

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: April 14, 2025
To: Council
From: City Manager
Address: 1700-1800 Parkinson Way & 1456 Spall Road
File No.: DP25-0050
Zone: P1 – Major Institutional
P2 – Education and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP25-0050 for:

- Lot 2 Section 20 Township 26 ODYD Plan 32159 Except Plan EPP3465, located at 1700-1800 Parkinson Way, Kelowna, BC;
- Lot 2 Section 20 Township 26 ODYD Plan 23634 Except Plan EPP3465, located at 1800 Parkinson Way, Kelowna, BC; and
- Lot A Section 20 Township 26 ODYD Plan 37596 Except Plans KAP62854, KAP70690 and KAP71139, located at 1456 Spall 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';

AND 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 a multi-purpose recreation campus.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a multi-purpose recreation campus. The proposal generally aligns with the Official Community Plan (OCP) Form & Character Design Guidelines for Institutional Buildings. Key guidelines that are met include:

- Designing buildings to frame and activate adjacent open spaces;
- Siting and designing the building to respond to unique site conditions and opportunities;
- Incorporating landmark or emblematic design features, including large extensions of the public realm; and
- Demonstrating variety in massing and materiality.

The proposed recreation centre includes a triple gymnasium, running track, fitness area and studios, aquatics facility, multi-purpose rooms, community teaching kitchen, library space, washrooms, administration space, and child care centre. It will be surrounded by a redeveloped site including new and realigned parking lots, an active transportation network, new sports fields, pickleball courts, tennis courts, a multi-sport box, multi-use grass areas, playgrounds, the restoration of Mill Creek, relocation of outdoor fitness equipment, and a cultural gathering space.

The building is split into two segments connected by a large atrium, dubbed the “community living room,” which serves as an indoor public space. Proposed exterior materials primarily consist of cement and metal panels. The proposed design is inspired by and intended to reflect the vertical weave pattern of traditional slyx baskets. Warm coloured metal panels and darker cement panels create differentiation between the upper portion of the building and its base. Curving elements are included in the roof line and timber elements are incorporated for canopies.

Activity within and around the building is intended to further enhance the form and character with strong connections between the internal and external space. This includes event and gathering plazas that spill from the building as well as visual connections between interior and exterior spaces, such as the wellness components of the aquatics facility and Mill Creek. Exterior architectural features also carry through into internal spaces.

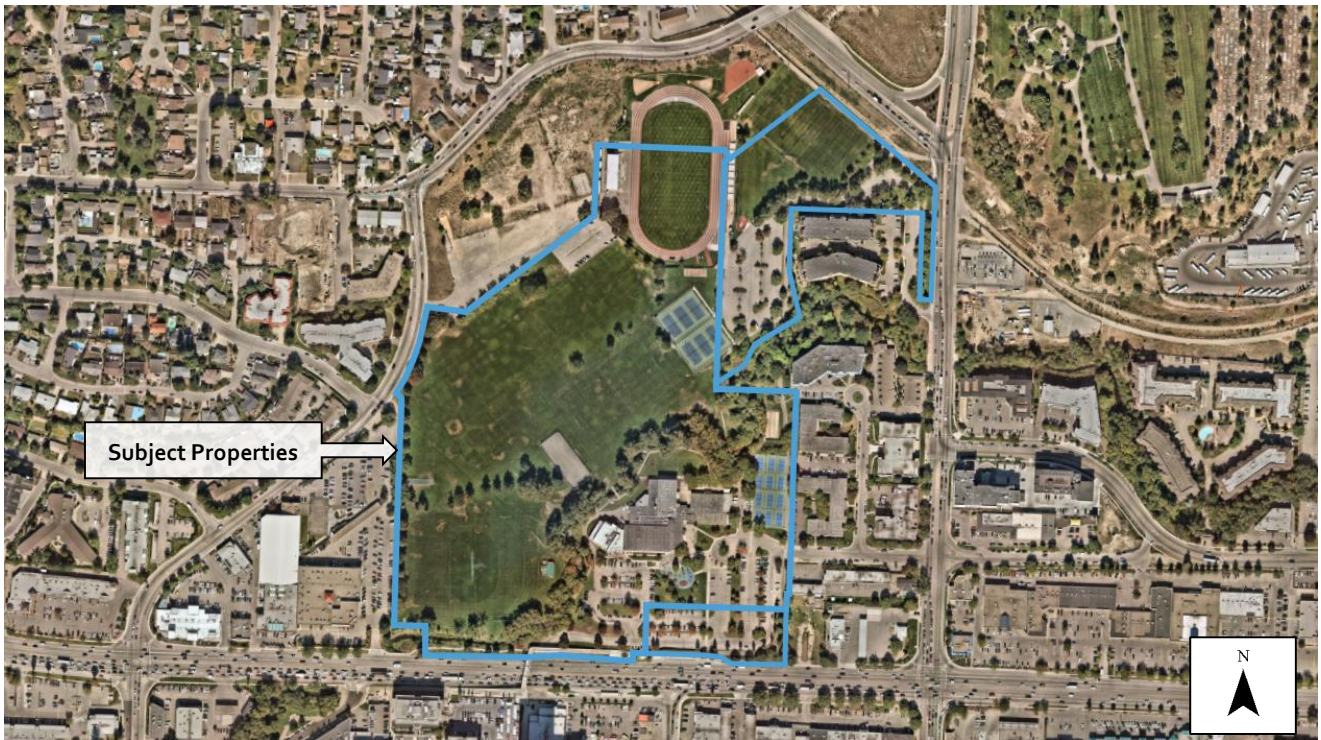
A total of 725 parking stalls are provided on-site. Primary vehicle access to the new recreation centre would be provided from Burtch Road, with secondary access from Spall Road. Vehicle accesses to the southern portion of the site from Parkinson Way and Harvey Avenue would be maintained.

Outside of the Mill Creek riparian area 309 new trees are proposed, planted throughout the site, in addition to retention of 204 existing trees. The Mill Creek riparian area restoration is subject to a separate Natural Environment Development Permit and is not subject to this application.

Multi-use pathways and pedestrian pathways are provided throughout the site to accommodate pedestrian and cycling access. This includes connections to existing adjacent active transportation corridors (Rail Trail, Angel Way, Dayton Overpass) as well as a major new north-south connection through the middle of the site. These also serve to connect the site to nearby transit stops on Harvey Ave, Parkinson Way, Burtch Road, and Bernard Avenue.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located between Burtch Road, Bernard Avenue, Harvey Avenue, Spall Road, and Clement Avenue. It is immediately north of the Capri-Landmark Urban Centre. The surrounding neighbourhoods include a wide variety of uses, including service commercial, offices, ground-oriented housing, and apartment housing. Existing active transportation connections to the site include the Rail Trail, Angel Way, and the Dayton Overpass. An adjacent lot is owned by School District #23 as a future school site. Existing transit stops are located adjacent to the site on Harvey Avenue, Bernard Avenue, and Burtch Road.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	188,191 m ²
Undevelopable Land (riparian)	~25,050 m ²
Total Number of Residential Units	N/A
Net Institutional Uses Floor Area	11,076 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	P ₁ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.0	0.06
Base FAR	2.0	
Max. Site Coverage (buildings)	50%	5%
Max. Site Coverage (buildings, parking, driveways)	70%	< 70%
Max. Height	22.0 m & 6 storeys	15.36 m & 2 storeys
Base Height	22.0 m & 6 storeys	

Setbacks		
Min. Front Yard (West)	2.0 m	> 2.0m
Min. Side Yard (North)	2.0 m	> 2.0 m
Min. Side Yard (South)	2.0 m / 4.5 m	> 4.5 m
Min. Rear Yard (East)	6.0 m	> 6.0 m
Landscaping		
Min. Number of Trees	60 trees	309 trees
Min. Large Trees	30 trees	95 trees

PARKING REGULATIONS		
CRITERIA	P₁ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	273 stalls	725 stalls
Participant Recreation Services, Indoor	256	702
Child Care Centre, Major	17	23
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	100% Regular 0% Small
Min. Loading Stalls	3 stalls	3 stalls
Bicycle Stalls Short-Term	8 stalls	16 stalls
Bicycle Stalls Long-Term	28 stalls	52 stalls

6.o Application Chronology

Application Accepted: March 11, 2025

Report prepared by: Mark Tanner, Planner Specialist
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 DP25-0050
 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: Project Rationale
 Attachment D: Renderings

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