

REPORT TO COUNCIL



Date: January 13, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: DP11-0164 & DVP11-0174 **Owner:** Pinloco Holdings Inc.;
Inc. No. BC0685814
Address: 2311 Pandosy Street **Applicant:** Pinloco Holdings Inc.
Subject: Development Permit & Development Variance Permit
Existing OCP Designation: Health District
Existing Zone: RU6 - Two Dwelling Housing
Proposed Zone: HD2 - Hospital and Health Support Services

1.0 Recommendation

THAT Final Adoption of Zone Amending Bylaw No. 10630 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP11-064 for Lot B, DL 14, ODYD, Plan 4463 Except Plan KAP88012, located at 2311 Pandosy Street, Kelowna, subject to the following:

- 1) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- 2) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- 3) Landscaping to be provided on the land be in general accordance with Schedule "C";

AND THAT Council authorize the issuance of Development Variance Permit No. DVP11-0174 for Lot B, DL 14, ODYD, Plan 4463 Except Plan KAP88012, located at 2311 Pandosy Street, Kelowna, B.C.;

AND FURTHER THAT variances to the following sections of Zoning Bylaw No. 8000, HD2- Hospital and Health Support Services be granted:

Section 17.1.5.2 (c) Development Regulations

To vary the required front yard from 4.5m required to 3.11m proposed.

2.0 Purpose

To consider a Development Permit for the form and character of the proposed conversion. As the existing front yard setback will not meet the HD2 setback requirement a Development Variance Permit is required to address this nonconformity.

3.0 Land Use Management

Converting the existing residence will help to improve the aesthetics of the property through both façade improvements and site landscaping. 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. This is the first step towards the revitalization and repurposing of existing housing stock within the boundaries of the newly designated Health District. As noted at the APC meeting, there were concerns with respect to landscaping to the eastern property line abutting the existing residential neighbourhood. The applicant added a fence and additional landscaping to help address this transition.

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:

<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	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;
- 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 -See Attached.

6.3 Fire Department - No concerns.

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:

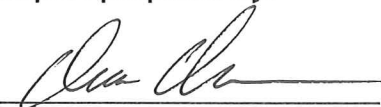
THAT the Advisory Planning Commission supports Development Variance Permit Application No. DVP11-0174 by Pinloco Holdings Inc. (L. Fox), to address the nonconformity of the existing front yard setback not meeting the HD2 setback requirement.

THAT the Advisory Planning Commission supports Development Permit Application No. DP11-0164 by Pinloco Holdings Inc. (L. Fox), to consider a Development Permit for the form and character of the proposed renovations.

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:



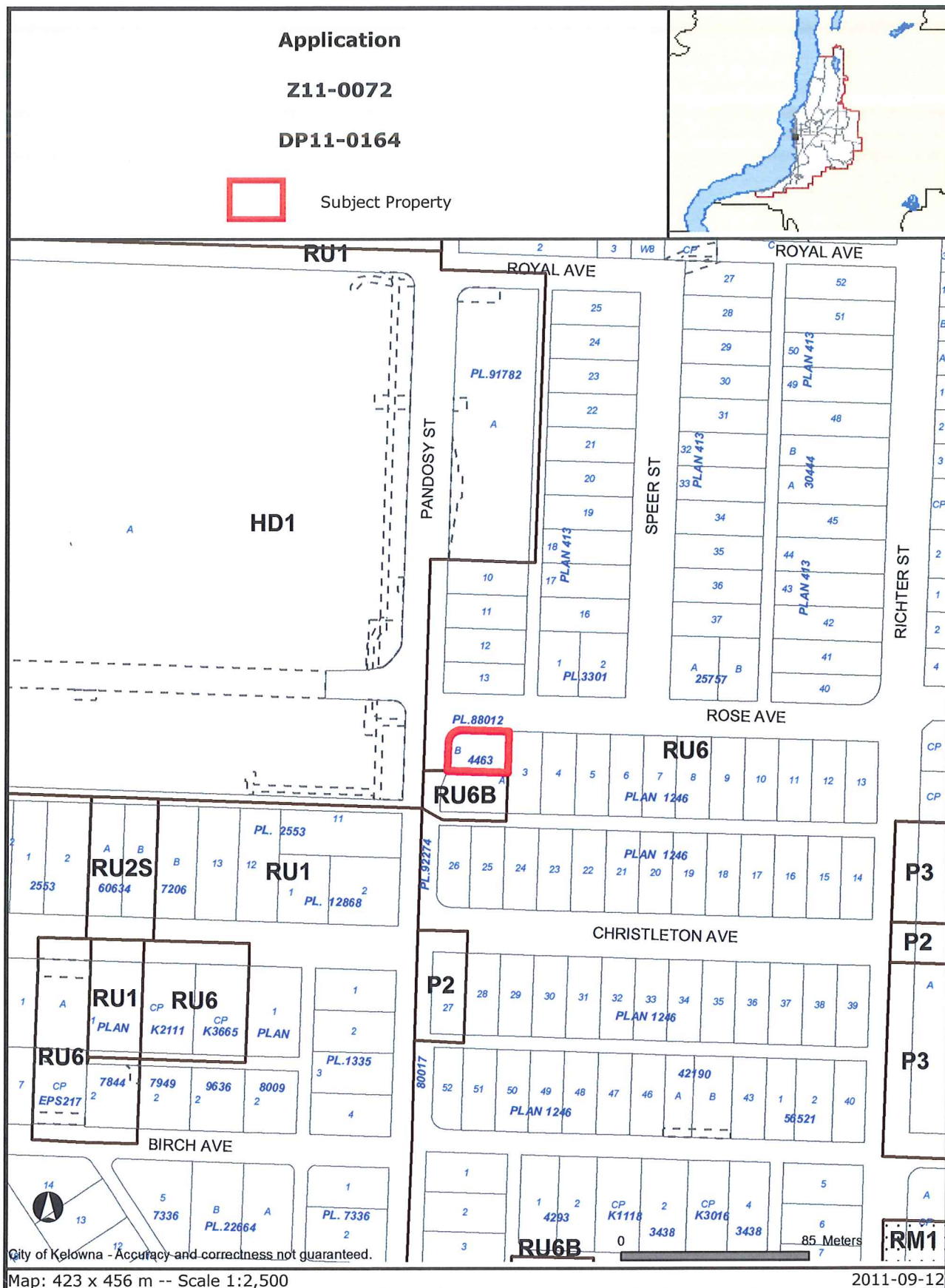
Shelley Gambacort, Director of Land Use Management

