

REPORT TO COUNCIL



Date: November 15, 2021

To: Council

From: City Manager

Department: Development Planning Department

Application: TA21-0015

Owner: Okanagan College

Address: 860 – 1000 KLO Road

Applicant: Faction Projects Inc. – Alec Warrender

Subject: Text Amendment Application

Existing OCP Designation: EDINST – Educational / Major Institutional

Existing Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA21-0015 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Schedule "A" attached to the Report from the Development Planning Department dated November 15, 2021, for Lot 1, District Lot 135, ODYD, Plan EPP90191 located at 860 – 1000 KLO Road, Kelowna, BC be considered by Council;

AND THAT the Zoning Bylaw Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Zoning Bylaw with a Site-Specific Text Amendment to increase the maximum permitted height in the P2 – Education and Minor Institutional zone for the subject property.

3.0 Development Planning

Staff supports the Text Amendment application to increase the maximum permitted height on the subject property to six storeys or 22 m as the proposal is consistent with the policies of the Official Community Plan (OCP). The proposal is generally consistent with the building height policy for the South Pandosy Urban Centre which anticipates building heights between four and eight storeys. Six storey building heights are typical of post-secondary institutional uses and would allow Okanagan College to take advantage of previous BC Building Code changes that allow wood frame buildings up to six storeys. Development of six storey buildings on the subject property for either student housing or future academic buildings would constitute

compact urban form as the subject property is on a four-lane arterial road in the South Pandosy Urban Centre and contains a major transit exchange.

4.0 Proposal

4.1 Background

There is an existing 144-bed student residence on the Okanagan College campus. In March 2021, the Provincial Government announced a student housing initiative that would add 216 student beds on the Kelowna campus.

4.2 Project Description

The proposed text amendment to the P2 – Education and Minor Institutional zone would increase the maximum permitted height on the entire subject property from 13.5 m or 3 storeys, to 22 m or 6 storeys. The increase in height would allow the applicant to construct a new six storey student residence which would be located directly to the east of the existing student residence. The form and character of the proposed student residence would be considered by Council under a future Development Permit application. The proposed text amendment would also allow future development of six-storey buildings across the entire campus.

4.3 Site Context

The subject property is the main campus of Okanagan College and is within the South Pandosy Urban Centre. It is located in the South Pandosy – KLO OCP Sector on KLO Road between Casorso Road and Gordon Drive. The subject property contains a major transit exchange and will be connected to the Ethel Street Active Transportation Corridor. Kelowna Secondary School and the Wastewater Treatment Facility are immediately to the north of the subject property. There are adjacent residential neighbourhoods to the east and west which are primarily designated SIH - Sensitive Infill Housing (Low Density) to the west and S2RES – Single / Two Unit Residential to the east. Across KLO Road, to the south, is primarily designated MRM – Multiple Unit Residential (Medium Density).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional P4 - Utilities	Kelowna Secondary School Wastewater Treatment Facility
East	RU6 – Two Dwelling Housing RM1 – Four Dwelling Housing	Single/Two Family Housing Fourplex Housing
South	RM5 – Medium Density Multiple Housing C4 – Urban Centre Commercial P2 – Education and Minor Institutional	Apartment Housing KLO Middle School
West	RU7 – Infill Housing RM3 – Low Density Multiple Housing	Single/Two Family Housing Fourplex Housing

Subject Property Map: 860 – 1000 KLO Road**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Chapter 5: Development Process**

Objective 5.3 Focus development to designated growth areas.

Policy .1 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400 m walking distance of transit stops is required to support the level of transit service) through development, conversion and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Objective 5.5 Ensure appropriate and context sensitive built form

Policy .1 Building height. In determining appropriate building height, the City will take into account such factors as: contextual fit into the surrounding urban fabric, shadowing of the public realm, view impacts, overlook and privacy impacts on neighbouring buildings, impact on the overall skyline, distance between adjacent buildings above 22 m in height, impacts on adjacent or nearby heritage structures, building form and massing to mitigate negative impacts of buildings over 22 m in height.

South Pandosy: Generally 4 storeys. Six storeys within C4 or C9 zoned areas. Potential for 8 storeys where an architecturally distinct and significant building is placed at a corner, gateway or view terminus location that is of significance to the community or where a building is of cultural significance to the community.

6.o Application Chronology

Date of Application Accepted: August 25, 2021
Date Public Consultation Completed: October 19, 2021

Report prepared by: Mark Tanner, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Text Amendment

Attachment A: Applicant Submission