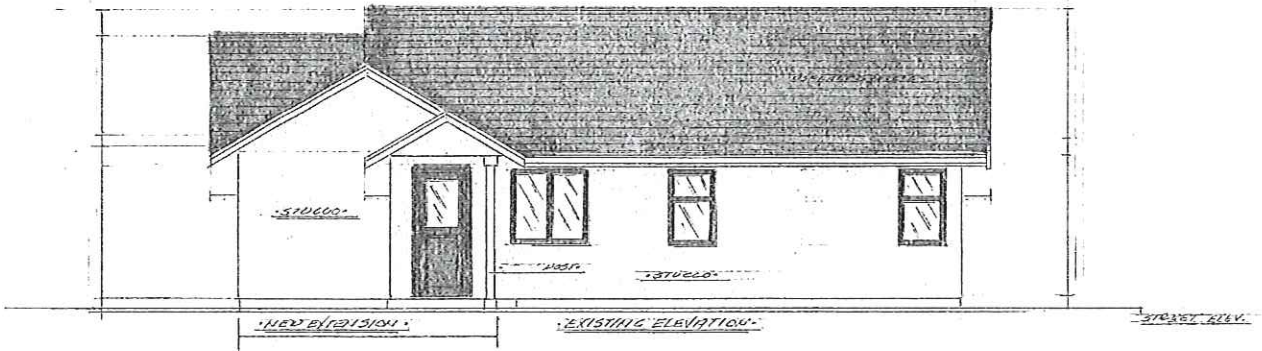
DRAWN BY: CU

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

DATE: 08/22/11



DATE	 <p>Jesse J Stevens Contractor 250 870 4374 jstevens@shaw.ca Kelowna BC</p>	DRAWN BY T. S.
DESIGN TOR		SCALE
REVISED DATE		<p>10A, 112B, 23W, GARDNER ST. Kelowna BC</p>



DATE	 <p>JESSY CONTRACTING</p>	DRAWN BY T. S.
DESIGN TOR		SCALE
REVISED DATE		TOR: HPC, CSJ, DEN, OSV, ST. JAN 2014
Jesse J Stevens Carpenter 250.872.4374 jessestevens@shaw.ca KOkara B3		