Attachments:

Site Plan

Elevations

Landscape Plan



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.

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

Development Permit No.: DP11-0164 & DVP11-0174

EXISTING ZONING DESIGNATION:	HD2 - Hospital and Health Support Services
WITHIN DEVELOPMENT PERMIT AREA:	Revitalization Development Permit Area

ISSUED TO:	Pinloco Holdings Inc.
LOCATION OF SUBJECT SITE:	2311 Pandosy Street

	LOT	BLOCK	D.L.	DISTRICT	PLAN
LEGAL DESCRIPTION:	B		14	ODYD	Plan 4463 Except Plan KAP88012

SCOPE OF APPROVAL

- This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- Applicants for a Heritage Alteration Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";

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

Table 8.2 Loading Schedule

To vary the required front yard from 4.5m required to 3.11m proposed.

2. The development shall commence by and in accordance with an approved Building Permit within ONE YEAR of the date of the Municipal Council authorization resolution.

3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

3. PERFORMANCE SECURITY:

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development Permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- (a) Cash in the amount of \$ N/A .
- (b) A Certified Cheque in the amount of \$ N/A .
- (c) An Irrevocable Letter of Credit in the amount of \$ TBD at issuance .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

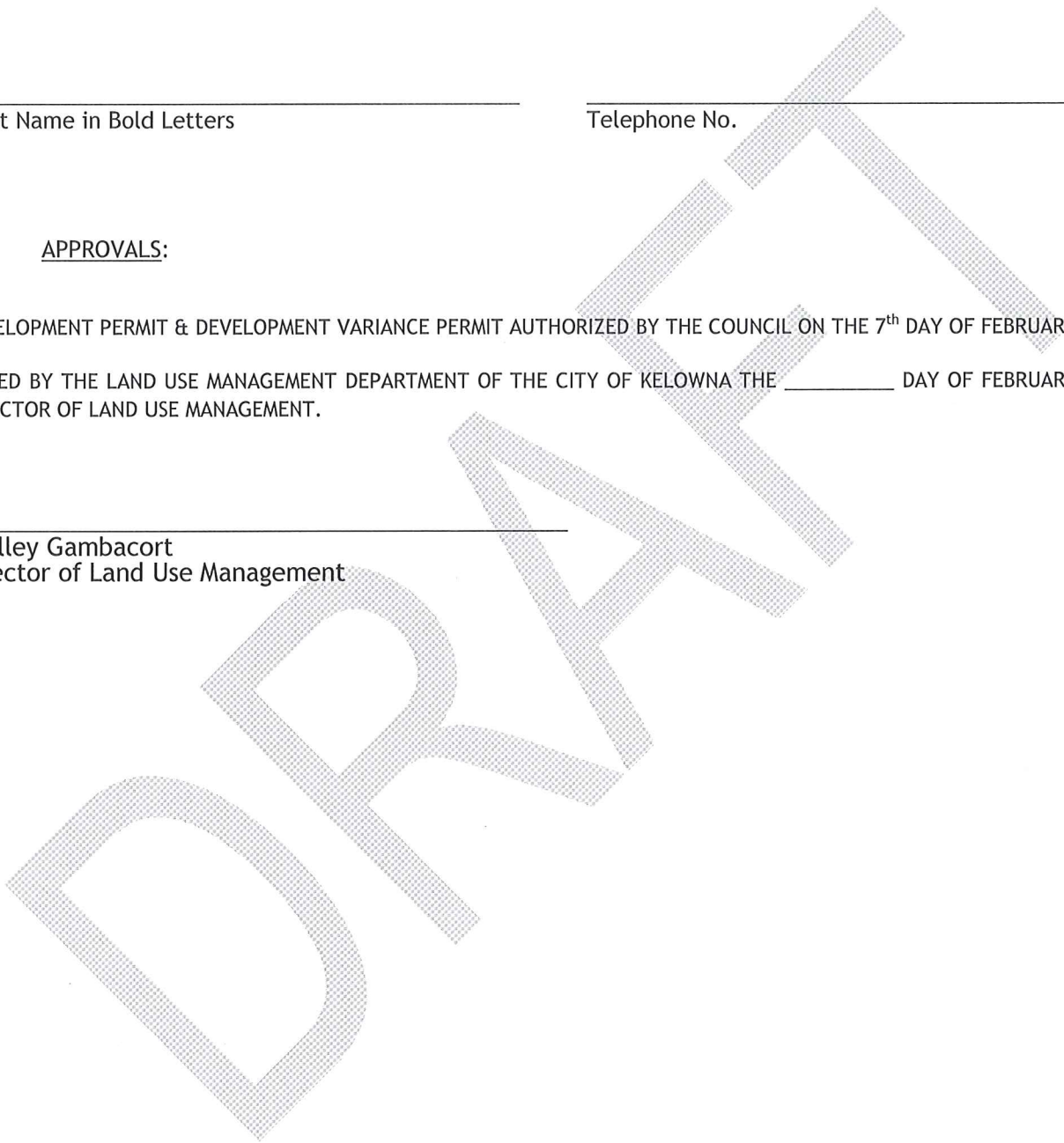
Telephone No.

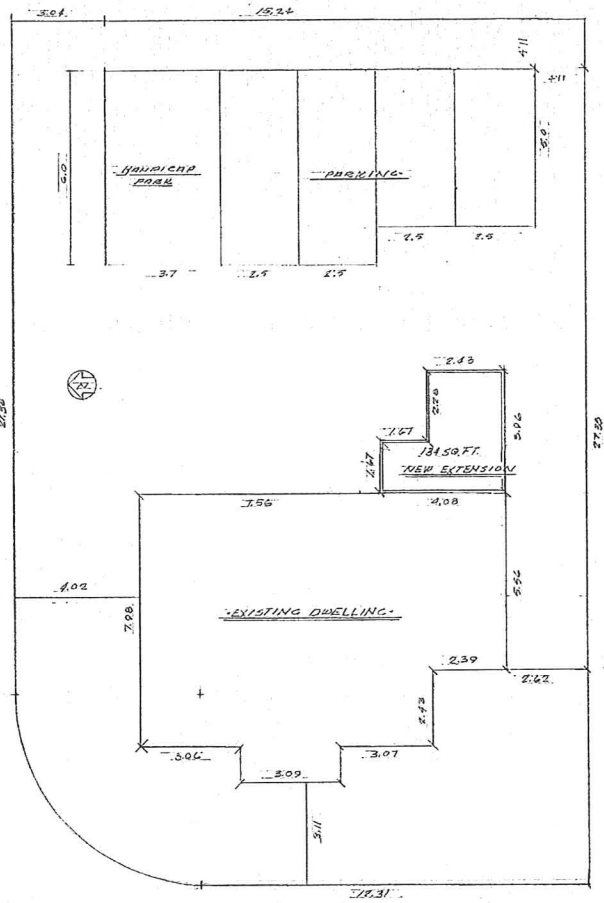
5. APPROVALS:

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT AUTHORIZED BY THE COUNCIL ON THE 7th DAY OF FEBRUARY, 2012

ISSUED BY THE LAND USE MANAGEMENT DEPARTMENT OF THE CITY OF KELOWNA THE _____ DAY OF FEBRUARY, 2012 BY THE DIRECTOR OF LAND USE MANAGEMENT.

