

REPORT TO COUNCIL



Date: November 1, 2011
To: City Manager
From: Land Use Management, Community Sustainability (Aw)
Application: TA10-0007 **Owner:** N/A
Address: N/A **Applicant:** City of Kelowna (LUM)
Subject: Text Amendment for HD2 - Hospital & Health Support Services Zone Supplemental Report

1.0 Recommendation

THAT Text Amendment No. TA10-0007 to add the proposed HD2 - Hospital & Health Support Services 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 November 1, 2011 be received by Council.

2.0 Purpose

This Text Amendment application has been submitted in order to add the proposed HD2 - Hospital & Health Support Services zone to Zoning Bylaw No. 8000.


3.0 Land Use Management

The proposed HD2 zone will 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, health services, 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 HD2 zone will be able to accommodate both significant redevelopments when the appropriate lot consolidations have been made and smaller conversions for single lots.

Staff have been working with a few interested parties to create a zone that allows for this form of development within the newly designated Health District Area. Staff had forwarded the HD2 with the 'Marrington' development application as that project had initiated the zone. However, this application was recently deferred until January 10th, 2012. As such, Council directed that the HD2 zone be separated from this application so that it can be considered at Public Hearing November 29, 2011.

the purpose of the HD2 zone and its adoption will allow development to take place in the Health District as envisioned in the 2030 OCP.

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble Manager, Manager, Urban Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

HD2 Zone

To

Schedule "A"

Text Amendment No. TA10-0007 - Proposed Text Amendments

Zoning Bylaw No. 8000				
No	Section	Existing Text	Proposed Text	
.				
1	Table of Contents	Section 17: Health District Zones 17.1 HD1 Kelowna General Hospital 17-1	Section 17: Health District Zones 17.1 HD1 Kelowna General Hospital 17-1 17.2 HD2 Hospital & Health Support Services	
2	Section 1 - General Administration Section 1.3.1	Section 17 - Health District Zones		
		HD1	Health District 1 Zone	HD1
				HD2
3	Section 2 - Interpretation §2.3.3 General Definitions	nil	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.	
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, HD2	
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 HD2)*	

Schedule "A" - Attachment #1

HD2 – Hospital and Health Support Services

1.1 Purpose

The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, medical-related commercial and complimentary residential uses within the Official Community Plan Health District future land use designation.

1.2 Principle Uses

1.2.1 The **principle uses** for properties with a **lot area** of 900m² or more are:

- (a) **multiple dwelling housing**
- (b) **personal service establishments**
- (c) **emergency and protective services**
- (d) **care centre, major**
- (e) **congregate housing**
- (f) **extended medical treatment facilities**
- (g) **health services**

1.2.2 The **principle uses** for properties with a **lot area** of less than 900m² are:

- (a) **single dwelling housing**
- (b) **care centre, minor**
- (c) **health services**

1.3 Secondary Uses

1.3.1 The **secondary uses** for properties with a **lot area** of 900m² or more are:

- (a) **retail stores, health products**
- (b) **food primary establishment**
- (c) **apartment hotel**
- (d) **hotel**
- (e) **community recreation services**

1.3.2 The **secondary uses** for properties with a **lot area** of less than 900m² are:

- (a) **bed and breakfast homes**
- (b) **home based business, major**
- (c) **home based businesses, minor**
- (d) **secondary suites**

1.4 Subdivision Regulations

1.4.1 The subdivision regulations for properties with a **lot area** of 900m² or more are:

- (a) The minimum **lot width** is 30.0 m
- (b) The minimum **lot depth** is 30.0 m
- (c) The minimum **lot area** is 900 m²

1.4.2 The subdivision regulations for properties with a **lot area** of less than 900m² are:

- (a) The minimum **lot width** is 13.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 490 m².

1.5 Development Regulations

1.5.1 Development Regulations for properties with a **lot area** of 900m² or more are:

- (a) The maximum **floor area ratio** is 1.2, except it is 1.3 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 1.4.
- (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 **natural 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. Where a parking structure is located within the building setbacks consistent with this section, the space between the structure and the property line shall be treated with a high level of landscaping with a landscaped berm to screen the exposed outer wall of the structure.

1.5.2 Development Regulations for properties with a **lot area** of less than 900m² are:

- (a) The maximum **site coverage** is 55%.
- (b) The maximum **height** is the lesser of 9.5 m or 2 ½ **storeys**, except it is 4.5m for **accessory buildings**.
- (c) The minimum **front yard** is 4.5 m.

- (d) The minimum **side yard** is 2.0 m for a 1 or 1½ **storey building** and 2.3 m for a 2 or 2 ½ storey building, except it is 4.5 m from a **flanking street**.
- (e) The minimum **rear yard** is 6.0 m except it is 3.0 m where the rear yard abuts a lane and it is 1.5 m for **accessory buildings**.

1.6 Parking Regulations specific to the HD-2 Zone

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

- (a) All residential, residential related uses, **apartment hotel** and **hotel** uses shall be calculated as 1 **parking space** per **dwelling** unit.
- (b) Leasable areas that are not used for residential, residential related, **apartment hotel** and **hotel** uses shall be calculated as requiring 1.75 stalls per 100 m² of **gross floor area**.
- (c) **Health Services** shall be calculated as 2.5 stalls per 100 m² of **gross floor area**.
- (d) **Food primary establishment** uses shall be calculated as requiring 1 **parking space** per 4 seating spaces.

1.7 Other Regulations

- (a) In addition to the regulations 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 area** not greater than 350 m² per **lot**.
- (e) When permitted, **food primary establishments** shall be limited to a total capacity of 40 seats.
- (f) **Apartment hotel** and **hotel** use shall only be permitted when secondary to **multiple dwelling housing** or **congregate housing**.
- (g) 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**.
- (h) Level 2 landscape buffers are required for the **front yard** and Level 3 landscape buffers are required in all **side** and **rear yard** setback areas.
- (i) Vehicle-oriented or drive through services are not permitted in this zone.
- (j) All **vehicle** access must be from the rear **lane**.
- (k) Signage shall be in accordance with the regulations of the Sign Bylaw.
- (l) A free standing sign with a maximum height of 1.5 m and a sign area of 3.0m² is permitted