

REPORT TO COUNCIL



Date: February 24, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: Z11-0089 **Owner:** Derek & Wilhelmina Brown
Address: 320 Strathcona Avenue **Applicant:** Heather Brown
Subject: Rezoning application
Existing OCP Designation: Educational / Major Institutional
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: P1 - Major Institutional

1.0 Recommendation

THAT Rezoning Application No. Z11-0089 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 21, DL 14, ODYD, Plan 535, located at 320 Strathcona Avenue, Kelowna, BC, from the RU1 - Large Lot Housing zone to the P1 - Major Institutional zone be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of Fortis BC being completed to their satisfaction;

AND THAT final adoption of Zone Amending Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit on the subject property.

2.0 Purpose

To consider rezoning the subject property from the RU1 - Large Lot Housing zone to the P1 - Major Institutional zone to enable the conversion of the existing residence to a private physician medical office. Should the proposed land use be endorsed, a Heritage Alteration Permit will be required.

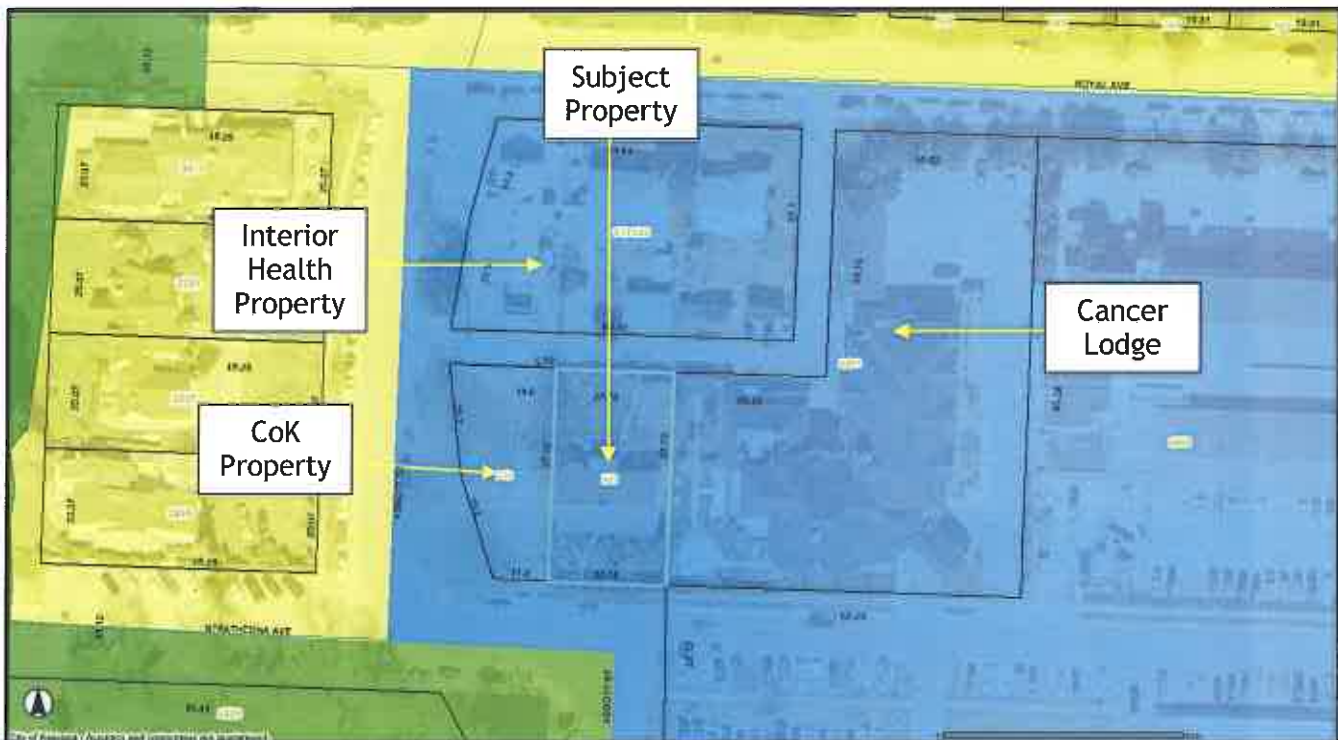
3.0 Land Use Management

The subject property is designated Education / Institutional in the 2030 OCP and is next to the Kelowna General Hospital and directly adjacent to the Cancer Lodge. The applicant has applied to rezone to the P1 - Major Institutional zone to accommodate the conversion of the existing single family dwelling to a small medical office. As the subject property is located in the Abbott

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

Street Heritage Conservation Area, a Heritage Alteration Permit is required for the project. The proposed renovation for a doctor's office generally conforms to the P1 zone and will provide supplementary patient care near Kelowna General Hospital. While the P1 zone is an appropriate zone for the Educational / Major Institutional Future Land Use designation, the proposed development would ideally be located in the newly established Health District area.

It is important to note that Interior Health owns land around the subject property and it is the vision of both the OCP and IHA to utilize the designated lands for the highest and best use in support of KGH activities. A fractured land assembly hinders this vision from being realized. Notably, converting the building on the subject property frustrates the Interior Health Authority's attempts to acquire and consolidate land for the purposes of providing additional parking and other ancillary services to KGH in support of the hospital. Interior Health has been actively seeking to consolidate the remaining Educational / Major Institutional designated properties west of the hospital (as shown below).



Furthermore, IHA has recently submitted an application to rezone the properties noted above as "CoK property" and "Interior Health property" to accommodate additional surface parking in the interim to support the hospital and relieve some of the parking pressures felt by adjacent single family neighborhoods. Unfortunately, IHA was unsuccessful in their attempts to acquire the subject property in order to provide a more comprehensive parking plan. As there is a finite amount of land designated Educational / Institutional in the area of Kelowna General Hospital, careful consideration should be exercised when deliberating on a small private medical clinic in this strategic location. However, in a broad sense the proposed use does conform to the future land use designation and will be a site that compliments patient services provided at KGH.

4.0 Proposal

4.1 Project Description

The applicant is proposing to renovate the existing residence to accommodate a medical office. The vernacular cottage style residence will be maintained in the exterior character while the interior will be converted into 6 examining rooms, an office and a small reception area, to be used by three full time physicians. The front entrance will be removed and the main entrance will be located off the rear parking lot where a ramp will be constructed. The site will be modified to provide asphalt parking at the rear of the property which necessitates the removal of landscaping from the rear. However, the mature landscaping fronting Strathcona Avenue will be retained. The application compares with the requirements of Zoning Bylaw No. 8000 as follows:

Zoning Bylaw No. 8000 - Development Regulations		
Criteria	Development Proposal	P1 Zone Requirements
FAR	0.23	2.0
Site Coverage (buildings)	20%	50%
Height	5.5m / 1 storey	22m / 6 storeys
Front yard	9.97m	6.0m
Side yard (E)	1.52m*	4.5m
Side Yard (W)	1.56m*	4.5m
Rear yard	16.87m	7.5m

Other Regulations		
Vehicle Parking	10 stalls	9 stalls

*Variance required to address non-conforming setbacks

The subject property is located along Strathcona Avenue directly adjacent to the Cancer Lodge and across from the Kelowna General Hospital. The property is also located within the Abbott Street Heritage Conservation Area. The adjacent land uses are as follows:

Direction	Zoning Designation	Land Use
North	RU6 - Two Dwelling Housing	Vacant
East	P1 - Major Institutional	Cancer Lodge
South	HD1 - Kelowna General Hospital	Hospital
West	RU6 - Two Dwelling Housing	Vacant

4.2 Site Context



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

5.1.1 Land Use Designations - Educational / Major Institutional (Chapter 4)

Schools, university, colleges, correctional facilities, hospital, fire halls, cemeteries, major government, cultural or recreational facilities, religious assembly and seniors' facilities. Religious assembly uses may include a multiple unit residential component only where the surrounding land uses are designated for similar densities/land uses. Major government, cultural, and recreational facilities may include associated commercial uses.

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

Revitalization Design Guidelines

- 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;
- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;

- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street;

6.0 Technical Comments

6.1 Building & Permitting Department

Full Plan check for Building Code related issues will be done at time of Building Permit.

6.2 Development Engineering Department

See Attached.

6.3 Fire Department

No concerns.

6.4 Interior Health Authority

See Attached.

6.5 Fortis BC

Upon review please be advised that FortisBC facilities may be adversely affected. When gas was originally installed in February, 1961 the last 20' of pipe to the building was put in just 10" down. Chad Braybrook, FortisBC Planning & Design Tech, is concerned that if contractors start prepping the ground for the parking lot pavement they will most likely hit our existing service line. If the applicant needs it to be lowered, FortisBC would do so at our own cost since it was installed shallow. Its preferred to cut off right at the main in the alley and a new service run in because the tee is an old non-standard style tee.

6.6 Telus

Developer will be required to supply and install conduit as per TELUS policy.

7.0 Application Chronology

Date Application Received: December 13, 2011

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:

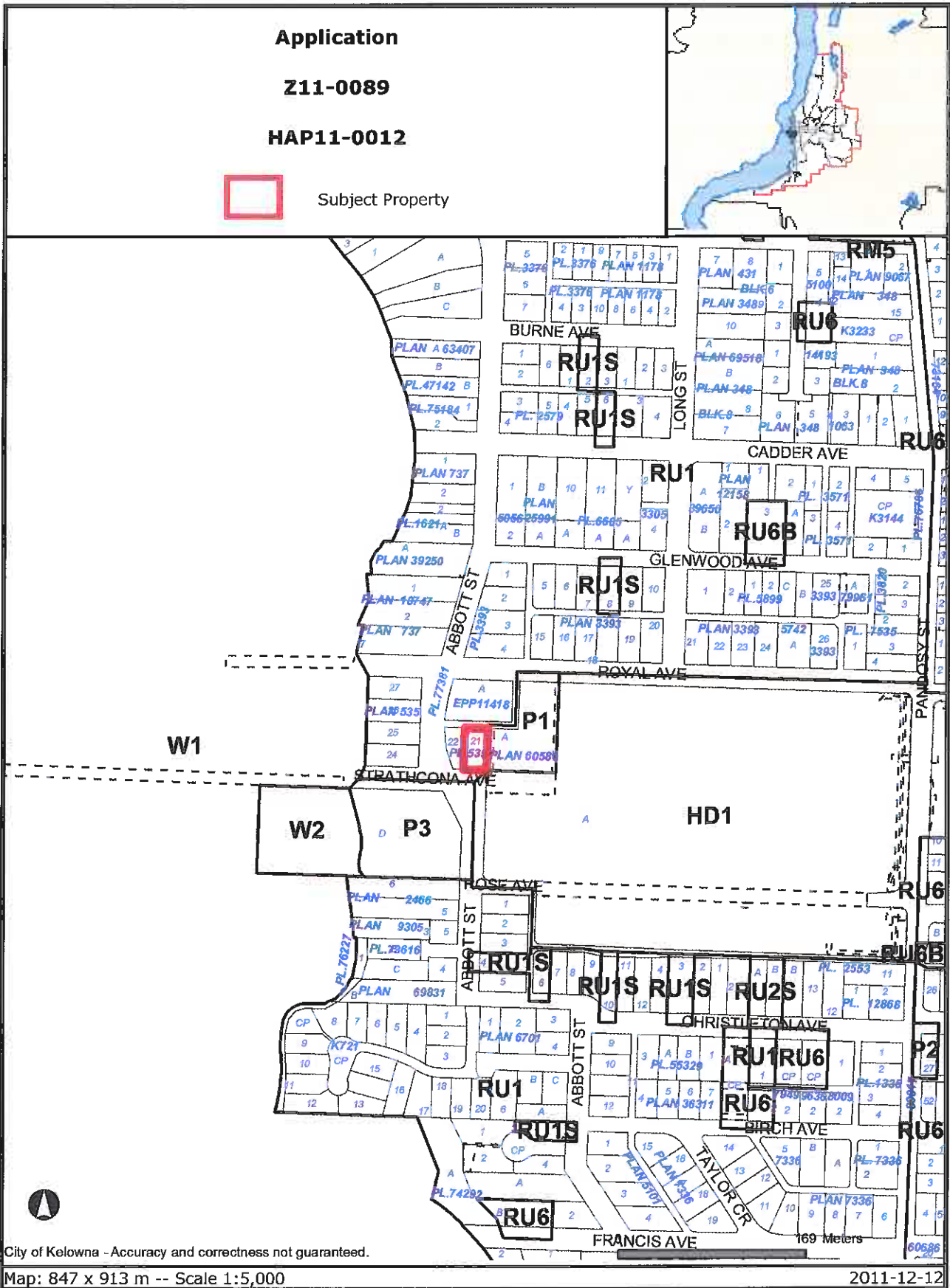
Site Plan

Floor Plan

Photographs

Interior Health Letter

Development Engineering Requirements



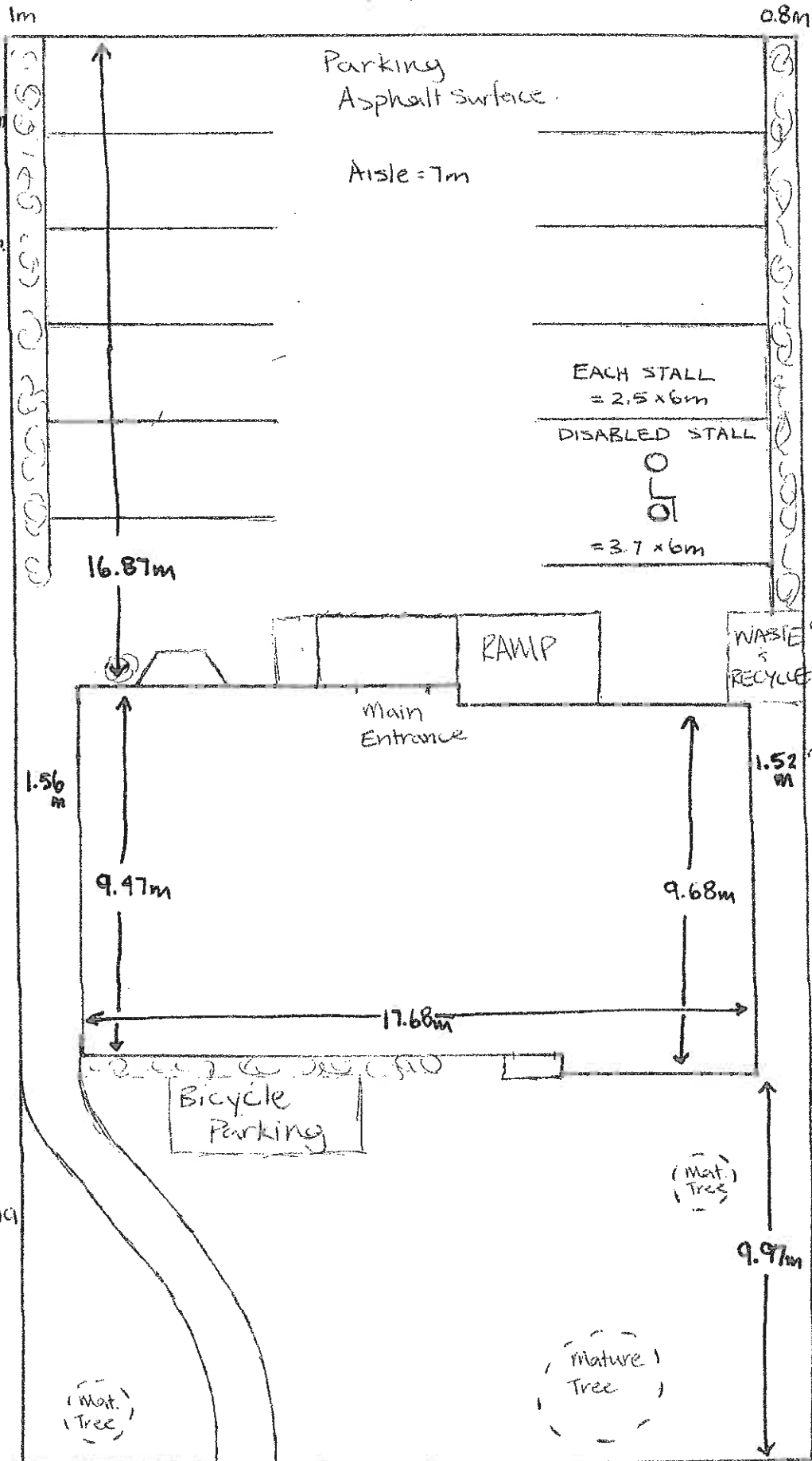
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

1 box = 1/4" = 1m

LOT WIDTH = 20.76m
LOT DEPTH = 37.10m

Seeking variance on parking set-back as is less than the required 1.5m

soft landscaping consisting of transplanting of existing plants.



Opaque fencing 2.0m.

Seeking Variance on side yards as both are less than the required 9.5m

320 Strathcona



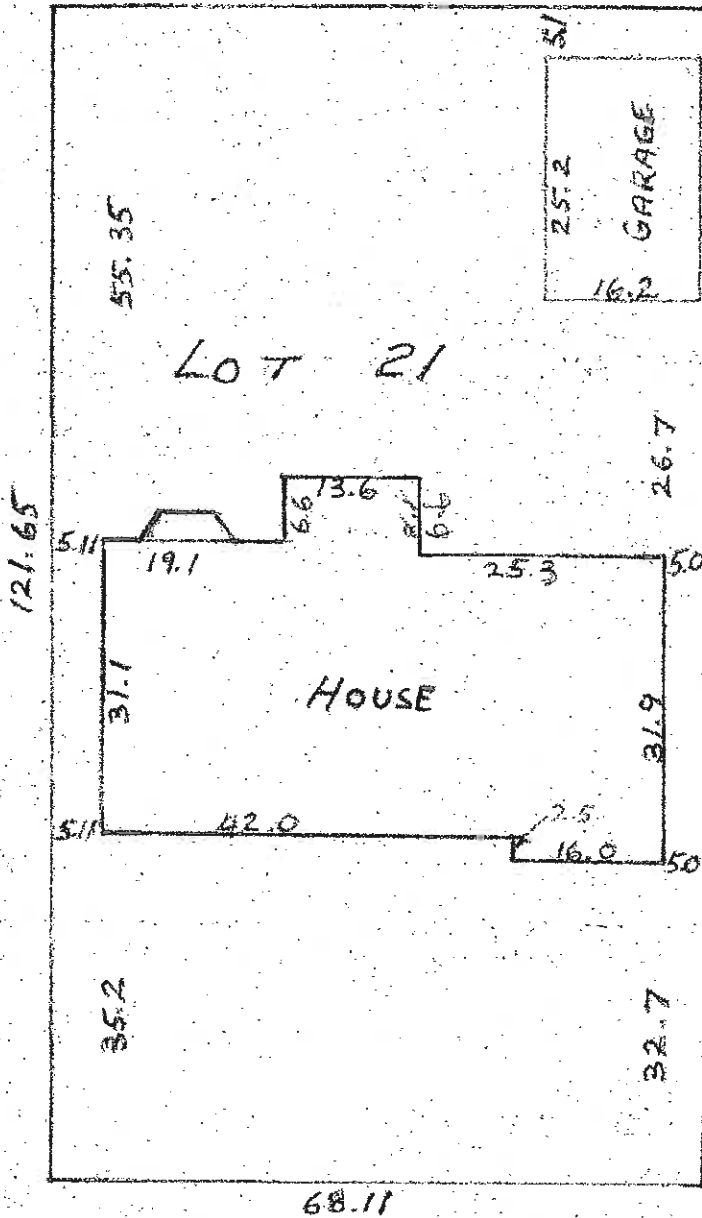
PLAN SHOWING HOUSE LOCATION ON LOT 21

PLAN 535

DL 14

SCALE 1" = 20 FT

320 STRATHCONA AVENUE



CERTIFIED CORRECT

JULY 3rd 1974

[Signature]

B.C.L.S.

S.R. LEGGETT & ASSOC.

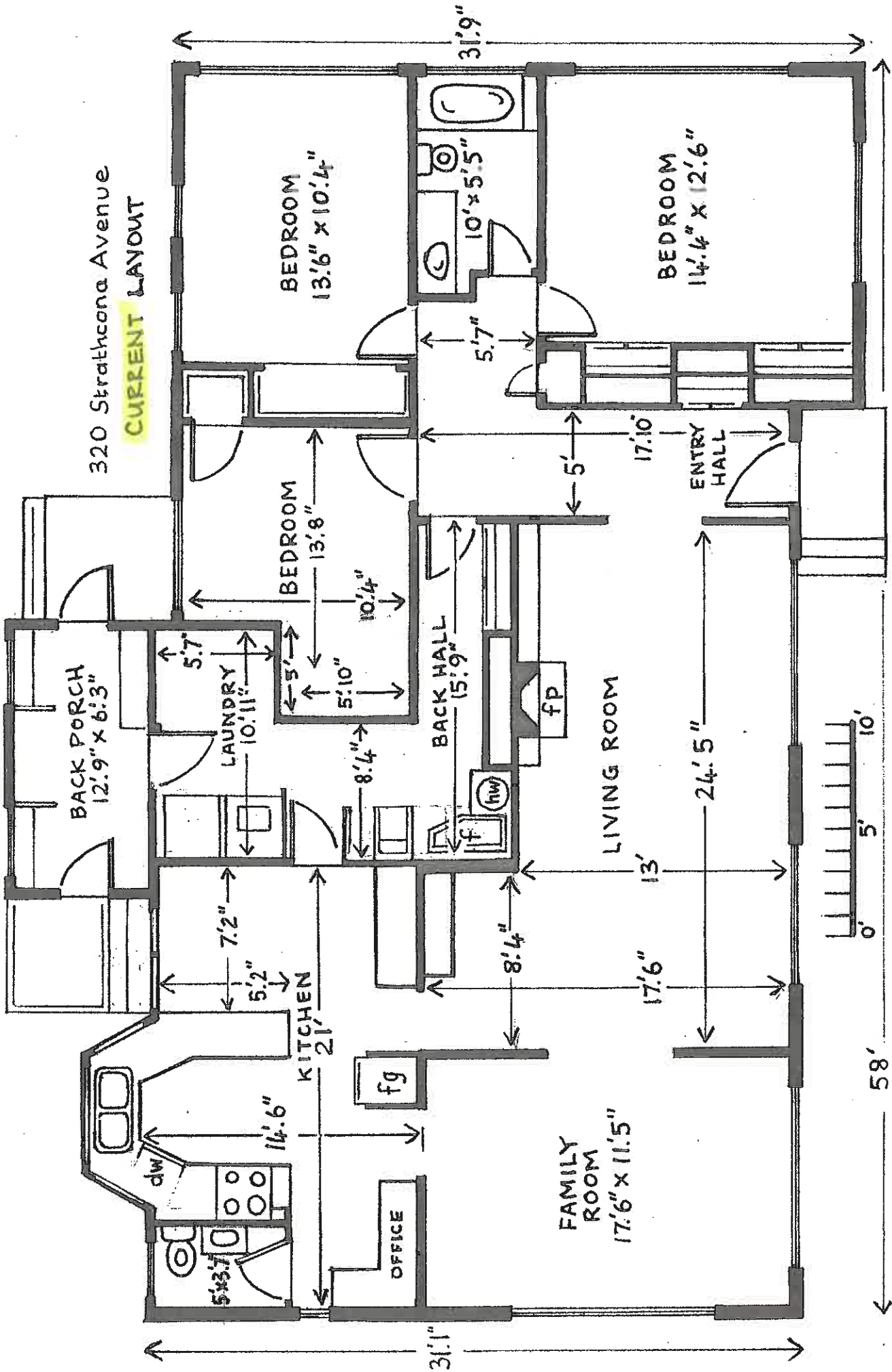
B.C. LAND SURVEYORS

KELOWNA B.C.

KL-1704

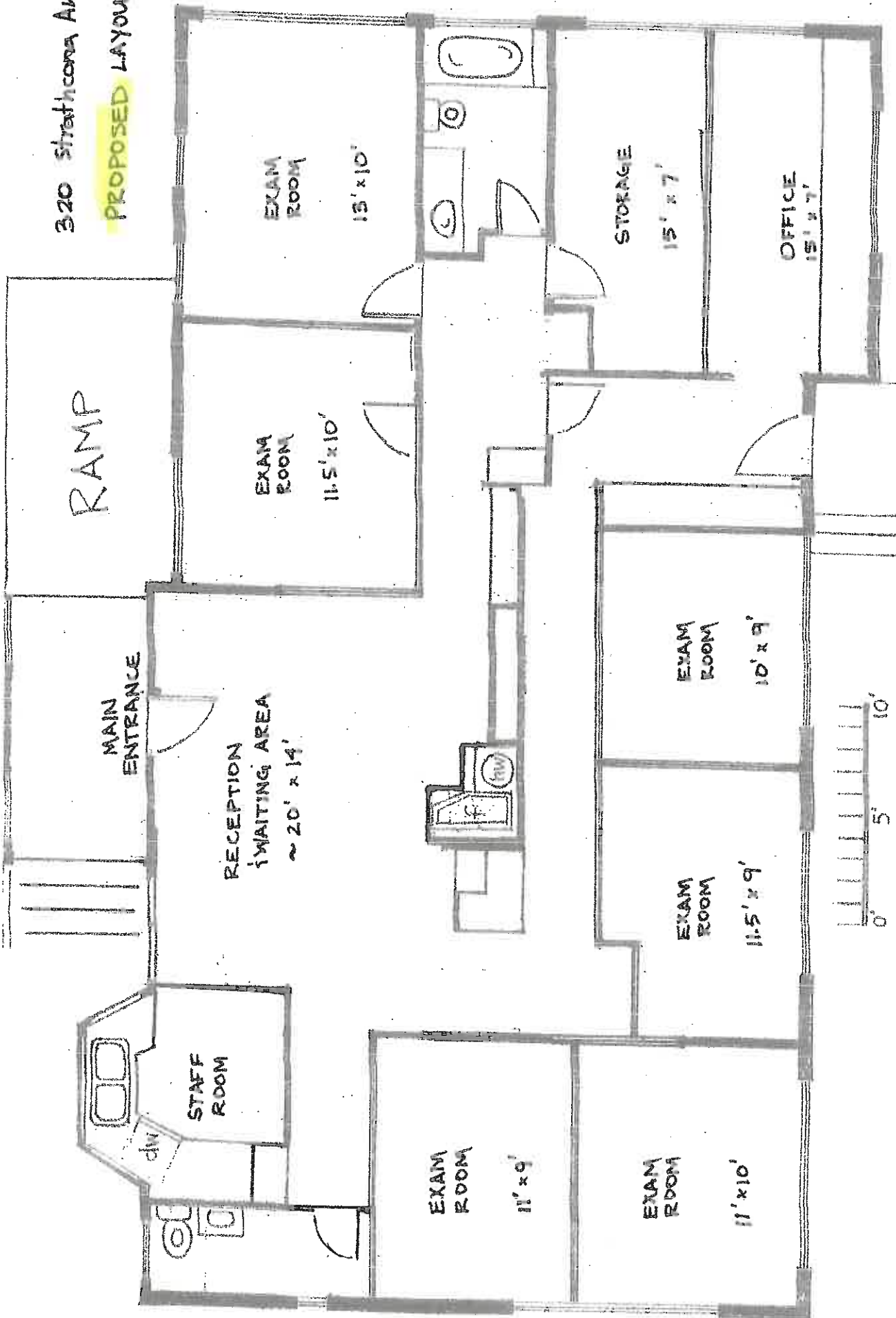
320 Strathcona Avenue

CURRENT LAYOUT



320 Strathcona Ave

PROPOSED LAYOUT



DATE: _____



Front of house. Concrete walk to current front door will be removed with appropriate landscaping to guide pedestrians approaching from the front around to the back main entrance. There will be no structural changes to the building. The building will be revitalized with fresh paint and appropriate trim-work.



Front yard looking East, Cancer Lodge in the background. Mature trees and shrubs will be maintained. Front hedge will be removed. Vegetation will be added to the front yard to create appealing landscaping which naturally defines the rear as the main entrance.



Looking Southwest across rear laneway. Garage, hedge, and fence will be removed. A paved parking lot accommodating 10 vehicles will be in the rear yard accessed from the laneway.



Rear of building. Yard will be paved parking for 10 vehicles. Current vegetation will be transplanted as much as possible to sides of yard along perimeter of paved parking. Rear porch will be removed and replaced with a platform at entrance height (approx 25" from grade). A universally accessible ramp will be built to the East of the platform. Access by steps will be provided to the West of the platform.

Heather Benmore

From: Levell, Doug [Doug.Levell@interiorhealth.ca]
Sent: Monday, January 16, 2012 2:10 PM
To: Heather Benmore
Cc: Alec Warrender; Huppertz, Nicola; MacDonald, Tracy
Subject: Rezoning Application No. Z11-0089 HAP 11-0012: 320 Strathcona

FILE COPY

Please accept the following comments with respect to the above noted rezoning application.

Interior Health (IH) is the owner of the Kelowna General Hospital (KGH) property, located adjacent to the subject property being proposed for rezoning. The KGH property has expanded in size substantially since its inception in 1908, and particularly in the past 35 years or so. As staff and Council are well aware, this expansion has continued more recently, with the development of the Centennial Building (Ambulatory Care Centre), UBC Clinical Academic Campus and Parkade, and East Pandosy Clinical Support Building. Further expansion will occur with the new Interior Heart and Surgical Centre which is planned to proceed into construction over the next few years.

These developments have necessitated the continuing trend to acquire additional property (land) either adjacent to or in the vicinity of the KGH campus. IH currently owns property at the NW corner of the KGH site at the corner of Abbott Street and Royal Avenue. In addition IH has initiated the process to acquire 310 Strathcona from the City. This property, previously owned by IH, was sold to the City to enable the realignment of Abbott Street. IH reserved the right to reacquire the remaining portion of this property and intends to assemble and redevelop all of these lands, in particular additional parking with access to and from the main campus using Strathcona Avenue as the link.

The rezoning of the subject property, as proposed, does concern Interior Health, particularly with regard to access to this property. As Council is aware, Interior Health has been working with the City and with the neighbors to address parking and traffic concerns in the area. Adding an additional service to this corner of the campus will increase activity and potentially be confused with Hospital and/or Cancer Centre services and responsibilities.

Interior Health places a high value on the adjacency this property has in relation to the main campus and our plans are to therefore redevelop this area. Therefore, IH has recently written to the applicant, Dr. Heather Martin, to propose that the existing Contract of Purchase and Sale be assigned to IH. By doing this the Purchaser (applicant) will receive appropriate consideration, the Seller can complete the sale of their property as contemplated, and IH can then proceed with the most complete and effective re-development of this part of the campus.

Accordingly, IH does not support the proposed rezoning of the subject property.

Doug Levell

Manager, Real Estate Services
Interior Health - Capital Planning and Projects
B3 - 1620 Dickson Avenue, Kelowna BC
Ph: 250-870-5876 Cell: 250-212-5808

CITY OF KELOWNA
MEMORANDUM

FILE COPY

Date: February 7, 2012
File No.: Z11-0089

To: Land Use Management Department (AW)

From: Development Engineering Manager

Subject: 320 Strathcona Ave

Lot 21 Plan 535

P1

E-MAILED

Development Engineering have the following comments and requirements associated with this application to rezone from RU-1 to P1.

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 currently serviced with a 100mm-diameter sanitary sewer service. The existing service will likely be adequate for the proposed application. Service upgrades, if required will be at the developer's cost.

3. Road Improvements

Strathcona Avenue frontage is fully urbanized therefore no additional improvements are triggered with this application.

The rear lane is constructed to a paved standard complete with a storm drainage system therefore no additional improvements are required.

4. Site Related Issues

On-site parking modules must meet bylaw requirements. Direct the asphalt surface drainage into an on-site catch-basin and rock pit.

5. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



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