Shelley Gambacort
Director of Land Use Management





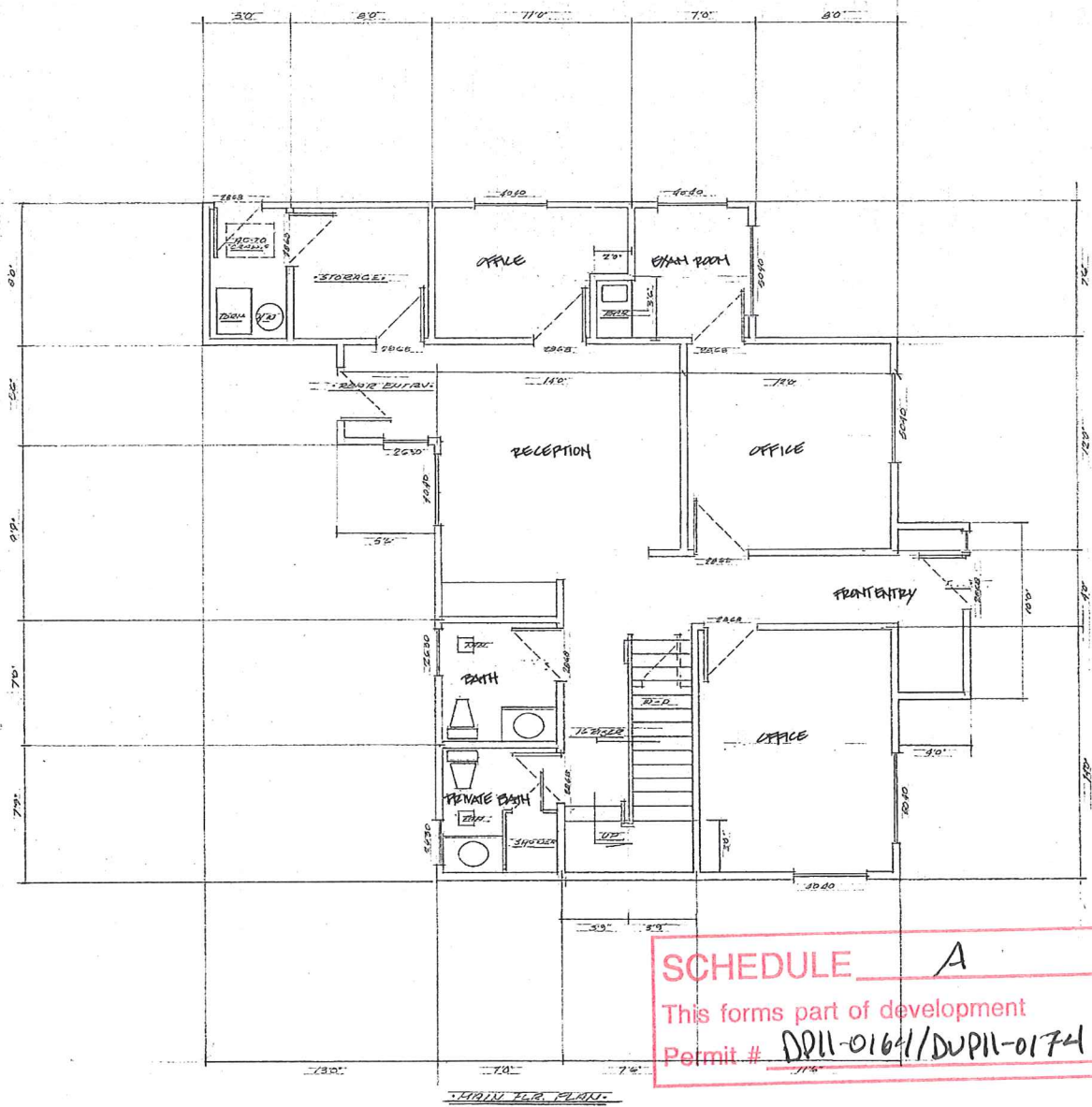
• PLOT PLAN •

• PANDOSY STREET •


CIVIC AOR 2311 PANDOSY STREET
SCALE 1/8"=1'0" ALL DIST. ARE IN METERS

SCHEDULE A
This forms part of development
Permit # DP11-0164 / DU11-0174

DATE		DRAWN BY T.S.
DESIGN FOR		SCALE 1/8"=1'0"
REVISED DATE AUG 30 11		JOB. AOR: 2311 PANDOSY ST. KELOWNA BC
Jesse J Stevena Carpenter 250.670.4374 jesse.stevena@shaw.ca Kelowna BC		

