

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: March 17, 2025
To: Council
From: City Manager
Address: 860 – 1000 KLO Rd
File No.: DP24-0232
Zone: P2 – Education and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0232 for Lot 1 District Lot 135 ODYD Plan EPP90191, located at 860 – 1000 KLO Rd, 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 be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, 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 an institutional development.

3.0 Development Planning

Staff recommend support for an institutional form and character Development Permit that creates new academic space geared towards food, wine, and tourism. The proposal for an academic building is consistent with Official Community Plan (OCP) Policy which supports the continued growth of the Okanagan College campus and aligns with the Pandosy Urban Centre building height map which designates the property as 12 storeys in height.

The proposed form and character generally conforms to the OCP Form and Character Guidelines for institutional buildings. Key guidelines are met include:

- Design institutional buildings to respond to the Design Foundations (2.0) and General Guidelines (2.1), while respecting the need for functional (e.g., access or parking) or site-specific design solutions.

- Key institutional buildings may incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm.
- In large-scale projects, demonstrate variety in massing and materiality.
- Design buildings such that their form and architectural character reflect the building's internal function and use (e.g., a school, a hospital, a museum).

The development proposal is for a four-storey, 5652 m² building on the Okanagan College Campus. The building includes 10 classrooms, food labs, offices, restaurant, and student lounges. Landscaping is proposed, including an arrival plaza and over a dozen trees surrounding the building.

The building has earthy red brown zinc cladding intended to reference wine, smoke, and curing. The primary entrance to the east has been expanded to create a welcoming plaza that connects to the new transit exchange. This plaza serves to greet students and visitors arriving on campus, while also preserving a clear pathway leading to Kelowna Secondary School to the north. The required parking is located throughout the site via several surface parking lots for both students and faculty.

4.0 Subject Property & Background

4.1 Subject Property Map



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 west. 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.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	157,993 m ²
Net Institutional Floor Area (new building)	5,652 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	P ₂ ZONE	PROPOSAL
Max. Height	12 storeys / 44.0 m	4 storeys / 17.6 m
Setbacks		
Min. Front Yard	2.0 m	> 2.0 m
Min. Side Yard (East)	4.5 m	> 4.5 m
Min. Side Yard (West)	4.5 m	> 4.5 m
Min. Rear Yard	6.0 m	> 6.0 m
Landscaping		
Min. Number of Trees	0 trees	22 trees

PARKING REGULATIONS		
CRITERIA	P ₂ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	70 stalls	> 70 stalls
Min. Loading Stalls	2 stalls	2 stalls
Bicycle Stalls Short-Term	4 stalls	8 stalls
Bicycle Stalls Long-Term	11 stalls	> 11 stalls

6.0 Application Chronology

Application Accepted: November 28, 2024

Report prepared by: Jason Issler, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

- Attachment A: Draft Development Permit DP24-0232
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations & Sections
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines
- Attachment C: Renderings
- Attachment D: Applicant’s letter of rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.