

Schedule A – Proposed Text Amendments to Zoning Bylaw No. 8000 TA21-0015

No.	Section	Current Wording	Proposed Wording	Reason for Change								
1.	Section 16 – Public and Institutional Zones, 16.2 P2 - Education and Minor Institutional	N/A	<p>16.2.7 Site Specific Uses and Regulations Uses and regulations apply on a site-specific basis as follows:</p> <table border="1" data-bbox="856 435 1661 654"> <thead> <tr> <th data-bbox="856 435 915 508"></th> <th data-bbox="915 435 1119 508">Legal Description</th> <th data-bbox="1119 435 1346 508">Civic Address</th> <th data-bbox="1346 435 1661 508">Regulation</th> </tr> </thead> <tbody> <tr> <td data-bbox="856 508 915 654">1</td> <td data-bbox="915 508 1119 654">Lot 1 District Lot 135 ODYD Plan EPP90191</td> <td data-bbox="1119 508 1346 654">860 – 1000 KLO Road</td> <td data-bbox="1346 508 1661 654">Notwithstanding section 16.2.5(c), the maximum height is 22 m or 6 storeys.</td> </tr> </tbody> </table>		Legal Description	Civic Address	Regulation	1	Lot 1 District Lot 135 ODYD Plan EPP90191	860 – 1000 KLO Road	Notwithstanding section 16.2.5(c), the maximum height is 22 m or 6 storeys.	To increase the maximum permitted height on the subject property.
	Legal Description	Civic Address	Regulation									
1	Lot 1 District Lot 135 ODYD Plan EPP90191	860 – 1000 KLO Road	Notwithstanding section 16.2.5(c), the maximum height is 22 m or 6 storeys.									

SCHEDULE A

This forms part of application
TA21-0015

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Initials

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City of
Kelowna

DEVELOPMENT PLANNING

ATTACHMENT A
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DEVELOPMENT PLANNING



August 18, 2021

Mr. Andrew Ferguson, Planner II
City of Kelowna, 1435 Water Street
Kelowna, BC V1Y 1J4

RE: Letter of Rationale - Text Amendment for 860 & 1000 KLO Road, Kelowna, BC

Dear Andrew:

Further to our previous discussions, we hereby submit our Letter of Rationale in support of this site-specific Text Amendment application for Okanagan College's (OC) student housing project.

On March 5th, 2021, the Provincial Government announced an important student housing initiative that will see 376 more beds added to the OC housing stock, 216 of those beds will be on the Kelowna campus located at 860 & 1000 KLO Road, currently in process of consolidation. These student housing projects bolster the existing 144-bed residence on the Kelowna campus. This announcement is the culmination of three years of project and proposal development and drew the support of many external organizations and individuals. It is the largest single capital commitment from the province that OC has enjoyed since 2005. The goal of the project is to help address housing issues in the region, support OC's goal of reducing its carbon footprint, increase access to post-secondary education and among other things economic development in the local community. Construction is expected to start in 2022.

OC's Kelowna Campus is currently zoned P2 - Education and Minor Institutional which permits building heights of 13.5m / 3 storeys. A site-specific Text Amendment is being proposed to accommodate a 6-storey height profile on campus (22 meters). The Kelowna campus is entirely located within the South Pandosy Urban Centre and although still in draft format the proposed 2040 Official Community Plan's Pandosy Building Height Map (Map 4.4) calls for a 6-storey height profile on the Kelowna Campus. There has been a gradual shift towards 6-storey wood frame buildings in strategic areas throughout the community and we believe that OC's Kelowna Campus is well positioned to continue this trend. The proposed Text Amendment will allow OC to create more on campus housing options for students in a format that preserves valuable campus lands for future post-secondary growth. The creation of additional on campus beds, located within an Urban Centre, will also continue to build upon and facilitate the growth in cycling and pedestrian modes of transportation that the area has experienced. We believe the proposed Text Amendment is consistent with staff and Council expectations and will complement the positive improvements that have been made on campus and within the South Pandosy Urban Centre.

Please contact me should have any questions or require any further information.

Best Regards,

Alec Warrender, MCIP, RPP, RI
Manager, Planning + Development

DEVELOPMENT MANAGEMENT

ARCHITECTURE + PLANNING

CONSTRUCTION MANAGEMENT

AAA AIBC Certificate of Practice - Faction Architecture Inc.