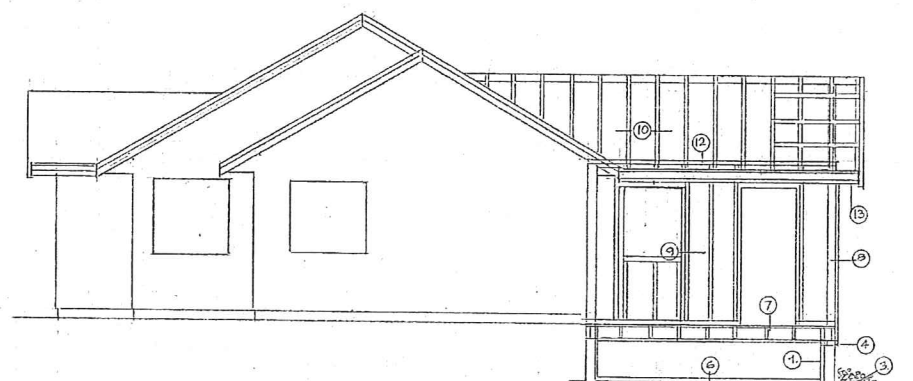
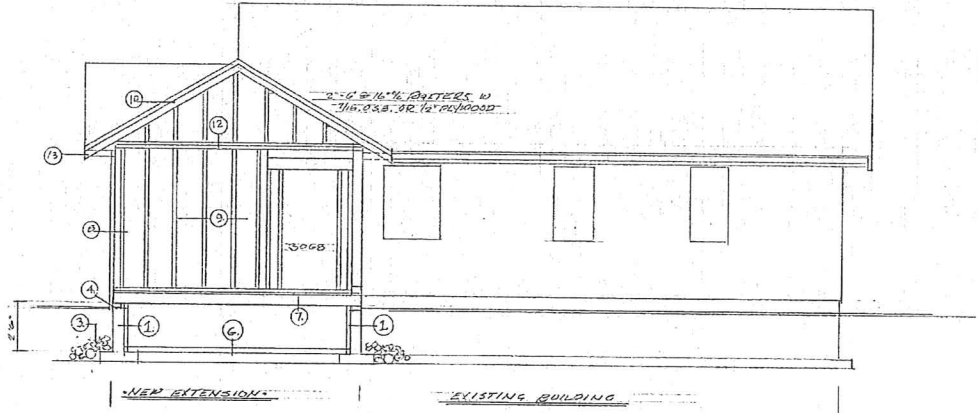


SCHEDULE A
 This forms part of development
 Permit # DP11-01641/DUP11-0174

DATE	 JESSE J STEVENS CONTRACTING	DRAWN BY T.S.
DESIGN FOR		SCALE
REVISED DATE		JOB #1722
Jesse J Stevens Carpenter 250.870.4374 jessestevens@shaw.ca Kelowna BC		

GENERAL SPECIFICATIONS

- ① **EXTERIOR FOUNDATION WALL**
 12" x 8" CONG. FOOTING W/ 2-10# REBAR CONT.
 8" CONG. FOUNDATION WALL W/ 2-#4 REBAR CONT. (OR AS NOTED)
 3 COATS 5/8" MINIMUM EMULSION TO FINISH GRADE
 CONG. WALLS TO BE FRAMED OUT WITH 2x4 STUDS @ 16" O/C
 2x4 FLOOR INSUL.
 6 MIL. POLY V.
 1/2" SHEET WALL
- ② **INTERIOR FOUNDATION WALL**
 12" x 8" CONG. FOOTING W/ 2-10# REBAR CONT.
 8" CONG. CORE
- ③ **DRAINAGE**
 60# PERCUSSIVE # 2 1/2" DIA. INTEGRATED POLY DRAIN TILE W/
 MIN. 6" TRAP ROCK AND FILTER CLOTH COVER
- ④ **PLATE TO FOUNDATION CONNECTION**
 2x6 WOOD PLATE W/ 2x4 GUSSET
 W/ 1/4" ANCHOR BOLTS @ 6" O/C MAX.
- ⑤ **CONCRETE FLOORS**
 1. BASEMENTS
 4" CONG. SLAB
 6 MIL. POLY V.
 6" MIN. GRANULAR FILL COMPACTED TO 95% DENSITY
 2. GROUND
 4" CONG. SLAB W/ 10# REBAR @ 24" O/C EACH WAY
 6" MIN. GRANULAR FILL COMPACTED TO 95% DENSITY
- ⑥ **GRAVEL BASES**
 3" CONG. SLASH COAT
 6 MIL. POLY V.
 6" MIN. GRANULAR FILL COMPACTED TO 95% DENSITY
- ⑦ **FRAMED FLOORS**
 1/2" T&G PLYWOOD SUB FLOOR GLUED AND SCREWED
 TO 2x4 WOOD 11" DEEP @ 24" O/C
 (CONFORM W/ SUPPLIER'S FLOOR SYSTEM LAY-OUT)
 1/2" SHEET WALL
- ⑧ **EXTERIOR WALLS**
 IRON MATERIAL (SEE ELEVATIONS)
 APPROVED INSULATION
 7/16" O.C. OR 1/2" PLYWOOD SHEATHING
 2x4 STUDS @ 16" O/C
 2x4 FLOOR INSUL.
 6 MIL. POLY V.
 1/2" SHEET WALL
- ⑨ **INTERIOR WALLS**
 2x4 STUDS @ 16" O/C
 1/2" SHEET WALL (WITH STUDS)
- ⑩ **ROOF**
 ASPHALT/FLYBLENDED SHINGLES
 ROOFING FELT
 7/16" O.C. OR 1/2" PLYWOOD SHEATHING
 ENGINEERED ROOF TRUSSES @ 24" O/C
 OR
- ⑪ **TILE ROOF** (INSTALL TO MANUFACTURER'S SPECS.)
 APPROVED ROOFING FELT
 2x4 STUDS STRAPPING
 7/16" O.C. OR 1/2" PLYWOOD SHEATHING
 ENGINEERED ROOF TRUSSES @ 24" O/C
 (NOTIFY IF TILE ROOF IS 2x4 GUTTER. ALL ROOF TRAPPING
 HEADERS MAY HAVE TO BE INCREASED BY 25% -
 SEE ENGINEER'S RECOMMENDATIONS)
- ⑫ **CEILING**
 R-40 FIBERGLASS INSULATION
 (FIBERGLASS INSULATION RAFTERS BETWEEN EACH TRUSS)
 W/ 1/4" 2" AIR SPACE
 6 MIL. POLY V.
 1/2" SHEET WALL
- ⑬ **RASQUA / SOFFIT**
 1 1/2" ALUMINUM CAVES THROUGH
 2x4 FIBERGLASS INSUL.
 THEROSTATED ALUMINUM SOFFIT
- ⑭ **EXTERIOR RAILINGS**
 42" HIGH ALUMINUM RAILINGS INSTALLED TO
 MANUFACTURER'S SPECS.
- ⑮ **SUNBRECKES**
 APPROVED WATERPROOF BECKING MATERIAL
 1/2" T&G PLYWOOD SUB FLOOR GLUED AND SCREWED TO 2x4 W/ JOINTS @ 16" O/C W/ 2x2x2x8 BRACING @ MIN. 3' O/C



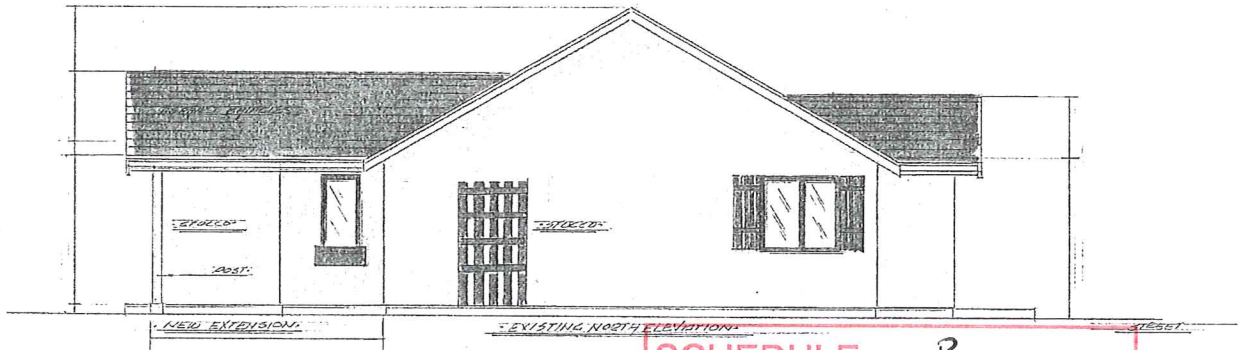
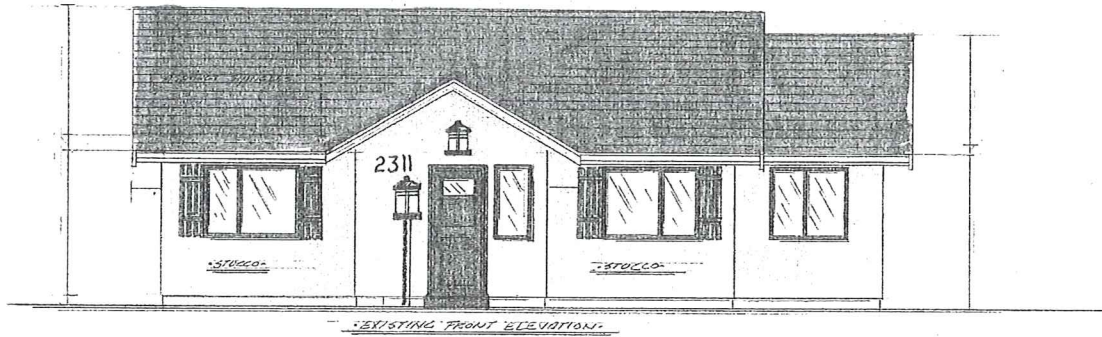
SCHEDULE *NEW EXTENSION-A*

