

REPORT TO COUNCIL



Date: May 30, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0096

Owner: Okanagan College

Address: 860 – 1000 KLO Road

Applicant: Faction Projects Inc. – Alec Warrender

Subject: Development Permit Application

Existing OCP Designation: EDINST – Educational / Institutional

Existing Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0096 for Lot 1, District Lot 135, ODYD, Plan EPP90191, located at 860 – 1000 KLO Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security Deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of student housing.

3.0 Development Planning

Staff supports the Development Permit for the form and character of a student housing development. The proposal for student housing is consistent with Official Community Plan (OCP) Policy which supports the continued growth of the Okanagan College campus. It aligns with the Pandosy Urban Centre Building Heights Map and Street Character Map which designate the property as six storeys in height with either residential or commercial uses supported at grade.

The proposed form and character generally conforms to the OCP Form and Character Guidelines for residential and institutional buildings. Key guidelines are met including orienting the primary building façade to face the street, providing an inviting interface with the public realm with a prominent entry plaza, avoiding blank, windowless walls, and providing high quality on-site open space. The building itself is clad in brown vertical hardie board siding, with black metal panels on the lower stories, and red metal shades accenting exterior windows. While the building is large and lacks setbacks, some strategies have been employed to provide some articulation and reduce the perceived massing, including a significant bend in the façade and a prominent rounded bump out at the ground level containing amenity space.

The required parking is accommodated at the rear of the site in an expansion of an existing parking lot, with the building screening the view of the parking from KLO Road. The design capitalizes on the proximity to a new Active Transportation Corridor by providing a direct connection to the residence and a dedicated, enclosed bicycle parking facility.

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 beds on the Kelowna campus.

On November 30, 2021, Council approved a Text Amendment Application to the Zoning Bylaw (TA21-0015) for the Okanagan College Campus to increase the maximum permitted height on the Okanagan College campus from 3 storeys to 6 storeys

4.2 Project Description

The development proposal is for a six-storey, 216 bed student housing development on the Okanagan College Campus. The unit mix includes 168 micro units, 4 double units, and 10 quad units. Amenity spaces, including a club room, games room, and study spaces are provided on each floor of the building. Extensive landscaping is proposed, including an arrival plaza at the southwest portion of the site along KLO Road and a Celebration Space courtyard between the existing residence building and the new proposed residence.

Vehicle access is provided from the parking lot for the existing residence from West Campus Road. 67 additional parking spaces are being constructed as an addition to the existing surface parking lot for a total of 172 stalls shared between the existing and new residence. 35 short-term bicycle parking spaces are provided near the entrances to the new building, while 139 long-term bicycle parking spaces are provided in an enclosed parking structure. The bike parking structure will have a direct connection to the new Active Transportation Corridor that has recently been constructed adjacent to the site.

4.3 Site Context

The subject property is the Kelowna Campus of Okanagan College and is within the Pandosy Urban Centre. A new Active Transportation Corridor, which connects Ethel Street with Casorso Road is immediately

adjacent to the subject site. A transit exchange is also located on the property. The surrounding neighbourhood is designated UC – Urban Centre, EDINST – Educational Institutional, and PSU – Public Services / Utilities.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P4 – Utilities	Wastewater Treatment Facility
East	P2 – Education and Minor Institutional	Okanagan College Campus
South	RM5 – Medium Density Multiple Housing	Apartment Housing
West	RU7 – Infill Housing RM3 – Low Density Multiple Housing	Single/Two Family Housing Four dwelling housing

Subject Property Map: 860 – 1000 KLO Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Max. Site Coverage (buildings)	40%	20%
Max. Site Coverage (buildings, parking, driveways)	60%	45%

Max. Height	22 m or 6 storeys	19.7 m & 6 storeys
Min. Front Yard	6.0 m	6.0 m
Min. Side Yard (west)	4.5 m	> 4.5 m
Min. Side Yard (east)	4.5 m	> 4.5 m
Min. Rear Yard	7.5	> 7.5 m
Other Regulations		
Min. Parking Requirements	105 stalls	105 stalls
Min. Bicycle Parking	35 short-term 139 long-term	35 short-term 139 long-term

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 4.6 Support infill and redevelopment to promote housing diversity and enhanced services and amenities in the Pandosy Urban Centre	
Policy 4.6.1 Pandosy Building Heights	<p>Undertake a building heights study as part of an Urban Centre Plan process for the Pandosy Urban Centre. Until this process is complete, support development in the Pandosy Urban Centre that is generally consistent with the building heights outlined in Map 4.5 to accomplish the following:</p> <ul style="list-style-type: none"> • Focusing taller buildings along Pandosy Street and Lakeshore Road and tapering heights down towards Okanagan Lake to maximize the area’s visual interest and physical connection to the lake; and • Tapering building heights down east of Richter Street to transition into adjacent Core Area neighbourhoods. <p><i>The proposed six storey building height matches the Pandosy Urban Centre building heights map.</i></p>
Policy 4.6.3 Pandosy Retail Street Character	<p>Support development in the Pandosy Urban Centre that includes the following characteristics at grade as outlined in Map 4.6:</p> <ul style="list-style-type: none"> • Retail space along Pandosy Street and Lakeshore Road integrated with a high-quality urban streetscape experience, reinforcing this corridor as the Urban Centre’s high street; and • Retail space along Tutt Street and nearby streets in the “Pandosy Village” area designated as retail streets to create more dynamic spaces with high levels of pedestrian activity. <p><i>The north side of KLO Road is designated as a “Mixed Street” in the Pandosy Urban Centre retail street character map, which supports either commercial or residential uses at grade. The proposed development provides residential space and amenities at grade.</i></p>
Policy 4.6.5 Okanagan College	<p>Support the continued growth of the Okanagan College KLO campus and its integration with the rest of the Pandosy Urban Centre.</p> <p><i>The proposed development provides student housing for Okanagan College. Multiple dwelling housing is consistent with the direction of the Pandosy Urban Centre.</i></p>

6.o Application Chronology

Date of Application Accepted: April 14, 2022

Report prepared by: Mark Tanner, Planner II

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

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

Attachments:

Attachment A: Draft Development Permit DP22-0096

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Applicant's Rationale

Attachment C: Project Renderings

Attachment D: Development Permit Guidelines Checklist