T 250-980-4510 F 250-764-2116 201-3935 Lakeshore Rd, Kelowna BC V1W 1V3

T 403-523-7943 1919 10th Avenue SW, Calgary AB T3C 0K3

www.factionprojects.com

ATTACHMENT **A**

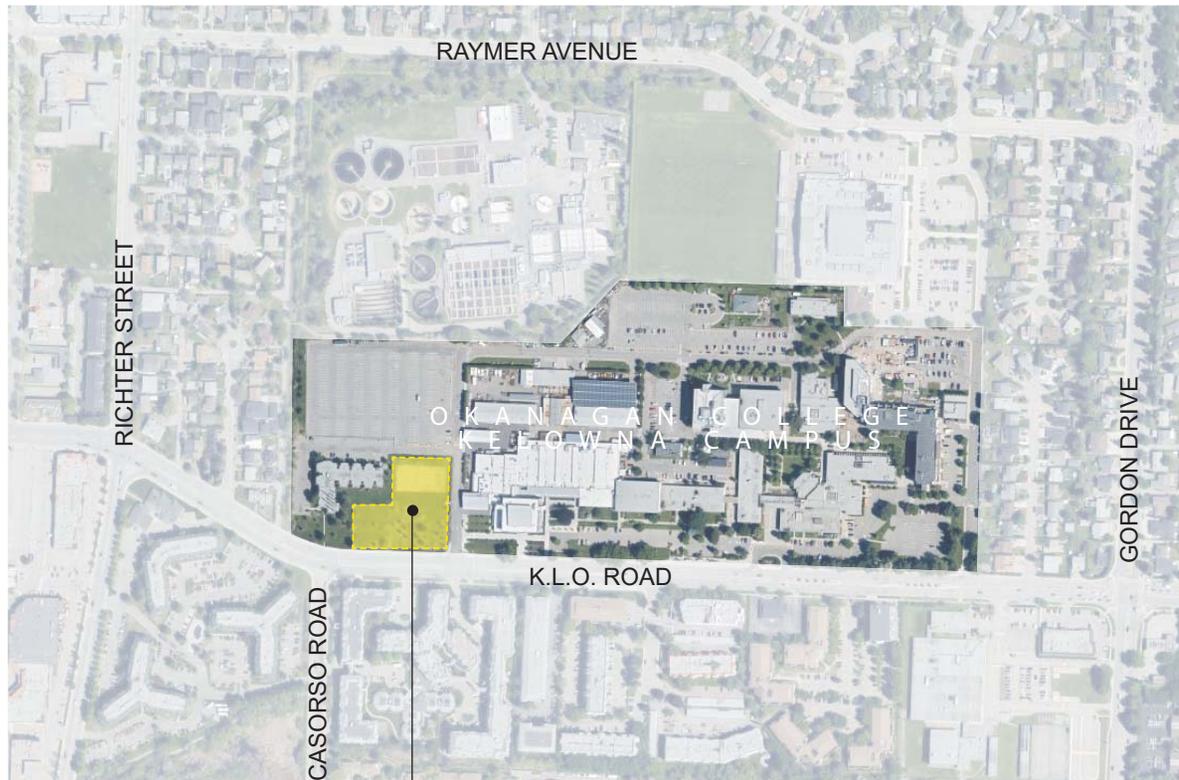
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KELOWNA CAMPUS STUDENT HOUSING



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Project Summary and Milestones



SKAHA
RESIDENCE

PROPOSED SITE
BOUNDARY

PROJECT SUMMARY

- 216 Beds + Amenity & Support Spaces
- 6 Storeys
- Surface Parking
- Mass Timber Construction
- BC Energy Step Code Level 4
- Design-Build (DB) Project Delivery

PROJECT MILESTONES

- DB RFQ: Summer 2021
- DB RFP: Fall - Winter 2021 / 2022
- DB Design Completion: Winter 2021 / 2022
- Construction: Spring 2022 to Winter 2023 / 2024
- Occupancy Winter 2024

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Community Engagement & Indigenization Principles

COMMUNITY ENGAGEMENT

- 2019 AEST Student Housing Survey
- Municipal Staff Consultation
- Public Notification & Consultation Policy 367
- Indigenous Student Survey
- Indigenous Community Engagement
- Regular OC Student Body and Executive Updates

INDIGENIZATION PRINCIPLES

- Seek to interweave Indigenous knowledge, culture, art and awareness.
- Create an inclusive and welcoming living and learning environment.
- Support all students in completing their educational journeys.

ATTACHMENT A

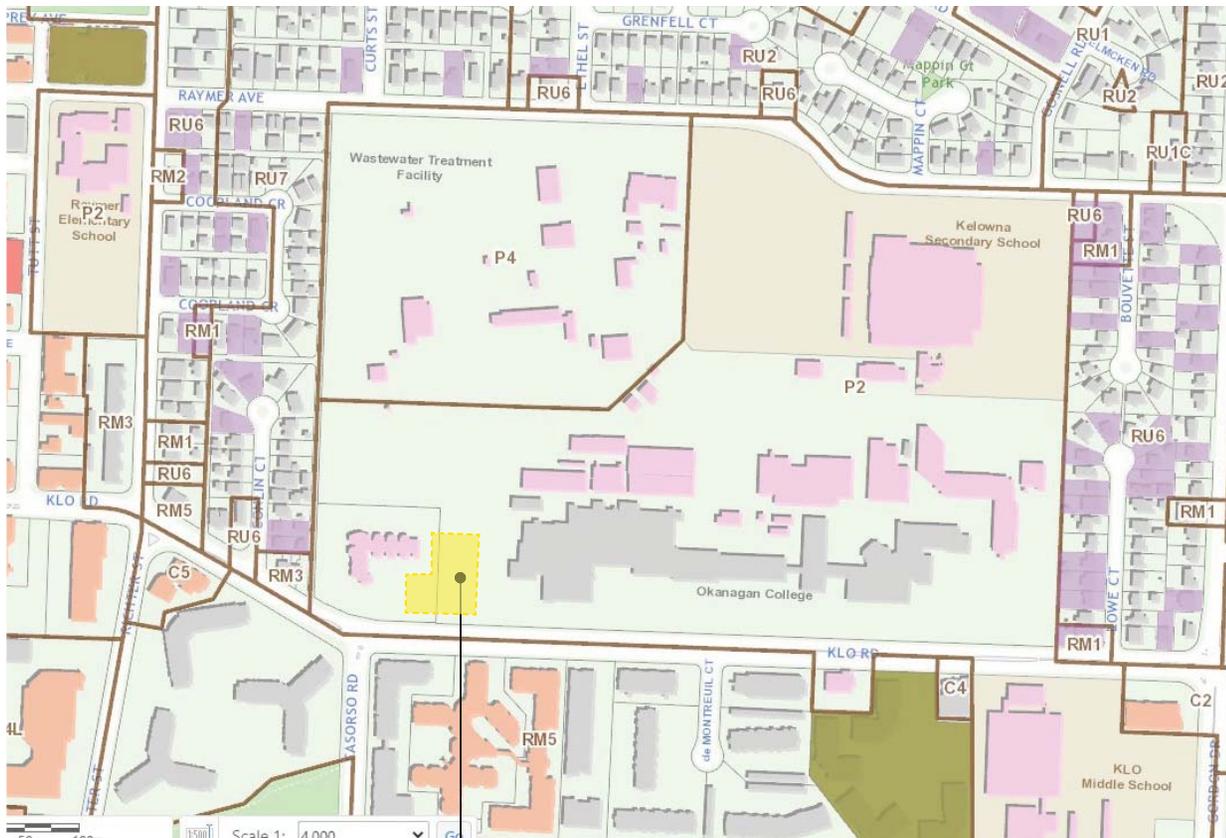
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Zoning Summary and Approvals Process



PROPOSED SITE BOUNDARY

ZONING SUMMARY

- **Zone:** P2 - Education & Minor Institutional
- **Purpose:** To provide a zone for private and public educational, residential and recreations uses.
- **Primary Use:** Public Education Services
- **Secondary Use:** Supportive Housing
- **Maximum Height:** 13.5m or 3 Storeys

APPROVAL PROCESS

- **Text Ammendment** for increased height to 22m or 6 storeys
- **Parking Rationale**
- **OCP Form and Character**
- Voluntary **Development Permit**