This forms part of development

Permit # DP11-0164 / DU11-0174

DATE		DRAWN BY: T.S.
DESIGN FOR		SCALE: 1/4" = 1'-0"
REVISED DATE		JOB HDR.

Jesse J Stevens
 Carpenter
 250.870.4374
 jstevens@shaw.ca
 Kelowna BC



SCHEDULE B
 This forms part of development
 Permit # DDP-0164 / DDP-0174

DATE _____
 DESIGN FOR _____
 REVISED DATE _____



Jesse J Stevens
 Carpenter
 250.870.4374
 jessestevens@earthlink.net
 Kelowna BC

DRAWN BY T.S.

SCALE

IDA, 1122 13th Avenue St.
 Kelowna BC



4 WEST
A-2 1/4"=1'-0"

SCHEDULE B
This forms part of development
Permit # DP11-0164 / DP11-0174

EXTERIOR DETAILS
2311 PANDOSY STREET

ROOF

MATERIAL-ASPHALT SHINGLE
COLOR-HERRITAGE BROWN

EVESTROUGH & SOFFIT

MATERIAL-GENTEK METAL
COLOR- ALMOND 532

FASCIA

MATERIAL-WHITEWOOD/CONEFACE
COLOR-BENJAMIN MOORE MASCARPONE AF-20

WINDOW TRIM

MATERIAL- EXISTING WOOD WINDOWS
COLOR- ICI GREY SQUIRREL A1840

FAÇADE

MATERIAL-EXISTING STUCCO
COLOR- BENJAMIN MOORE CC 248 FRENCH VANILLA

SHUTTERS

MATERIAL-WOOD
COLOR- ICI GREY SQUIRREL A1840

FRONT DOOR

MATERIAL-FIBREGLASS
COLOR- ICI GREY SQUIRREL A1840

RAILING

MATERIAL- METAL
COLOR-ICI GREY SQUIRREL-A1840

POST/PILLARS

MATERIAL-WOOD
COLOR- BENJAMIN MOORE MASCARPONE AF-20

FENCE

MATERIAL-WOOD
COLOR- BENJAMIN MOORE MASCARPONE AF-20

WOOD DETAIL (i.e. TRELLECE, PLANTER BOX)

