

REPORT TO COUNCIL



Date: October 5th, 2012
To: City Manager
From: Land Use Management, Community Sustainability (AW)
Application: OCP12-0013 / Z12-0054 **Owner:** Paul Hesketh
Address: 551 Glenwood Avenue **Applicant:** Garry Tomporowski Architect Ltd.
Subject: OCP Amendment & Rezoning Applications

Existing OCP Designation: Single / Two Unit Residential
Proposed OCP Designation: Health District
Existing Zone: RU6 - Two Dwelling Housing
Proposed Zone: HD2 - Hospital & Health Support Services

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP12-0013 to amend Map 4.1 of the *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 by changing the Future Land Use Designation of Lot 2, D.L. 14, ODYD, Plan 1251, located at 551 Glenwood Avenue, Kelowna, B.C. from Single / Two Unit Residential to Health District, be considered by Council;

AND THAT Council considers the Public Hearing process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the report of the Land Use Management Department dated October 5th, 2012;

AND THAT Rezoning Application No. Z12-0054 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 2, D.L. 14, ODYD, Plan 1251, located at 551 Glenwood Avenue, Kelowna, B.C. from RU6 - Two Dwelling Housing to HD2 - Hospital & Health Support Services, be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP12-0013 and the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Development Engineering Branch completed to their satisfaction;

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AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a plan of subdivision to consolidate the subject property into the larger 'Collett Manor' project as proposed under Development Permit Application No. DP12-0123 for the properties located at 2149, 2159, 2169, 2179 and 2189 Pandosy Street;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to completion of a Purchase / Sale Agreement with the City for the lane purchase and relocation;

2.0 Purpose

To consider an Official Community Plan amendment to change the future land use designation of the subject property from Single / Two Unit Residential to Health District and to rezone the subject property from RU6 - Two Dwelling Housing to HD2 - Hospital & Health Support Services. A Development Permit for the proposed development will be submitted by the applicant at a later date.

3.0 Land Use Management

The subject property is designated as Single / Two Unit residential in the OCP and as such this proposal requires an OCP amendment. The proposed re-designation and rezoning of the subject property, including the closure and relocation of the lane, is intended to facilitate an addition to the recently endorsed Collett Manor project that will not increase the density, but simply spread the density of the adjoining project over a larger site area. This addition would also provide for expanded under-building parking for the project and a larger courtyard for residents of the project.

Given that Council has already given 3rd Reading to the original 'Collett Manor' project, the inclusion of this lot facilitates the comprehensive vision of the project over a larger lot area and will not result in increased density. This allows more spatial programming to support the intended use. Therefore it is recommended that this project be supported subject to DP requirements with respect to the form and character of the development. While the project is encroaching further to the east than originally anticipated the lane will be relocated which will still provide a buffer to the neighbouring property.

4.0 Proposal

The HD2 zone was created to provide 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 provides for a range of institutional, commercial and residential uses. In particular it 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.

Council recently gave 3rd Reading to the applicants proposal to develop a significant health services and apartment housing project marketed as 'Collett Manor' to the west of the subject property. That project consists of a 4 storey mixed use building with 35 residential units and approximately 1312m² of commercial space located on the ground floor. Since that project was originally considered the applicant has decided to add the subject property to the larger development. Although additional land will be added to the larger 'Collett Manor' project the overall FAR will be very similar. The addition of the subject property allows the project to recover some of the land base that was dedicated to the City for the required road widening. The

addition of this property also allows for a more comprehensively planned under-building parking structure and a more functional courtyard.

4.1 Site Context

The subject property is located in the KLO / Pandosy Sector and 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	HD2 - Hospital & Health Support Services (siting at 3 rd reading)	Residential / Health Services

4.2 Subject Property Map



5.0 Kelowna Official Community Plan (OCP)

5.1 Health District (HLTH) (Section 4.5)

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.

5.2 Development Process (Chapter 5)

Achieve high Quality Urban Design (Objective 5.8)

- **Public Space.** Integrate safe, high-quality, human-scaled, multiuse public spaces, such as parks, plazas and squares, as part of development or redevelopment within Urban and Village Centres.
- **Streetscaping.** Urban Centre roads should be considered as part of the public space and streetscaped with full amenities (i.e. sidewalks, trees and other planting, furniture, bike facilities, boulevards, etc.).

Ensure opportunities are available for greater use of active transportation and transit to: improve community health; reduce greenhouse gas emissions; and increase resilience in the face of higher energy prices (Objective 5.10)

- **Maximize Pedestrian / Cycling Connectivity.** Require that pedestrian and cyclist movement and infrastructure be addressed in the review and approval of all City and private sector developments, including provision of sidewalks and trails and recognition of frequently used connections and informal pedestrian routes.
- **Transit Infrastructure.** Require that transit service needs to be integrated into community designs and development proposals to optimize access to transit service and incorporate essential infrastructure on transit routes identified.

6.0 Technical Comments

6.1 Building & Permitting Department

- **Development Cost Charges (DCC's)** are required to be paid prior to issuance of any Building Permit(s) for new construction.
- This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit.

6.2 Development Engineering

See Attached.

6.3 Fire Department

No Concerns

6.4 Fortis BC - Gas

Upon review of the property referral referencing the above noted matter, please be advised that FortisBC facilities will not be adversely affected. FortisBC, therefore, has no objection to the rezoning application for purposes of changing land use from RU6 to HD2.

7.0 Application Chronology

Date of Application Received: June 26th, 2012

Report prepared by:



Alec Warrender, Land Use Planner

Reviewed by:



Danielle Noble, Manager of Urban Land Use

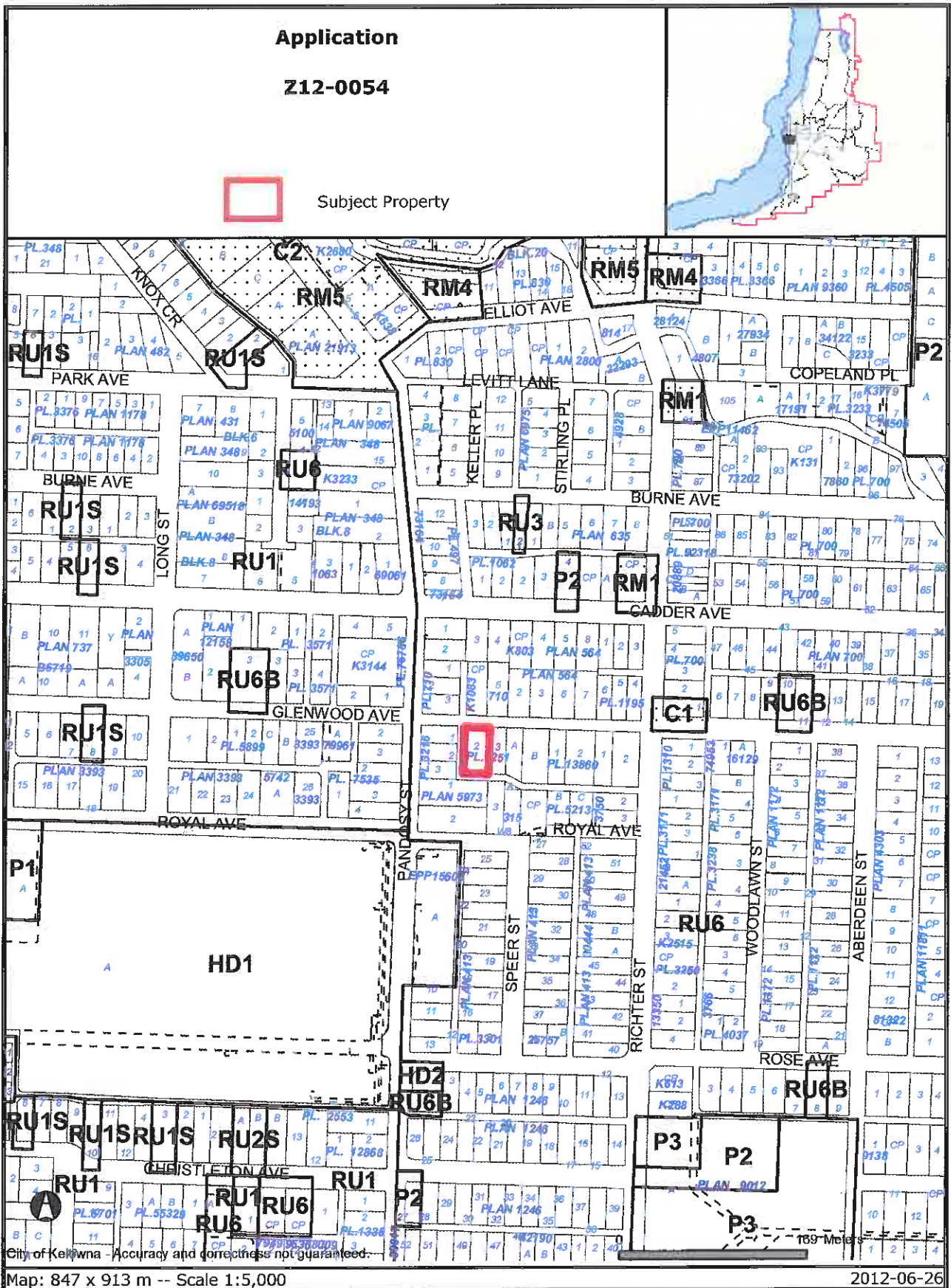
Approved for Inclusion:



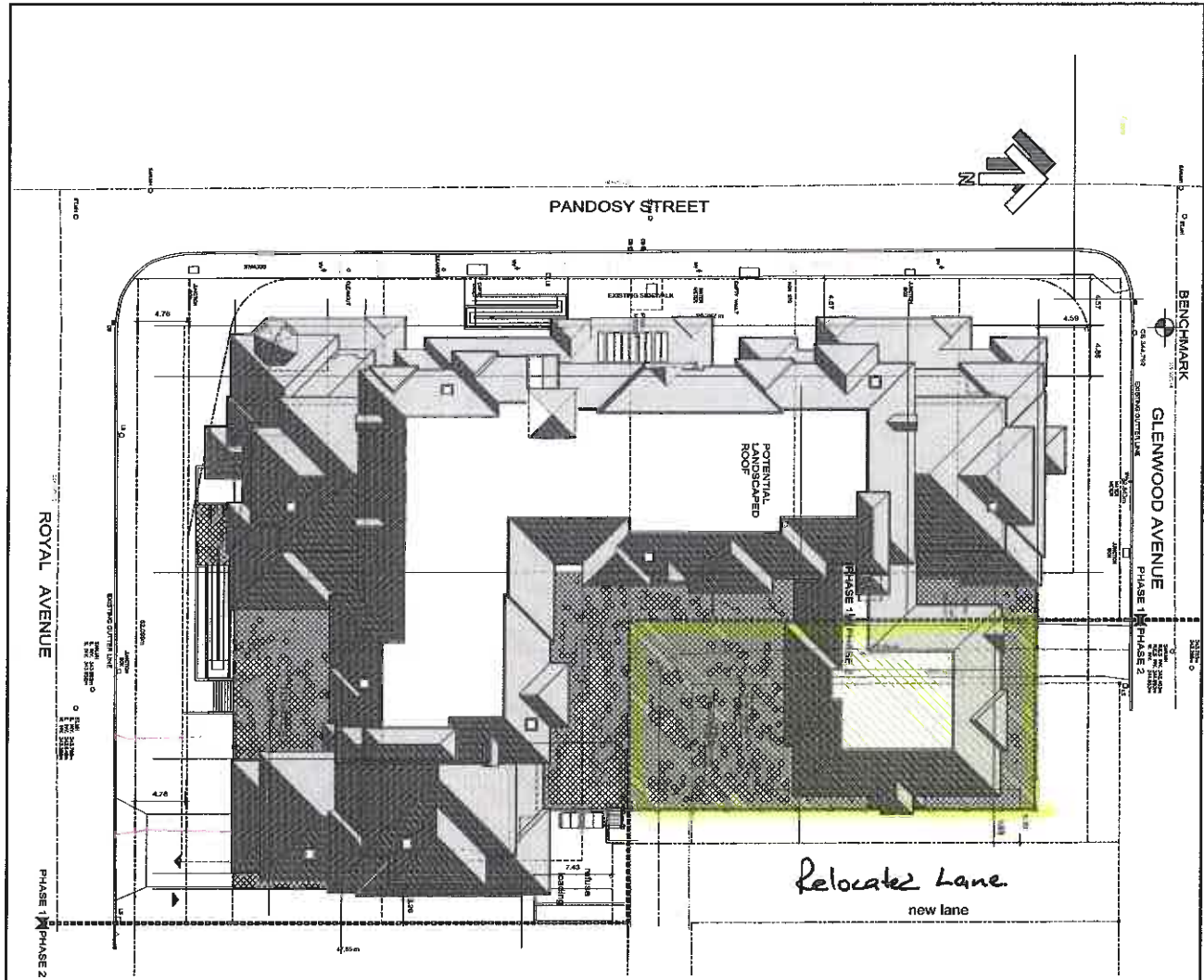
Shelley Gambacort, Director of Land Use Management

Attachments:

Site Plan
Conceptual Elevations
Landscape Plan
Context/Site Photos
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.



UNIT COUNT

UNIT NO.	2	14	18	7	5	44 UNITS
MOTEL 1 BEDROOM 2 BEDROOM DUPLEX (2 BR) 1 BR/1 DEN						
300	110	114	112		B202*	
400	201	B 203	202		B201	
	B201		204		B204	
	207*		304		304	
	212	205	314		404	
	301	209	405			
	B301	210	410			
	303	213				
	307*	218				
	307	218				
	402	302				
	407*	B303				
	408	305				
	309	313				
		316				
		402				
		409				

* UNITS 307, B202, B302, 207 307, 407 ARE ONE BEDROOM WITH LOCKOUT STUDIO

UNITS:	MOTEL 1 BEDROOM 2 BEDROOM DUPLEX	18 ROOM AREA
MAIN FLOOR	1	1
SECOND FLOOR	2	2
THIRD FLOOR	1	2
FOURTH FLOOR	2	2
TOTALS	6	7

REQUIRED PARKING:	RESIDENTIAL:	COMMERCIAL:	FOOD PREPARATION:	TOTAL:
2	19	16	7	44 spaces
19	1478 m ² GVA/100 m ² X 1.75 =	28	28	78 SPACES
21	PROVIDED:	54 SPACES		

AREAS

SITE AREA:
0.5051 ha: 1,248 acree: 94373 sqft.
3340m² (35955sqft.)

BUILDING AREA, FOOTPRINT OF FOUNDATION incl. PARKADE:
3340m² (35955sqft.)

APARTMENT FOOTPRINT:
2399 m² (25,826 sqft.)

LANDSCAPED SITE AREA:
1319 m² (14,159 sqft.)

NOTE:
SEE SHIT, A40 & ATTACHMENT TO APPLICATION FOR ZONING
BYLAW 8000 REVIEW

SITE PLAN
 LOTS 1, 2 & 3 PLAN 1576; LOTS 1 & 2 PLAN 8273
 2148, -59, -69, -78, -8188 PANDOSY STREET, LOT 2 PLAN 1251; 591 STOCKWELL
 SCALE: 1:200
 NOTE: THIS SITE PLAN PREPARED FROM DWG. 11309
 PREPARED BY NUNNALS DESIGN LAND SURVEYORS APRIL 5, 2004

COLETTMANOK
WELLNESS FACILITY
PANDOSY STREET
DEVELOPMENTS

PHASING
SITE PLAN

DATE: A10-05
 DRAWN BY: J.M.S.
 CHECKED BY: G.T.
 DATE: 05/07/12

01

City: Toronto, Architect: LIA
 250 King Street West, Suite 2000
 V7V 2M4
 Tel: 416-593-9100
 Fax: 416-593-9101
 Email: gordon@collettmanok.ca

DP PHASE 2

1:10

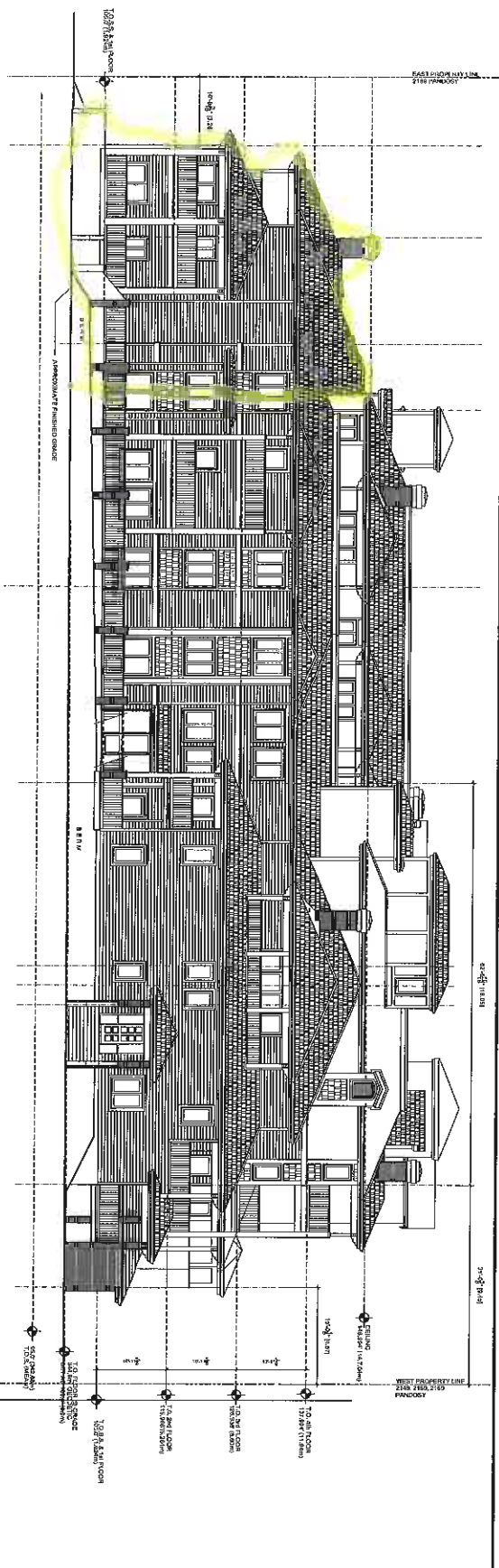
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PROJECT: PHASING SITE PLAN

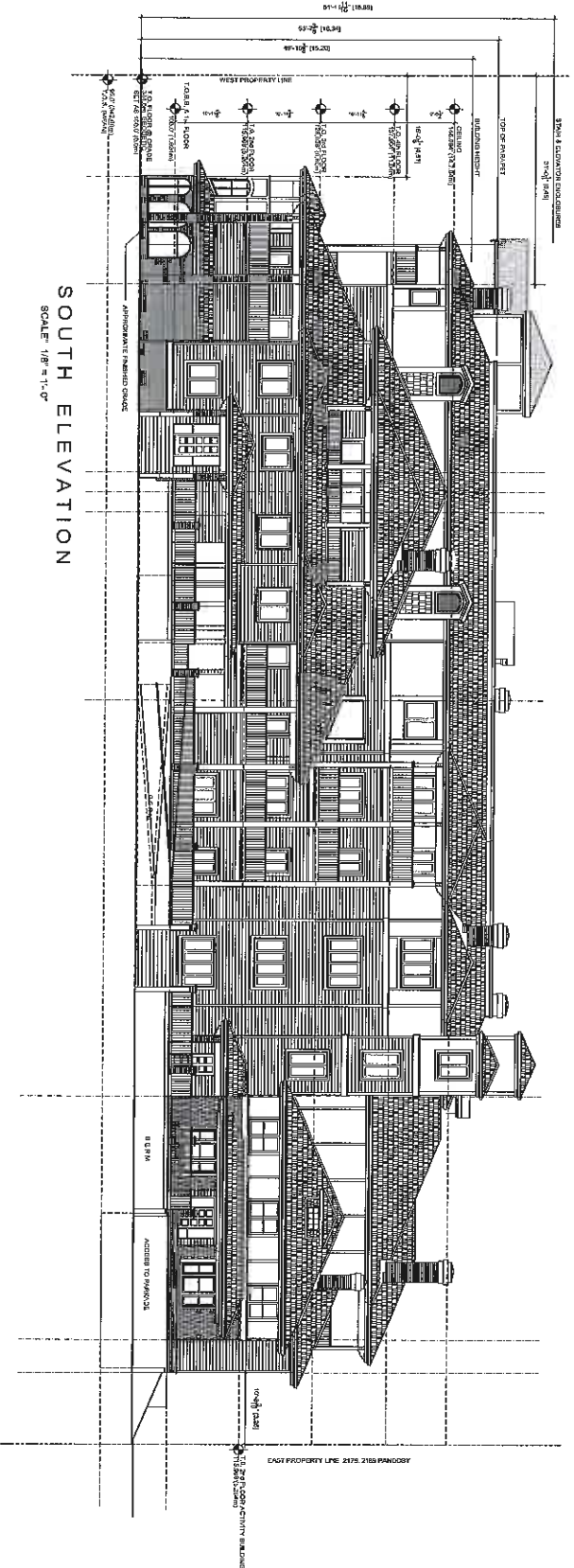
SCALE: 1:10

DATE: 05/07/12

01



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.		DESCRIPTION	
	NO.		

STATION

- THE SHOWN MUST NOT BE SCALE.
- PERY ALL DIMENSIONS AND FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE CONSIDERED AS APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- THE OWNER IS TO OBTAIN ALL NECESSARY PERMITS.
- ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF ALL APPLICABLE CODES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

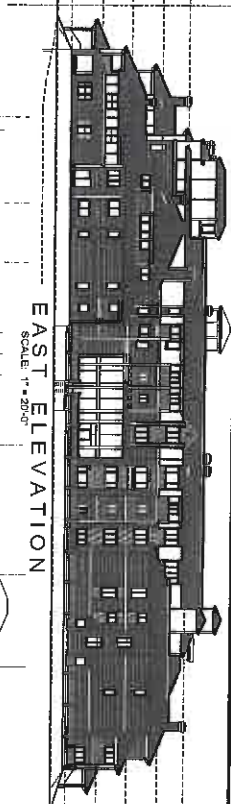


Colett Manor
WELLNESS FACILITY
PANDORY STREET
DENVER, COLORADO

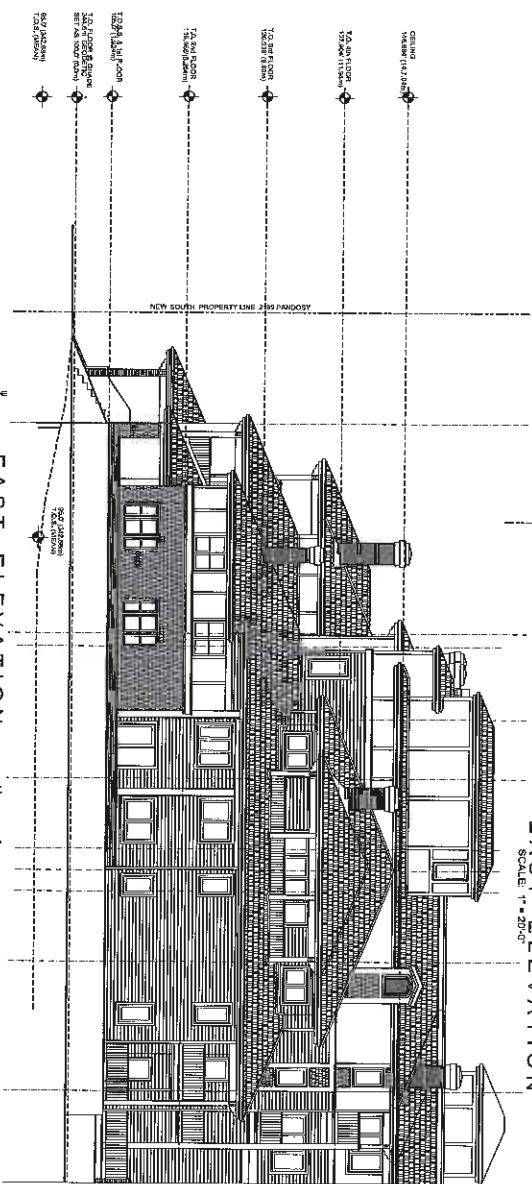
OWNER: ALIDDA
DATE: JUNE 2015
SCALE: AS NOTED
SOUTH ELEVATION
NORTH ELEVATION

102
A4
02

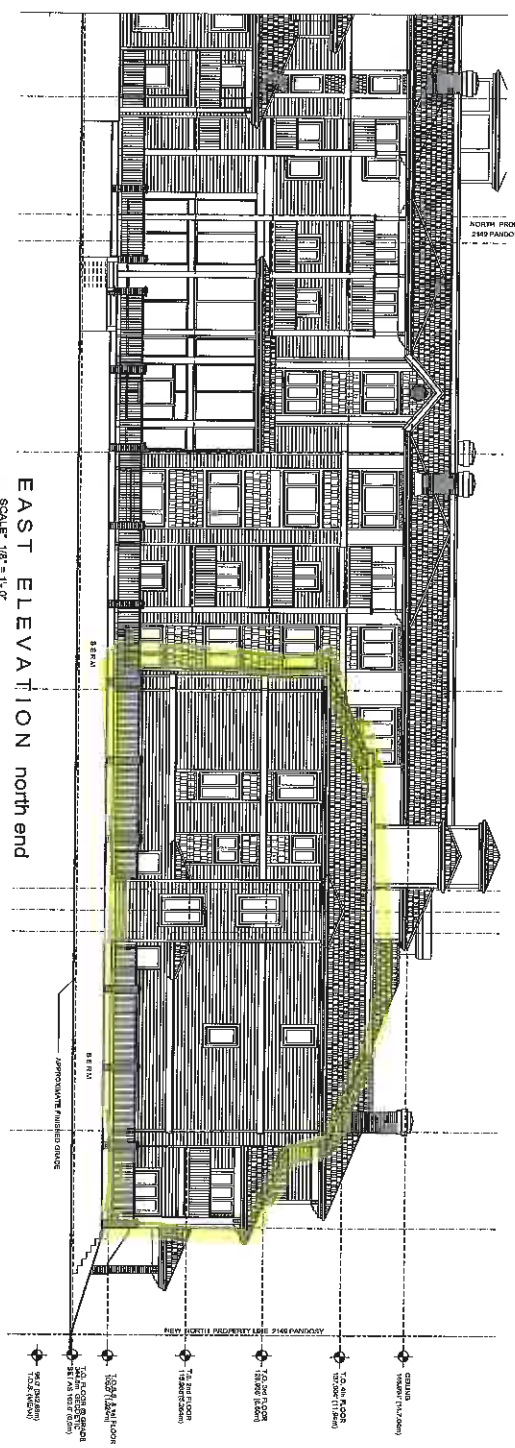
CD PERMIT 2



EAST ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION north end
SCALE: 1/8" = 1'-0"



EAST ELEVATION south end
SCALE: 1/8" = 1'-0"

THE SHOWN MUST NOT BE SCALE
- THIS DRAWING IS FOR PERMITTING PURPOSES ONLY
- ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE ARCHITECT
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT

gtA
gary | travis | daniel | lisa
243 18th, Springfield, MA 01103
417 542 5118 | 417 542 5118
Fax: 417 542 5118
email: gary@gtad.com

