

2.0 Purpose

To consider rezoning the subject property from the RU1 - Large Lot Housing zone to the HD1 - Kelowna General Hospital zone to provide additional surface parking in support of KGH activities.

3.0 Land Use Management

The subject property is designated Education / Institutional in the 2030 OCP. The applicant has applied to rezone to the HD1 - Kelowna General Hospital zone to provide additional surface parking in support of KGH activities. The Interior Health Authority has been working towards acquiring the remaining Education / Institutional properties adjacent to KGH for a few years. The interim plan is to provide additional surface parking but at a later date future hospital expansions could also be accommodated onsite. Providing additional surface parking in the interim to support the hospital will help to relieve some of the parking pressures felt by adjacent single family neighborhoods. In the future if additional KGH facilities were to be located on the subject property they would have to conform to the Kelowna General Hospital Design Guidelines. These Guidelines inform how the hospital should evolve, including stepping building height down from Pandosy to Abbott Street allowing for a sensitive height transition.

The applicant has requested that Council waive Section 2.2.1 b) ii) of the Development Application Procedures Bylaw to allow final adoption of the Zone Amending Bylaw without consideration of a Development Permit. Once IHA has a final design for their proposed parking layout a Development Permit will be brought forward for consideration at a later date to ensure the design is acceptable and that the appropriate landscape buffers have been proposed.

4.0 Proposal

4.1 Project Description

The applicant is requesting to rezone the subject property to HD1 - Kelowna General Hospital to provide additional surface parking in support of the Kelowna General Hospital. A Development Permit for the layout and design of the surface parking lot will be required at a later date.

4.2 Site Context



The subject properties are located along Strathcona & Royal Avenue directly near to the Kelowna General Hospital. The properties are also located within the Abbott Street Heritage Conservation Area. The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	RU1 - Large Lot Housing	Residential
East	P1 - Major Institutional	Cancer Lodge
South	HD1 - Kelowna General Hospital	Hospital
West	RU1 - Large Lot Housing	Residential

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

No Concerns.

6.2 Development Engineering Department

See Attached.

6.3 Fire Department

No concerns.

6. 5 Fortis BC - Electric

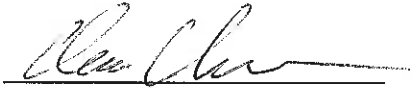
See file for documentation - FortisBC has reviewed the referral. In conjunction with the creation of the proposed parking lot, if the existing overhead facilities located in the lane south of Plan EPP11418 are to be removed, servicing to Lot 21 Plan 535 will have to be reviewed by a FortisBC designer on behalf of the City. It appears the service to Lot 21 is presently fed from the overhead facilities located in the lane.

If changes to this referral are made, please send them along to FortisBC for further review and comment.

7.0 Application Chronology

Date Application Received: February 20, 2012

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

Development Engineering Requirements

LEGEND

- Details standard from past found
- Details standard from past set
- ⊙ Details central monument found

Included Survey Area No. 4, City of Kelowna, M4083 (S295)
 Grid bearings are defined from observations between central monuments 6437 and 6483.
 This plan shows ground level distances except where otherwise noted. To compute grid distances multiply ground level distance by combined factor 0.99994425

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 PLAN B7087
 FILE: 12314
 DWG No: 12314 CON



This plan
 The field
 Neil Royce

CITY OF KELOWNA
MEMORANDUM

Date: March 22, 2012
File No.: Z12-0008

To: Land Use Management Department (AW)

From: Development Engineering Manager (SM) Revised Comments

Subject: 313-323 Royal Ave 310 Strathcona Ave Abbott St Proposed HD1

Development Engineering has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. Domestic Water and Fire Protection

- (a) The subject properties are currently serviced with small diameter water services. The developer's consulting engineer will determine the servicing requirements for this proposed development.
- (b) Only one service will be permitted for the consolidated lot. The applicant, at his cost, will arrange for the disconnection of all existing unused services at the mains. The estimated cost of this construction for bonding purposes is **\$15,000.00**
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.
- (d) Boulevard landscaping, complete with underground irrigation systems, must be integrated with the on-site irrigation systems.

2. Sanitary Sewer

- (a) Our records indicate that the subject properties are connected with small diameter sewer services. Only one service will be permitted for the consolidated lot. The applicant, at his cost, will arrange for the capping of all existing unused services at the mains. The estimated cost of construction for bonding purposes is **\$8,000.00**

3. Storm Drainage

- (a) Provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must include provision of a Lot Grading Plan.

- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.

4. Road Improvements

- (a) The Abbott Street frontage is fully urbanized. Access modifications will necessitate a driveway ramp removal, curb replacement, sidewalk and boulevard restoration. The estimated cost of this construction for bonding purposes is **\$7,000.00**
- (b) Royal Avenue frontage is urbanized. Access modifications will necessitate a driveway ramp removal, curb replacement and sidewalk restoration. Also required is a landscaped boulevard complete with underground irrigation system. The estimated cost of this construction for bonding purposes is **\$9,000.00**
- (c) Strathcona Avenue frontage is fully urbanized and no modifications are anticipated for this application.
- (d) Service disconnects will require road cuts with pavement and sidewalk restoration. Replacement of damaged works will also be at the developer's expense. The extent of the restoration works will be determined by the City Engineer.
- (e) Site access shall be provided from the lane. It will be necessary to fillet pave the lane up to property lines for the full frontage length of the consolidated lot. Upgrades may also include the removal, re-location or adjustment of existing utility appurtenances to accommodate this development. The estimated cost for this construction for bonding purposes is **\$4,000.00**.

5. Road Dedication and Subdivision Requirements

- (a) Provide corner rounding dedications of 6m radius at the property corner intersections of Abbott St with Royal Ave / Strathcona Ave.
- (b) Dedicate a 3.0m x 3.0m corner truncation at the lane intersection.
- (c) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (d) Lot consolidation

6. Engineering

- (a) Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.
- (b) Provide adequate sight distances (110m) for traffic turning onto Abbott Street. No sight obstruction greater than 1m in height shall be within 8m of intersections.

- (c) We recommend that a Traffic Impact Assessment not be required for this application on the conditions that the developer agrees to construct a full traffic signal at the intersection of Pandosy Street and Royal Avenue. The cost of a full signalized intersection is determined to be \$250,000.00

Securities collected to date for a signalized pedestrian crossing at this location equal \$150,000, therefore the additional bonding required shall be **\$100,000**

7. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

8. Bonding and Levy Summary

(a) Bonding


Service disconnects	\$ 23,000.00
Access driveway modifications	\$ 16,000.00
Lane frontage improvements	\$ 4,000.00
Traffic signal – Royal / Pandosy	\$100,000.00

Total Bonding **\$ 143,000.00**

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

9. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST) **\$3,431.68** (\$ 3,064.00 + 367.68 HST)



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