MATERIAL-WOOD
COLOR-ICI GREY SQUIRREL-A1840

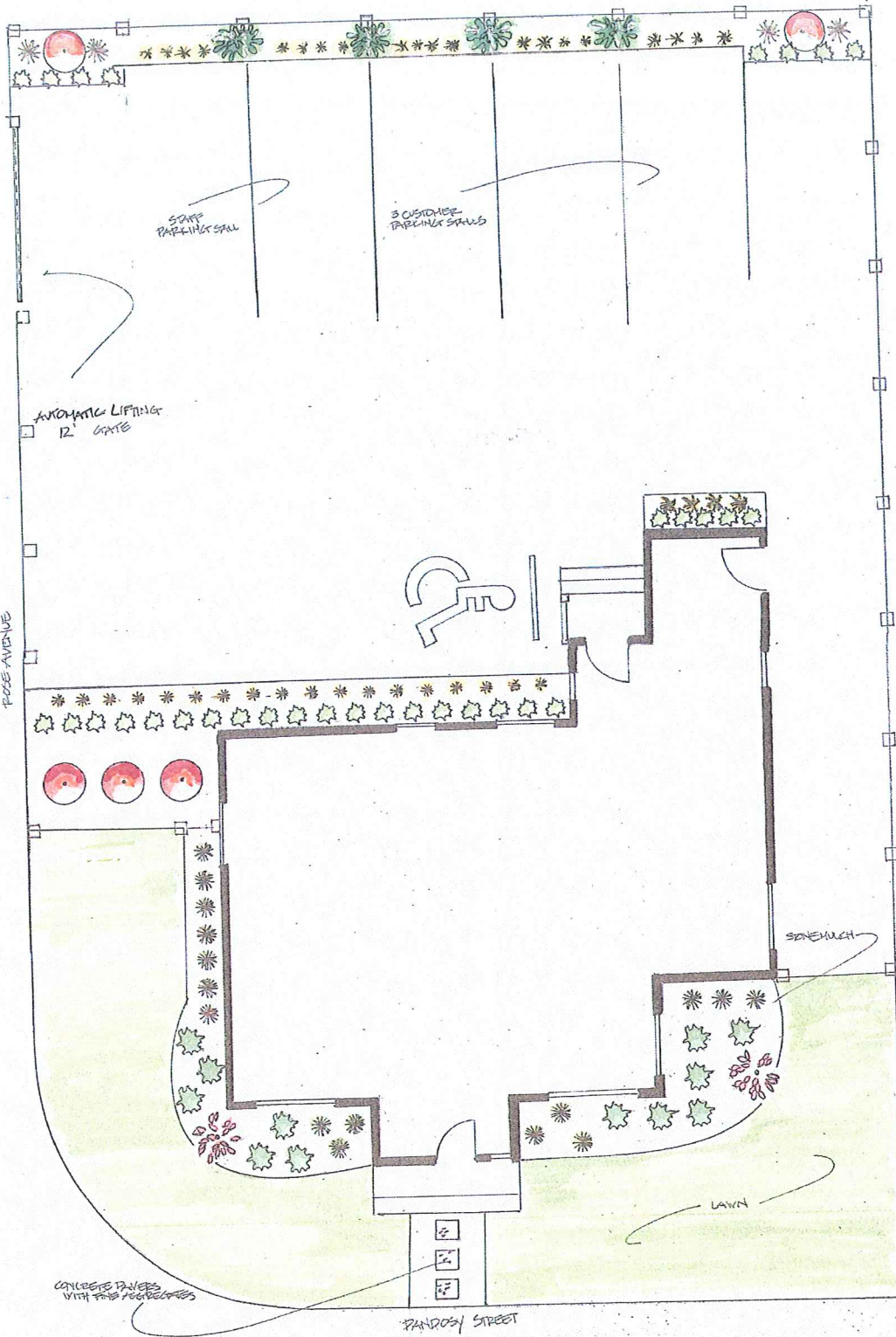
SCHEDULE

B

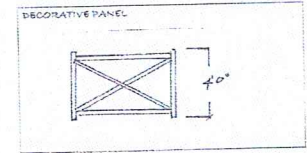
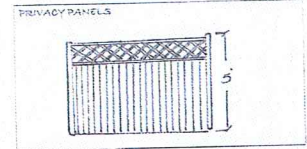
This forms part of development

Permit # DP11-0164 / DP11-0174

PANDOSY MEDICAL CLINIC
2311 PANDOSY STREET



FENCE DETAIL	N: CORNER-DECORATIVE
W: PARKING-PRIVACY	SE: CORNER-DECORATIVE
S: PRIVACY	SW: CORNER-DECORATIVE
W: DECORATIVE	



LEGEND:

PLANT LIST	QUANTITY
HILLS YEW, TAXUS HILLI	12
EASTERN REDBUD, CERCOUS CANADENSIS	2
GREEN VELVET BOXWOOD, BUXUS GREEN VELVET	22
STELLA D'ORO DAYLILY, HEMEROCALLIS 'STELLA D'ORO'	42
ROSE OF SHARON TREEFORM, HIBISCUS SYRIACUS	3
CARL FORESTER REED GRASS, CALAMAGROSTIS AOKI	22
COLUMNAR SPRUCE, PICEA PLUMGENS 'ISEL FASTIGIATA'	4

GREENSCAPES
HORTICULTURAL
SOLUTIONS
4238 SHILOH PLACE
KELSO WA 98526

PROJECT TITLE:
PANDOSY MEDICAL
CLINIC

DRAWING TITLE:
CONCEPTUAL
LANDSCAPE LAYOUT

CLIENT: L. FOX & P.
MICHELETTI

DESIGN BY: KS

DRAWN BY: CUJ

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

DATE: 08/22/11

SCHEDULE C
This forms part of development
Permit # DR11-0164 / DU11-0174

CITY OF KELOWNA
MEMORANDUM

Date: December 15, 2011
File No.: Z11-0072

To: Land Use Management Department (AW)

From: Development Engineering Manager (Revised Comments)

Subject: 2311 Pandosy Street at Rose Avenue Lot B Plan 4463 HD2

Development Engineering have the following comments and requirements associated with this application to rezone from RU-6 to HD2.

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

Pandosy 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. This cost is determined to be **\$10,463.00** and funding shall be by the City.

Rose Avenue must ultimately be upgraded to an 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 an 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**

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf