
CITY OF KELOWNA

MEMORANDUM

Date: September 15, 2005
File No.: **Z05-0063**

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. Z05-0063

OWNER: UNIVERSITY OF BRITISH
COLUMBIA – OKANAGAN

AT: 4990 N Hwy 97

APPLICANT: HMA ARCHITECTS

PURPOSE: MINOR REALIGNMENT OF EXISTING P2 ZONING BOUNDARY
TO ACCOMMODATE CONSTRUCTION OF THE PROPOSED
STUDENT RESIDENCE BUILDING "R"

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0063 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot A, Sections 10 & 11, Twp. 23, O.D.Y.D., Plan 38917 Exc. Plan KAP57788, located on Highway 97 N, Kelowna, B.C., from the existing A1 – Agriculture 1 zone to the proposed P2 – Education and Minor Institutional zone as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated September 15, 2005, be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

The applicant has made application to amend the northern zoning boundary between the P2 – Education and Minor Institutional zone and the A1 – Agriculture 1 zone in order that the new proposed student residence building “R” will be located within the P2 – Education and Minor Institutional zoned portion of the development site. This adjustment to the zoning boundary has been triggered by a building permit application to authorize the construction of two new student residence buildings (Buildings “L” & “R”) which are associated with the building expansion program that has been commenced as part of the transition of the existing campus from the former “Okanagan University College” to the new “University of British Columbia – Okanagan”. There has also been a separate application made for a Development Variance Permit to address the proposed 4 storey building height where the P2 – Education and Minor Institutional zone only permits a maximum building height of 3 storeys.

3.0 BACKGROUND

3.1 The Proposal

The original OUC north campus was developed in 1991.

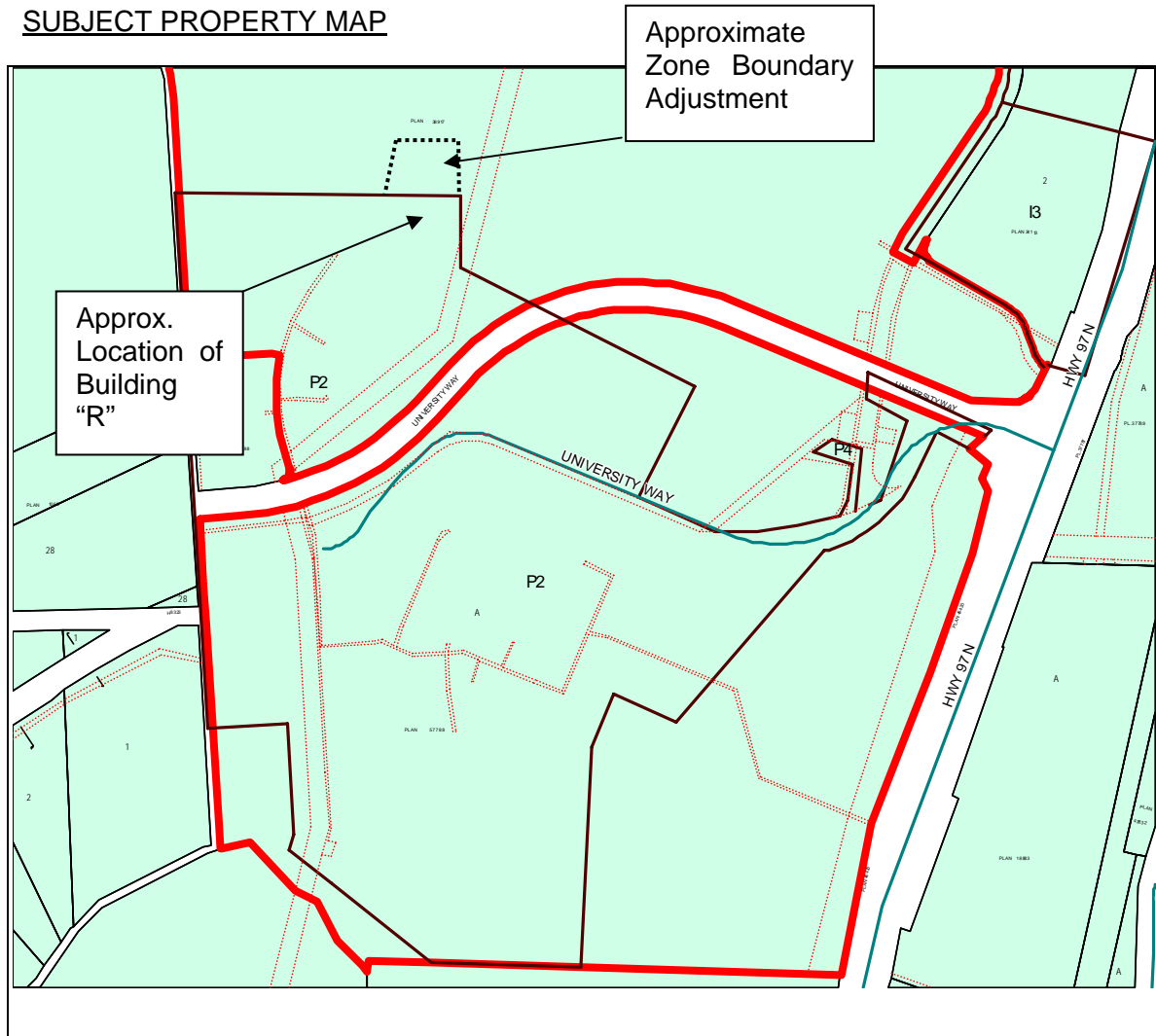
During the review of the building permit application, it also became apparent that the location of the proposed building “R” crossed the existing northern zoning boundary of the university campus. This application proposes to amend the location of this zoning boundary to include the proposed student residence building “R” within the P2 – Education and Minor Institutional zoned area.

3.2 Site Context

Adjacent zones and uses are, to the:

- North - A1 – Agricultural 1 / Gravel pit
- East - A1 – Agricultural 1 / Highway 97, vacant
- South - A1 – Agricultural 1 / vacant
- West - A1 – Agricultural 1/ vacant

SUBJECT PROPERTY MAP



3.3 Proposed Development Potential

The proposed zone of P2 – Education and Minor Institutional permits; care centre – major, community recreation services, emergency and protective services, private clubs – private education services, public education services, religious assemblies, and utility services – minor impact as principal permitted use, and public parks and residential security/operator unit as permitted secondary uses.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Official Community Plan designates the future land use of the subject property as “Education/Major Institutional”. The proposed use of the building is consistent with the “Education/Major Institutional” land use.

3.4.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that: works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs.

The City of Kelowna Strategic Plan 2004 also states as an action statement under Goal #2, Objective #3,;

“Work with UBC Okanagan, Okanagan College and other educational institutions to develop initiatives that promote Kelowna as a knowledge centre and that help increase education levels of Kelowna’s residents”, and to

“Work with growth industries, including health care, agriculture, education, high tech, manufacturing and aerospace industries, in an effort to promote their continued growth in our region”.

4.0 TECHNICAL COMMENTS

This application has not been circulated to various technical agencies or City departments as the change in zoning is a minor realignment of zoning boundaries to facilitate the construction of the new student residence building “R”. There will be a full review and circulation when the “master site plan” is submitted for review and the anticipated rezoning application is made.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services Department does not have concerns with this proposal. This proposed student residence buildings are an integral part of the transition from “University College” status to full “University” status. This realignment of the P2 – Education and Minor Institutional zone boundary line to accommodate construction of building “R” is considered an interim measure, until such time as the larger master planning issues are sorted out.

It is anticipated that there will be a submission of the UBC-O master plan document for review by City staff in the near future. With the major expansion of the UBC-O campus which is anticipated as part of the transition to University status, there will need to be a review of the development plan, and a review of the appropriate land use regulation for that proposed development. The current zone of P2 – Education and Minor Institutional zone does not appear to be an appropriate zone for the proposed development, as there have already been a number of variance applications processed for this development site. It may be necessary to create a new zone to accommodate the UBC-O campus. But that can only be determined by a review of the master plan document and discussion with the proponent.

As part of the Master Plan review, there will also have to be a major review of transportation issues associated with the ongoing functioning of the campus, as well as a determination of access and network roads to the campus. There have been ongoing discussions involving the City of Kelowna, the Ministry of Transportation, and the UBC-O board to determine the layout and construction scheduling to mitigate the worsening situation of the university access off of Highway 97.

This minor rezoning application has been made to adjust the boundary of the P2 zone to relocate the zoning boundary line around the northerly building “R”. As well, there has also been a temporary agreement entered into to authorize the location of the southerly building “L” over the dedicated road, even though that road had never been constructed. This application will be forwarded to council for consideration separately from this application for a development variance permit.

In light of the above, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.

Andrew Bruce
Manager of Development Services

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning and Corporate Services

PMc/pmc
Attach.

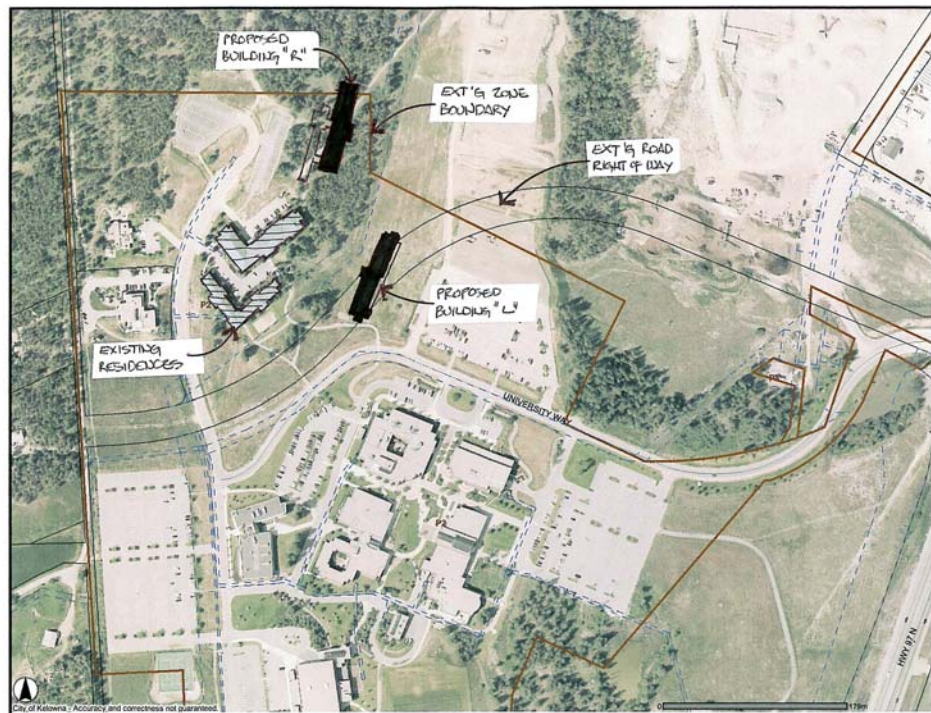
Attachments
(Not attached to the electronic copy of the report)

Subject Property Map
1 page, site plan - Map "A"

AIR PHOTO – showing approximate location of student residence buildings

Map Output

Page 1 of 1



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.