

TA21-0015 860 – 1000 KLO Road

Text Amendment Application





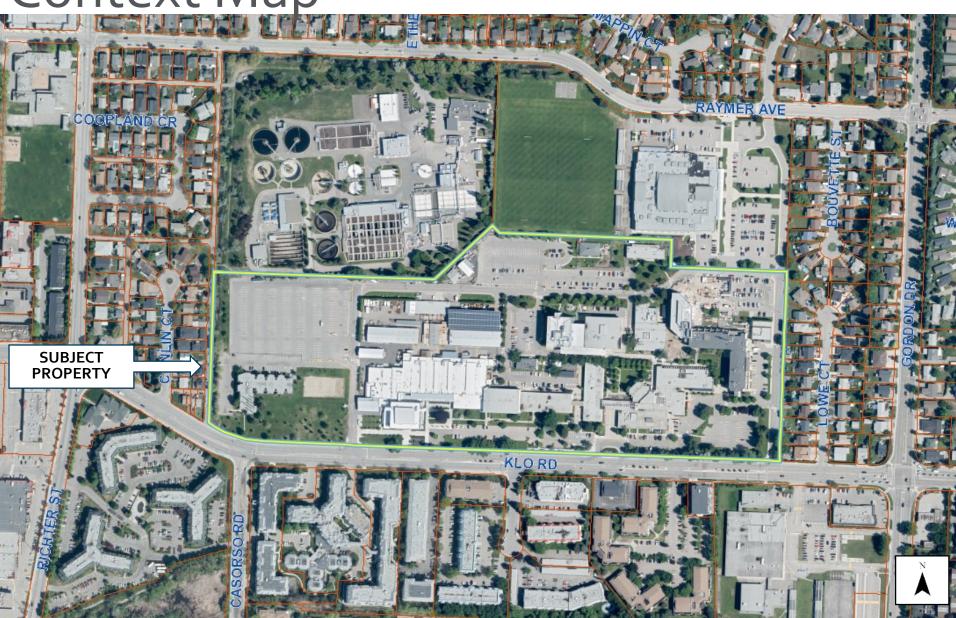
Proposal

➤ To amend the Zoning Bylaw by increasing the maximum permitted height in the P2 — Education and Minor Institutional zone at 860 — 1000 KLO Road.

Development Process

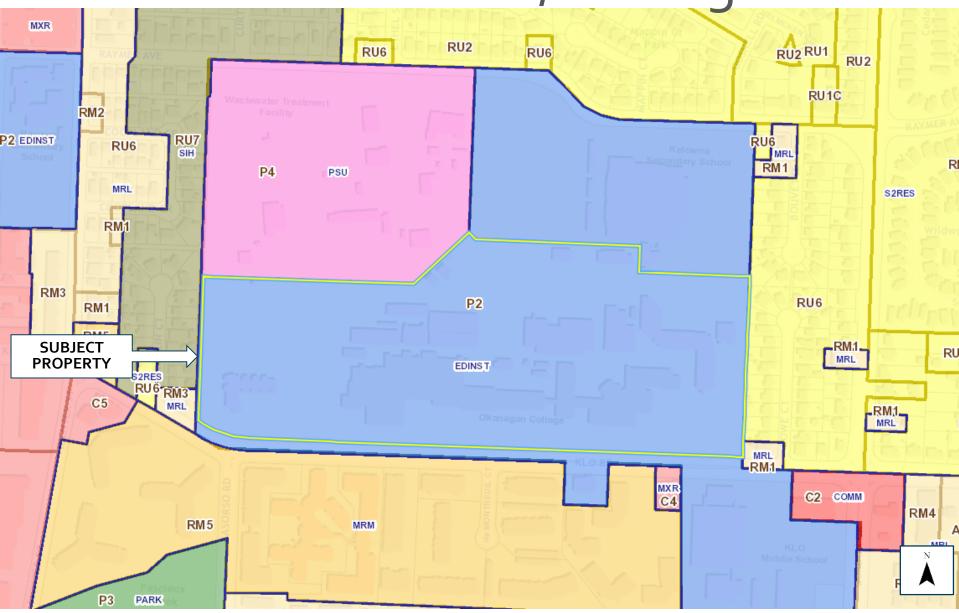


Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna



Project details

- ➤ The proposed Text Amendment would increase the maximum permitted height on the subject property from 13.5 m or 4 storeys to 22 m or 6 storeys
- Would allow development of a 216-bed student housing project on the subject property
- ► Future development of the College campus could be 6 storeys in height.



Development Policy

- Meets the intent of Official Community Plan Urban Infill Policies:
 - South Pandosy Urban Centre building heights
 - Compact urban form
- Consistent with Future Land Use EDINST



Staff Recommendation

- Development Planning Staff recommend support of the proposed Rezoning
 - Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the Official Community Plan
 - Future Land Use Designation of Educational / Institutional
 - South Pandosy Urban Centre Building Heights
 - Compact urban form
- ► Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks