

TA22-0013

Z21-0110

550 Doyle Ave

Rezoning to a Comprehensive Development Zone

Proposal

- ▶ To amend the zoning bylaw by adding proposed CD28 – University of British Columbia Downtown Campus zone; and
- ▶ To rezone a portion of the subject property from C7 – Central Business Commercial zone to the proposed CD28 zone to facilitate the orderly development of a University.

Development Process



Dec 23, 2021

Development Application Submitted

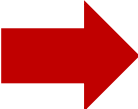


Staff Review & Circulation



May 30, 2022

Public Notification Received



July 11, 2022

Initial Consideration



Public Hearing, Reading Consideration



Final Reading



Development Permit

Council Approvals

Context Map

Walk Score
79

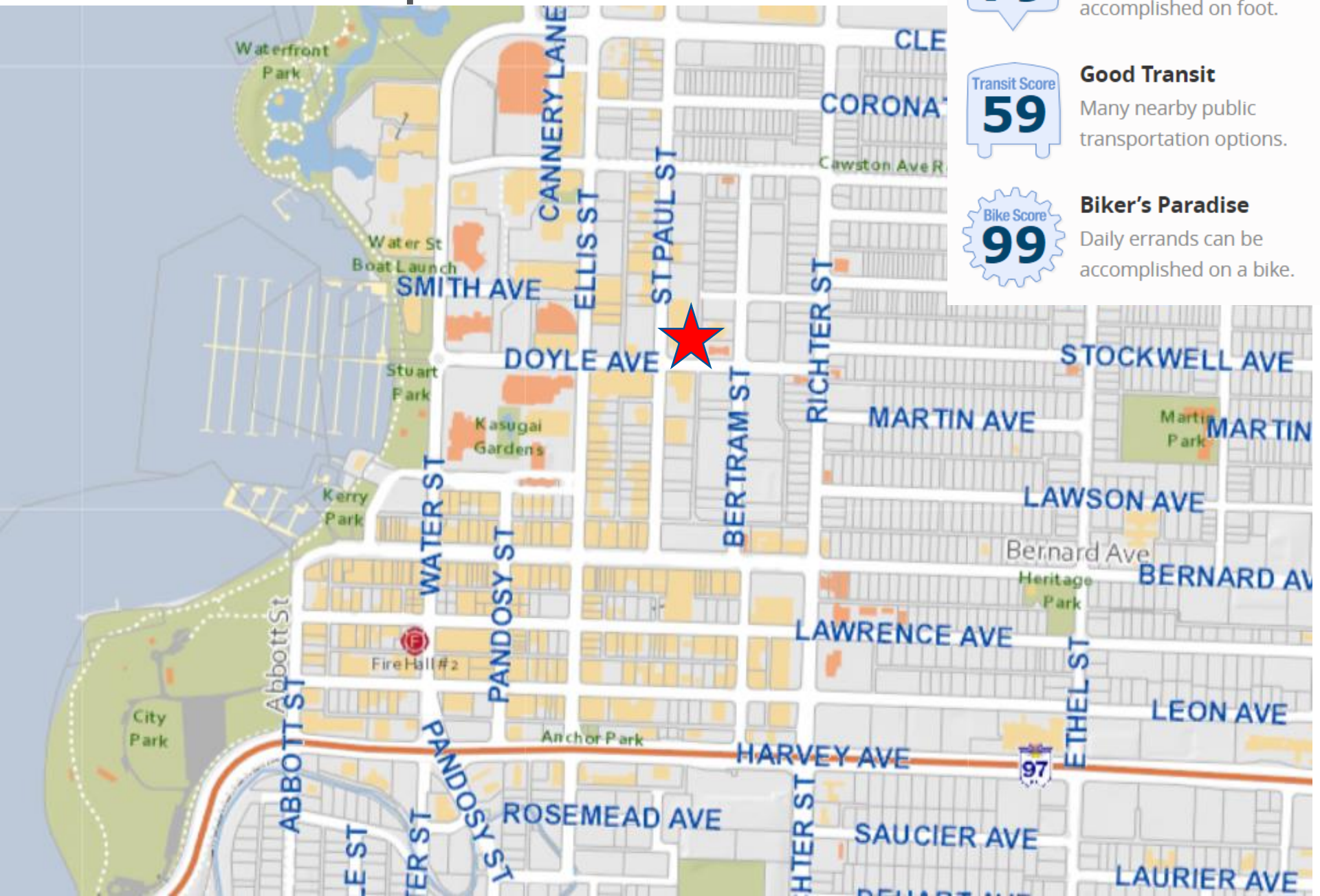
Very Walkable
Most errands can be accomplished on foot.

Transit Score
59

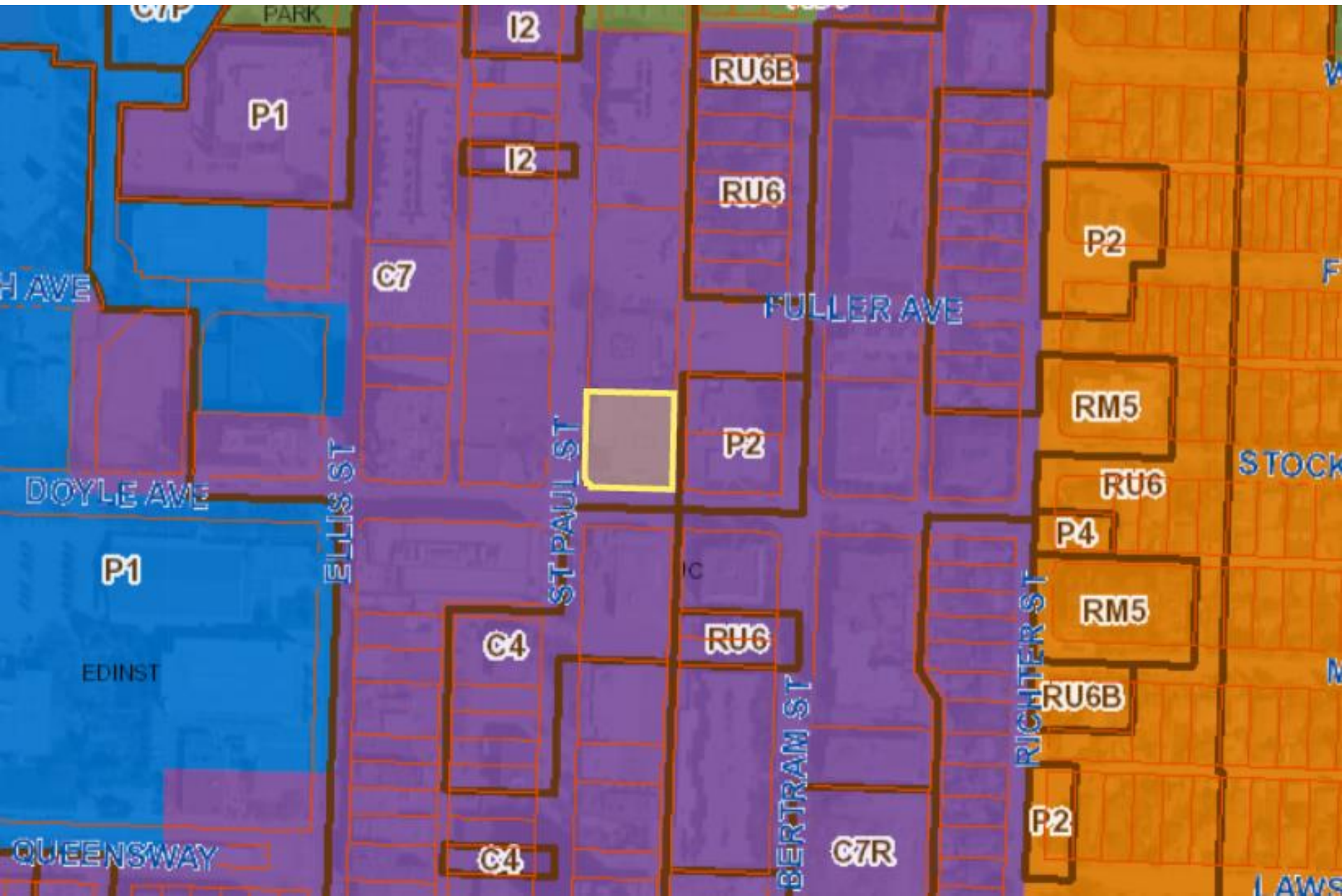
Good Transit
Many nearby public transportation options.

Bike Score
99

Biker's Paradise
Daily errands can be accomplished on a bike.



OCP Future Land Use / Zoning



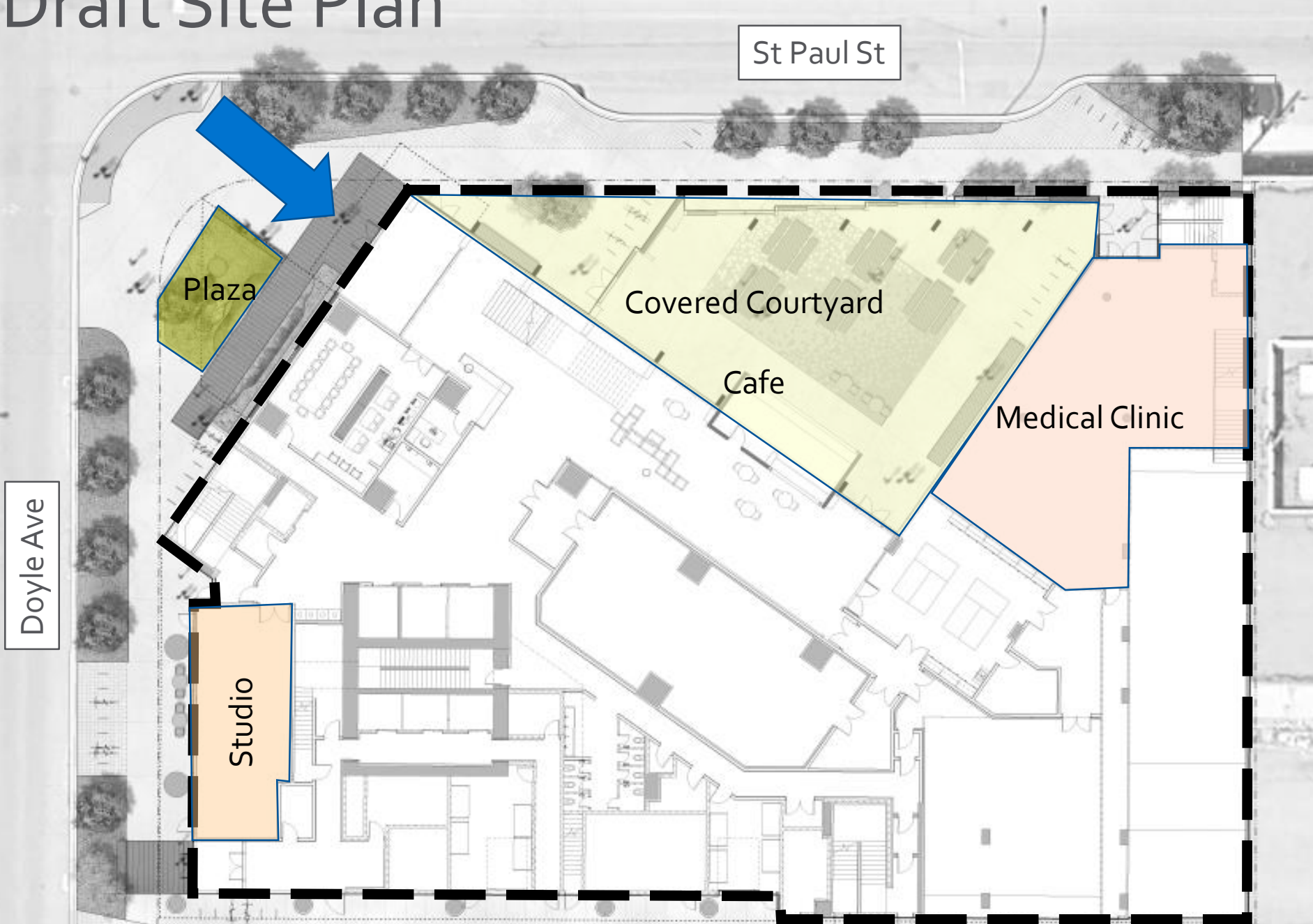
Subject Property Map



UBC Downtown Campus

- ▶ Creation of a new Downtown campus
 - ▶ Schools of Nursing and Social Work
 - ▶ Student housing
- ▶ Tall tower form
- ▶ No parking podium – all underground parking
- ▶ Ground-oriented health and food services
- ▶ Significant amenity and plaza spaces
- ▶ Enhanced streetscape along Doyle and St. Paul
- ▶ LEED Gold Certification

Draft Site Plan



Draft Rendering



Doyle Ave

Draft Rendering- Entrance



St Paul St

CD28 – UBC Downtown Campus

- ▶ The purpose is to provide a zone for the development of a comprehensively planned Downtown University Campus; to allow the full range of academic, research, and other supporting land uses essential to a leading-edge university program and campus.

CD28 – UBC Downtown Campus

- ▶ Not a zone, height, or FAR that would be considered for private-sector development
- ▶ Creation of a zone to provide the framework for Development Permit consideration

Permitted Uses

Section 15.8.3 – CD28 Permitted Land Uses

Uses	('P' Principal Use, 'S' Secondary Use)
Apartment Housing	P
Child Care Centre, Major	S
Cultural and Recreation Services	S
Education Services	P
Health Services	S
Liquor Primary Establishment	S
Office	S
Participant Recreation Services, Indoor	S
Professional Services	S
Religious Assemblies	S
Retail	S

Height, FAR, & Floor Plate

Section 15.8.5 – CD28 Development Regulations

m = metres

Max. FAR	14.0 FAR	
Max. Height	46 storeys and 160.0 m	
Max. Floor Plate Sizes	Levels	Maximum Floor Plate
	1 – 3	2,350 m ²
	4 – 8	1,400 m ²
	9 – 11	1,260 m ²
	12 – 46	1,110 m ²

Vehicle Parking

Section 15.8.6 – CD28 Vehicle Parking Regulations¹

m = metres

Min. Commercial	1.0 space / 100 m ²
Min. Education Services	1.8 spaces / 100 m ²
Min. Office	0.5 space / 100 m ²
Min. Residential ¹	
Studio	0.2 spaces / unit
1-bed	0.3 spaces / unit
2-bed	0.5 spaces / unit
Min. Visitor	0.14 spaces / unit
Min. Regular Spaces	50%
Max. Small Spaces	50%
Min. Loading Spaces	3

Bicycle Parking

Section 15.8.7 – CD28 Bicycle Parking Regulations

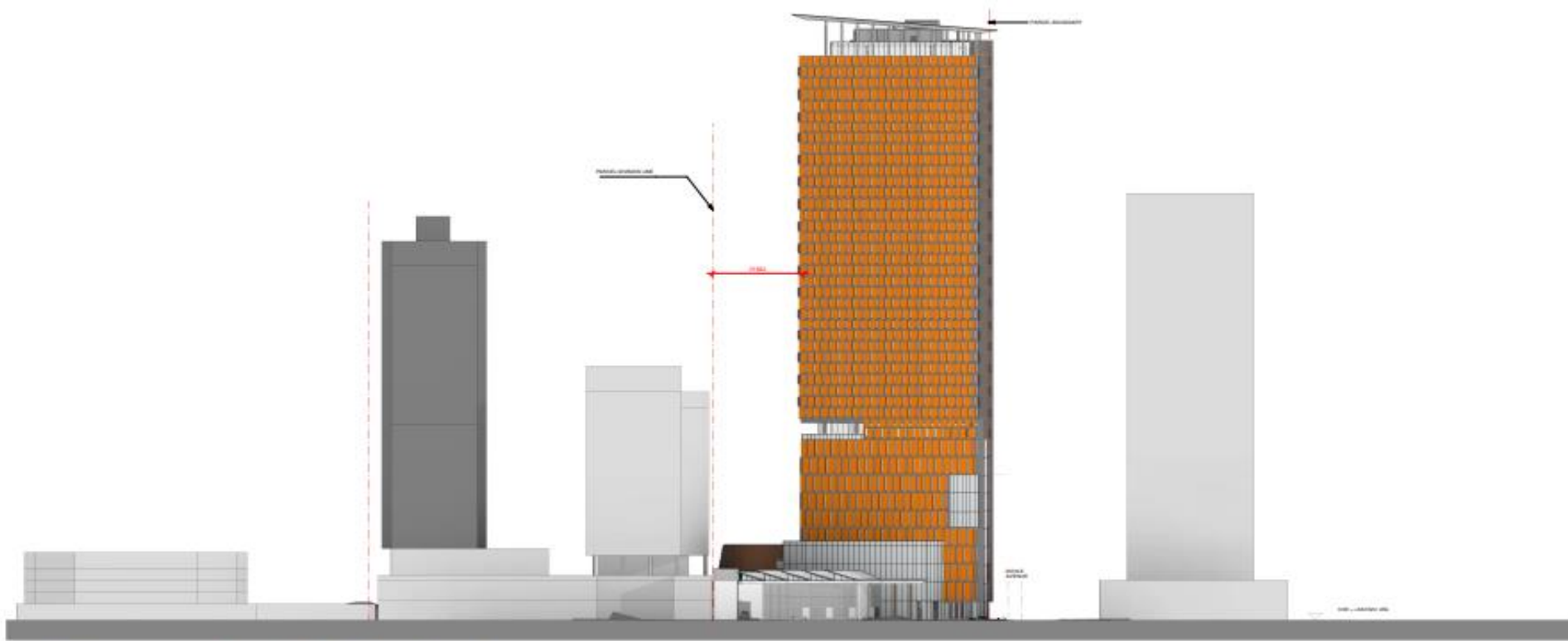
	Long Term	Short Term
Min. Commercial	n/a	2
Min. Education Services	n/a	46
Min. Office	n/a	2
Min. Residential Studio 1-bed 2-bed	1 spaces / unit 1 spaces / unit 2 spaces / unit	29

Street Level Activation

Min. Frontage at Street Level	Provide minimum 80% of the principal frontage as an active commercial, cultural, educational, or civic space and minimum 75% on secondary street frontage.
Urban Plaza	Provide an Urban Plaza at grade along one street frontage Min. 42.0 m²
Corner Treatment	Provide a predominant entrance lobby at the corner of the street intersection.

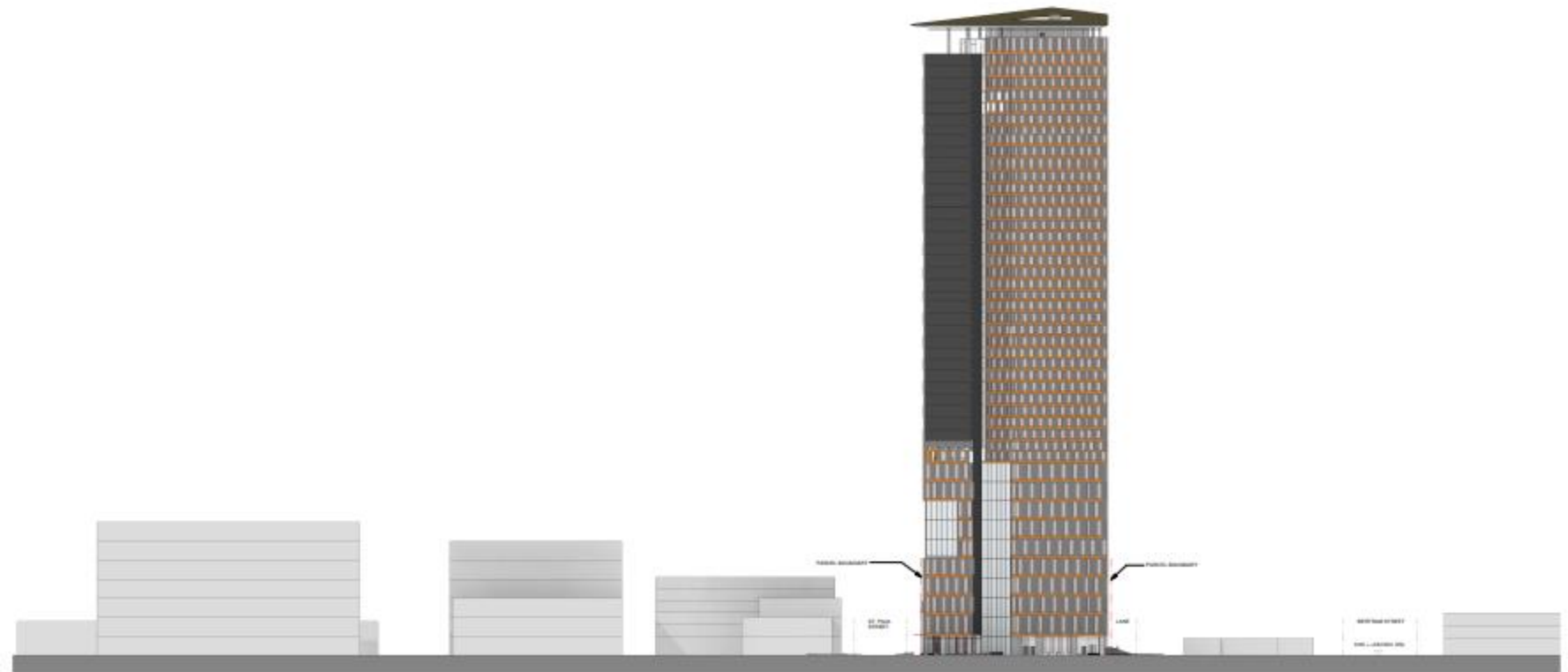
- ▶ Grand entrance with urban plaza
- ▶ Public/Private gathering space along St Paul St

St Paul St Context



① STREETScape ELEVATION ST. PAUL - NEW CONSTRUCTION
1:500

Doyle Ave Context



1 STREETScape ELEVATION DOYLE ST. - NEW CONSTRUCTION
1:100

OCP Policies & Objectives

- ▶ **Policy 4.1.5 Partnerships with Post-Secondary Institutions**
 - ▶ Consider creative partnerships to attract post-secondary institutions to [Urban Centres](#) and to promote economic and cultural growth in those neighbourhoods.

OCP Policies & Objectives

- ▶ Objective 4.1 Strengthen the Urban Centres as Kelowna's primary hubs of activity
- ▶ Policy 4.1.2 Urban Centre Hierarchy
 - ▶ Downtown
- ▶ Policy 12.4.2 Energy Efficient Design
 - ▶ LEED Gold Certification

OCP Policies & Objectives

- ▶ **Policy 4.4.3 Taller Downtown Buildings**
- ▶ Consider taller building forms with significant public benefits:
 - ▶ Rental housing (student housing)
 - ▶ Post-secondary institutions
 - ▶ Health and medical uses
 - ▶ Enhanced streetscape & cycling facilities
 - ▶ Outstanding architectural design

Skyline Principles

- ▶ Visual interest through variation in height & floor plate
- ▶ Proposed building is a stand-out building in terms of height due to the stand-out use
- ▶ Subject property located in centre of Downtown well away from waterfront and cultural areas
- ▶ Distinct architectural features and high-quality materials
- ▶ Provides high profile status to a post secondary institution as the tallest building in the City
- ▶ Is not a zone, height, or FAR that would be available to private-sector development

Staff Recommendation

- ▶ Staff recommend support of the proposed text amendment and rezoning:
 - ▶ Creation of a zone to provide the framework for Development Permit consideration
 - ▶ Aligned with OCP Policies & Objectives
 - ▶ Aligned with Imagine Kelowna principles



Conclusion of Staff Remarks