COLLETT MANOR
WELLSFACILITY
PANDOSY STREET
DEVELOPMENTS
18th St
Springfield, MA 01103

Sheet No. A1005
Title: EAST ELEVATION
Date: 11/15/10
Scale: AS NOTED

03

CITY OF KELOWNA
MEMORANDUM

Date: August 8, 2012
File No.: Z12-0054
To: Land Use Management Department (AW)
From: Development Engineering Manager (SM)
Subject: 551 Glenwood Ave Plan 1251 Lot 2 **MARRINGTON**

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) This property is currently serviced with a small diameter water service. The applicant, at his cost, will arrange for the disconnection of the existing service at the main. The estimated cost of this construction for bonding purposes is **\$5,000.00**
- (b) Servicing requirements for the proposed development have been addressed under File Z10-0040
- (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.

2. Sanitary Sewer

- (a) Our records indicate that the subject property is connected with a small diameter sewer service that is from a main that is within the abutting lane. The developer has made application to close this lane. It will be necessary for the applicant to arrange for the removal of all city utilities and services that are within the lane right-of-way. The estimated cost of construction for bonding purposes is **\$15,000**
- (b) Servicing requirements for the proposed development have been addressed under File Z10-0040

3. Storm Drainage

- (a) It will be necessary for the developer to modify storm drainage facilities on Glenwood Avenue as required to provide street drainage and an overflow storm drainage relief for the proposed development site. The cost of these works will be included in the road upgrading and road construction items.
- (b) The developer has made application to close the abutting lane. It will be necessary for the applicant to arrange for the removal of the storm drainage facilities that are within the existing lane right-of-way. The cost of these works will be included in the road upgrading and road construction items.
- (c) It must be understood that the storm drainage systems in this vicinity are relatively shallow as the level of Okanagan Lake influences drainage. The drainage systems are inundated in water at times of high lake levels.

4. Road Improvements

- (a) Glenwood Avenue: It will be necessary to construct a barrier curb, gutter, letdown and separate 2.05m sidewalk, modify the storm drainage facilities and provide a fillet pavement. Also required is a landscaped boulevard complete with underground irrigation system, and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost of this construction for bonding purposes is **\$45,000.00**.
- (b) Public Lane: Site access shall be provided from a new adjacent lane. It will be necessary to dedicate and construct the lane to a commercial paved standard (7.6m width) complete with drainage facilities. Upgrades may also include the removal, re-location or adjustment of existing utility appurtenances that are on Glenwood Avenue to accommodate this development. The estimated cost for this construction for bonding purposes is **\$25,000.00**.
- (c) Truck access to the rear of this development shall be via Pandosy Street, from Glenwood Ave. A truck turn-around shall be provided. Trucks would enter from Glenwood Ave and exit back to Glenwood Avenue and then Pandosy Street.

5. Road Dedication and Subdivision Requirements

- (a) Glenwood Avenue: Dedicate an additional road allowance widening of 3.0m along the full frontage.
- (b) Lane: The existing Lane is indicated as being closed. The applicant shall contact Jordan Hettinga, Real Estate and Building Services.
- (c) Dedicate a road allowance to achieve a commercial lane (width 7.6 meters) along the easterly boundary of the subject property.
- (d) If any road dedication affects lands encumbered by a Utility right-of-way (such as FortisBC, Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication or closer must be incorporated in the construction drawings submitted to the City's Development Manager.
- (e) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (f) Lot consolidation

6. Electric Power and Telecommunication Services

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

7. Engineering

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.

8. 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.

9. Bonding and Levy Summary

(a) Bonding

Water disconnect	\$ 5,000.00
Sanitary Sewer main removal	\$ 15,000.00
Glenwood Avenue frontage improvements	\$ 45,000.00
Lane construction	\$ 25,000.00
Total Bonding	\$ 90,000.00

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.

10. 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) **\$2,161.60** (\$ 1930.00 + 231.60 HST)



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