
CITY OF KELOWNA
MEMORANDUM

DATE: December 15, 2006
FILE NO.: TA06-0009/Z06-0004

TO: City Manager

FROM: Planning & Development Services Department

SUBJECT:

APPLICATION NO. TA06-0002 /
Z06-0004 **OWNER:** UNIVERSITY OF BRITISH
COLUMBIA

AT: 3140 & 3333 UNIVERSITY WAY **APPLICANT:** UNIVERSITY OF BRITISH
And 4990 HIGHWAY 97 N. COLUMBIA – CAMPUS &
COMMUNITY PLANNING

PURPOSE: TO AMEND ZONING BYLAW 8000 TO CREATE THE CD20 –
COMPREHENSIVE UNIVERSITY DEVELOPMENT ZONE; AND

TO REZONE THE SUBJECT PROPERTIES FROM THE
EXISTING A1 – AGRICULTURE 1 ZONE, P2 – EDUCATION
AND MINOR INSTITUTIONAL ZONE & P4 - UTILITIES ZONE TO
THE PROPOSED CD20 – COMPREHENSIVE UNIVERSITY
DEVELOPMENT ZONE TO PERMIT THE PENDING
COMPREHENSIVE UNIVERSITY EXPANSION

EXISTING ZONES: P2 – EDUCATION AND MINOR INSTITUTIONAL
P4 – UTILITIES
A1 – AGRICULTURE 1

PROPOSED ZONE: CD20 – COMPREHENSIVE UNIVERSITY DEVELOPMENT

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA06-0002 to amend City of Kelowna Zoning Bylaw No. 8000 by adding the CD20 – Comprehensive University Development zone (attached as Schedule "A") as outlined in the report of the Planning & Development Services Department dated December 15, 2006 be considered by Council;

THAT Rezoning Application No. Z06-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sections 10 & 11, Twp 23, O.D.Y.D., Plan KAP57788, Lot B, Section 10, Twp 23, O.D.Y.D., Plan KAP57788, and Lot A, Sections 10 & 11, Twp 23, O.D.Y.D., Plan 38917, Exc. Plan KAP57788, located on University Way and Highway 97 N., Kelowna, B.C. from the existing P2 – Education and Minor Institutional zone, P4 – Utilities zone, and the A1 – Agriculture 1 zone to the

proposed CD20 – Comprehensive University Development zone be considered by Council;

THAT Zoning Bylaw Text Amendment No. TA06-0002 and the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department and the Ministry of Transportation being completed to their satisfaction;

2.0 SUMMARY

The original Okanagan College North campus was developed in the early 1990's. In 1995 the facility obtained University College status. In 2004, the Okanagan University College obtained full University status, and became known as University of British Columbia-Okanagan. As part of the transition to UBC-O, the former OUC North Campus facility is anticipated to triple the student population (from 2,500 to 7,500 students) and triple the amount of built space on campus, from .6 million sf (55,740 m²) up to 1.9 million sf (176,515 m²), by 2010.

It is this substantial amount of growth that has necessitated the creation of a "Master Plan" for the University of British Columbia – Okanagan campus, and the associated review of the City of Kelowna zoning bylaw to create an appropriate tool to manage and facilitate this growth of the UBC-O campus, and to establish a comprehensive review of Municipal infrastructure required to serve such a campus.

This application proposes the creation of the CD20 – Comprehensive University Development zone to facilitate the continued growth of the University of British Columbia – Okanagan campus.

2.1 Advisory Planning Commission

The above noted application (Z06-0004) was reviewed by the Advisory Planning Commission at the meeting of November 21, 2006 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z06-0004, for 4990 Hwy 97 N; 3140 & 3333 University Way, Lot A, Plan 38917; Lots A & B, Plan 57788, Sec. 10, Twp. 23, ODYD, by UBCO (Lisa Colby), to rezone from the existing zones (A1, P2 & P4) to the CD20-Comprehensive University Development zone, to permit the proposed comprehensive university development.

3.0 BACKGROUND

3.1 The Proposal

The former Okanagan University College North campus became University of British Columbia – Okanagan in 2004. Prior to that, it had been the Okanagan College, and became Okanagan University College in 1995.

The transition from University College to full University status has triggered a substantial building program in order to provide space for the doubling of the student population and

the tripling of building area on the campus site in order to accommodate the increase in student population.

The University of British Columbia Okanagan Master Plan document dated Sept. 29, 2005 has been submitted by the UBC planning staff as the basis for the application to create a Comprehensive Development Zone specific to the UBC-O campus site. The Master Plan illustrates a very ambitious building plan to meet the 2010 date in which to provide built space to accommodate the anticipated student population growth, as well as to provide a framework for expansion beyond the 2010 time period.

The campus master plan identifies 8 precincts within the University Campus lands with distinct functions;

1. The Core Campus

The heart of the campus is centred on the main entry route into the campus. This area is a concentration of academic buildings, which locates the main academic buildings around a number of courtyards and atrium spaces for social opportunities and circulation. This area is anticipated to generate campus-wide activity both day and night, and is also anticipated to invite use by surrounding community. The built form is generally planned to be a 3 or 4 storey building height with intervening atrium spaces to provide for weather protected circulation and natural light to adjacent buildings. This area is also planned to provide a theatre for dramatic and music productions, a 400 seat lecture facility, and a variety of food and retail shopping opportunities (limited to a maximum of 3,000 m² for food and beverage, 3,000 m² for bookstore and pub, and 3,000 m² for ancillary commercial uses), as well as space for the needs for the Student Association, student services, conferences, computer labs, meeting rooms, and other facilities.

2. The Commons

A large open lawn area for the informal enjoyment for everyone on campus, ringed by the academic and residence buildings, similar to what exists at the heart of other universities across North America. This area is the size of a playfield, but is not meant to be used as an athletic area for programmed activities. It is meant as a soft landscape counter-point to the hard surface courtyard areas found in the Campus Core. Through the use of ground level academic or social spaces, the Commons is anticipated to evoke a feeling of being welcoming to all, not a restricted space belonging only to the adjacent residents.

3. Health, Wellness, and Recreation

Located at the south west corner of the University site, this precinct is to be readily accessible to the adjacent "University Heights" neighbourhood currently under development application. This area is also anticipated to provide opportunities for potential road access to the Glenmore Valley. Development in this area is anticipated to build on the existing gymnasium and playfields with additional recreation development by expansion of the existing gymnasium, creating new indoor recreation space, and second playfield. Indoor and Outdoor recreation areas are proposed to tie into academic programs which offer a health and wellness focus, and may offer a community services, such as: Social Work, Nursing, Dentistry, Psychology, and Human Kinetics.

4. Okanagan Landscape

This area is the east-facing sloped area between the Campus Core and Highway 97 which encompasses the existing grassland with stands of pine forest and wetland landscape areas that reflect the character of the Okanagan. This area is anticipated to provide a “sense of place” upon arrival to the campus. The master plan will embrace stringent guidelines to ensure that buildings developed in this area reflect the “sense of place” to enhance the entry experience to the Comprehensive Campus Development, and to anchor the campus to the landscape of the Okanagan.

5. Hilltown

The hill is the site of the existing and future student residences, and is located in close proximity to the Campus Core, and takes advantage of the adjacent views. This precinct is the current location of the Weather Office building, daycare facility, 2 existing student residence buildings, and 2 new student residence buildings currently under construction. The Weather Office building is proposed to be redeveloped into offices for campus operations. This area has the potential to provide space for additional apartment or townhouse accommodation suited for families. Traditional dormitories, and non-traditional format housing such as townhouse style residences or quad units with kitchens for older students or students with families may also be considered in this area in future. However this is beyond the 2010 timeline.

6. Productive Landscape

This area is located on areas of the site which have been previously disturbed, and provides a location for research plots and greenhouses, and are envisioned to resemble a productive orchard and vineyard landscapes which one would see in the Okanagan Valley. While not identified for building locations in the 2010 Master Plan, this area would be a suitable location for the Agroecology program and related academic research opportunities envisioned for the UBC-O campus. While not identified for buildings in the current Master Plan, in future the area could provide a site for facilities for an agro-ecology program or horticulture or other related academic research opportunities.

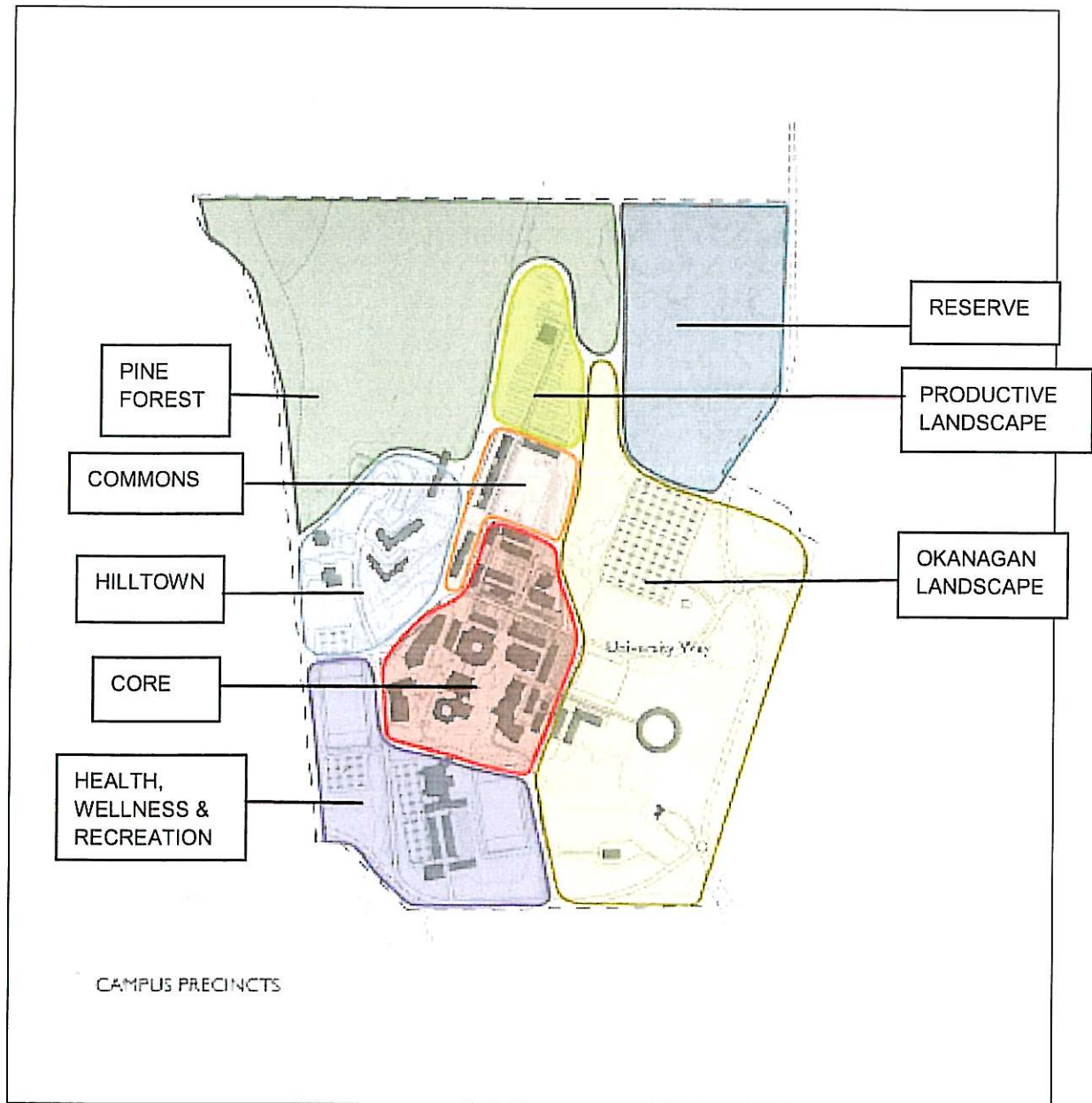
7. Pine Forest

This is an area of existing Pine Forest that is located on the site which is not required for the Master Plan development proposal, but may be used for longer-term development if required in the future. The area is networked with informal trails, and provides an area for class field work.

8. Reserve

The area is located on the north-east corner of the Campus lands. The area is cut-off from the central core of the campus owing to topography and a lack of road or trail links. The lower bench area along the highway which is not anticipated to be developed until after 2010. It is anticipated to respond to the ongoing development scheme for that area located to the north (Airport Business Park zone).

Precinct Map from the UBC - Okanagan "Master Plan"



This broad planning document provides a contemplated building program for the next 4 years to meet the campus expansion plans illustrated. The document also provides extensive design guidelines to direct the envisioned form and character of the resulting development. A copy of the UBC-O master plan document has been circulated to Council separately from this report for reference.

The Master Plan is realized in four phases, each with related landscape and infrastructure projects:

Phase 1 is underway and includes two new dormitories and the Multipurpose Building.

Phase 2 (2006-2008) delivers the Engineering and Management buildings, the School of Education, and the first stage of the University Centre.

Phase 3 (2008-2009) sees the expansion of the Library, completion of the University Centre, and two 400 seat lecture theatres with associated academic space.

Phase 4 (2009-2010) includes the Health, Wellness and Recreation complex and the Research Greenhouses. With donor support, the Drama Theatre, Scholar's Retreat, Gathering Place and other facilities will be implemented.

The decision to proceed with the creation of a Comprehensive Development zone to facilitate the development plan identified in the Master Plan was made as the uses envisioned in the Master Plan did not fit into any of the existing Public and Institutional zones in the City of Kelowna zoning bylaw. The proposed building program listed in the Master Plan introduces a wide range of residential housing options, ranging from dormitory buildings through to multi-unit residential (apartment) buildings. To provide support for this residential use, there are also a range of commercial uses proposed that are not part of any existing Public and Institutional zone. The CD20 – Comprehensive University Development Zone is based on the City of Kelowna P2 – Education and Minor Institutional zone, and limits the maximum Floor Area Ratio to 1.0, the same as the P2 zone. Where the CD20 zone differs from the P2 zone is in list of permitted uses which are developed to better suite the requirements of a University development. As well, the CD20 zone includes "student residences" and faculty/staff housing" as permitted uses, where the P2 zone does not. Please note that there is no "market housing" included in the CD20 zone. The CD20 zone also includes a maximum building height of ten storeys for one area of the development site, as noted on "Attachment A" of the CD20 zone, where the maximum permitted height in the P2 zone is 3 storeys.

A copy of the proposed CD20 – Comprehensive University Development zone has been attached as Schedule "A". The proposed CD zone as provided indicates education and accommodation uses as the principle uses, and a list of a variety of commercial and support uses secondary to the education and accommodation uses.

The proposed CD20 – Comprehensive University Development zone also contains two attachments;

Attachment A indicates the proposed location of permitted 10 storey building height. However, any buildings proposed for construction on the site will have to have their building heights reviewed for either compliance with Transport Canada Kelowna Airport Zoning (Height) regulation or have a variance approved by Transport Canada.

Attachment B indicates the proposed road net work associated with the Campus development. This attachment also indicates which roads are to be dedicated public roads, and which will be private roads on private property.

The following table outlines the development regulations for the proposed CD20 – Comprehensive University Development zone and compares them to the City of Kelowna P2 - Education & Minor Institutional zone. The two zones are similar although the proposed CD20 zone outlines more detailed university related land-uses in its permitted uses section, including limited university-related commercial. The CD20 zone also allows a greater maximum height than the P2 zone. The new CD20 zone offers greater setbacks than are currently required on-site.

Comparison of P2 zone and proposed CD20 zone;

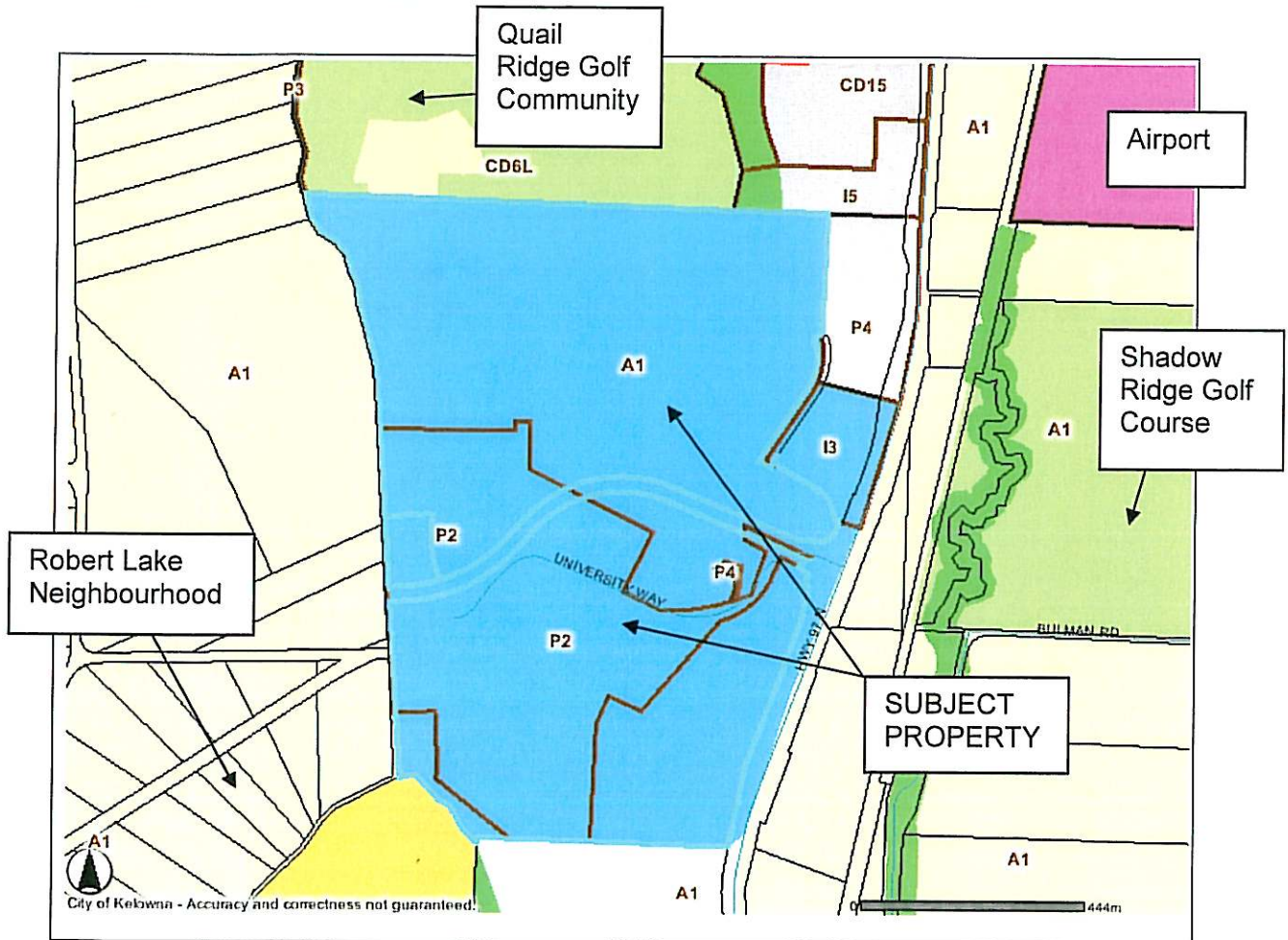
CRITERIA	CURRENT P2 ZONE REQUIREMENTS	PROPOSED CD20 ZONE REQUIREMENTS
Site Area (m ²)	660m ²	660m ²
Site Width (m)	18m	18m
Site Depth	30 m	30 m
Site Coverage (%)	40% Buildings 60% Buildings, driveways, parking and private road	40% Buildings 60% Buildings, driveways, parking and private road
F.A.R.	1.0 max	1.0 max
Storeys (#)	3 storeys (13.5m)	6 storeys (27m), except for one ten storey building located in the South West corner of the campus as shown on Attachment "A"
Setbacks (m)		
- Front	6.0 m	30 m at site perimeter
- Rear	7.5 m	30 m at site perimeter
- Interior Side	4.5 m	30 m at site perimeter
- Flanking Side	6.0 m	30 m at site perimeter
Parking Stalls (#)	10 stalls per classroom 170 classrm (2010) = 1700 stalls required	2030 stalls for 170 classrooms proposed (12 stalls per classrm)
Loading Stalls (#)	1.5 stalls per 100 students	As per section 8

3.2 Site Context

Adjacent zones and uses are, to the:

- North - A1 – Agricultural 1 / Gravel pit, Pier Mac industrial development
- East - A1 – Agricultural 1 / Highway 97 N, vacant
- South - A1 – Agricultural 1 / vacant
- West - A1 – Agricultural 1/ Large lot residential development –Robert Lake

SUBJECT PROPERTY MAP



3.3 Existing Development Potential

The existing zone of P2 – Education and Minor Institutional zone permits; care centres – major, community recreation services, emergency and protective services, private clubs, private education services, public education services, religious assemblies, utility services - minor impact as **principal** permitted uses, 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.

Chapter 4 – the Employment section of the Official Community Plan also contains the following statements which support further development of the University Campus;

.3 Local Skills and Education. Work with other local agencies (e.g. the Economic Development Commission of the Regional District of Central Okanagan) to undertake an analysis of the skills and education required by local industries and businesses and shall endeavour to communicate this information to the (local) agencies providing educational and re-training programs;

.4 Education and Re-training. Advocate to and co-operate with the School Board of School District No. 23 (specifically endorsing the secondary school apprenticeship program), the Okanagan University College, the Business Development Bank of Canada, Human Resources Canada, the Province of B.C. and any other pertinent agencies to expand and increase educational and re-training opportunities to those who are unable to find work;

.9 Health and "High-Tech" Industries. Co-operate and advocate with other agencies to encourage the growth and expansion of "high tech" and particularly health industries, in Kelowna in order to maximize employment opportunities in this field and to create a high calibre of health services in the community;

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 includes the following action statements:

Goal #1 - To maintain, respect and enhance our natural environment.

Objective #2 – Preserve and promote the enhancement of air quality within Kelowna's air shed.

- Develop and enhance education and awareness programs that promote clean-air practices (including alternative modes of transportation, more efficient vehicle trip planning, green building methods and wood burning practices).
- Explore options that would improve clean-air practices and activities (including eliminating or reducing parking subsidies, implementing bus pass and car pooling incentives and improving vehicle emission standards).

Objective #3 - Manage human impacts on our natural environment, including Okanagan Lake and the surrounding hillsides.

- Develop and enhance education and awareness programs aimed at youth, residents, businesses and the development

industry which promote good use of the natural environment, including ways to enhance the enjoyment of and reduce impacts caused by recreational users, such as bikers, hikers, boaters.

Goal #2 - To foster a strong, stable and expanding economy.

Objective #1 – Aid in the growth and progress of Kelowna as a desirable place to do business.

- Develop and expand partnerships with external agencies that promote business opportunities and investments in Kelowna.
- Promote and support the review and update of economic development strategies and marketing the City as a preferred business location.

Objective #2 – Aid in the growth and progress of Kelowna as a desirable place to visit, shop and tour.

- Provide recreational, sport and cultural facilities and outdoor areas that accommodate small and large scale tourism events and festivals.

Objective #3 – Increase the diversity of employment opportunities

- 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.
- 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

The application has been circulated to various technical agencies and City departments and the following relevant comments have been submitted:

4.1 Environmental Manager

The plan appears to be a comprehensive one which attempts to address many relevant "sustainable development" issues, such as, energy and water conservation, public access and transit demands, housing, storm water retention, etc.

The plan lacks an overall environmental component that would answer questions with regard to inventory and assessment of natural attributes within the site plan. Of particular concern would be maintaining natural green space and maintaining wildlife linkages or corridors across the site that would connect with neighbouring open space areas. These linkages could be incorporated into a passive recreational trail system. Some enhancement of existing disturbed areas may be necessary to create a functional corridor.

NOTE: UBC is in the process of creating design guidelines for UBC Okanagan, which will address issues related to landscaping and sustainability. The guidelines, along with the Master Plan, support a commitment to sustainable development on the campus, as well as a minimum LEED silver rating.

4.2 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw.

Note: Engineered fire flows may be needed to determine hydrant requirements. If this is a recognized interface wildland area, a hazard assessment may be required. Roads should provide an alternate means of egress/access and should be looped when possible.

4.3 Irrigation District (G.E.I.D.)

The engineer for GEID has completed the review of the master plan.

(Summary from Aqua Consulting Inc. report dated April 24, 2006)

The issues identified within this letter are not intended to hinder the development of the campus, but rather to ensure that the works are addressed in a complete and thorough manner. The issues of fire interface, sustainable geothermal heating and cooling, and on-site wastewater treatment should all be resolvable through good engineering and design.

The expansion plans for the campus can be serviced by GEID. There is a limitation to the maximum daily demand that can be drawn by UBCO from GEID as per the stakeholder agreement that is currently in place for water servicing.

The highest priorities of GEID and the Kelowna Joint Water Committee are the protection of the water sources including the watersheds and groundwater. Full disclosure of the geothermal design and full impact at the earliest possible time should assist all parties to fully understand the safe and practical application and use of this technology.

4.4 Inspection Services Department

The height of all proposed buildings shall meet the restriction of Transport Canada prior to building permit application. The road and connector within the campus to be finalized and approved by all parties including Ministry of Transportation prior to submission of any building permit application. Pedestrian connection throughout the campus must meet the requirements for barrier free access. Fire flow and fire fighting access to comply to all requirements of GEID as well as BCBC prior to individual building proposal.

4.5 Kelowna Regional Transit

Transit routing through campus area still has to be discussed along with placement of new transit loop.

4.6 Parks Manager

There are 2 linear park requirements through the subject property as shown in the OCP Linear Park Concept Plan Map 14.2. The Applicant's proposal does not address these requirements and it needs to be included in their plan.

We also suggest to the Applicant to consider planning for a multi-use trail around the perimeter of the Campus to provide a walking/biking loop or circuit.

NOTE; The UBC' Okanagan Design Guidelines include a Pedestrian and Cycling Network plan which indicate a primary network of interconnected trails through the campus, as well as a system of multi-purpose trails, with connections to community trails.

4.7 Shaw Cable

Owner/Contractor to supply and install an underground conduit system as per Shaw Cable drawings and specifications.

4.8 Telus

Will provide underground facilities; developer to supply and install conduit.

4.9 Terasen Utility Services

Terasen Gas has an existing 18.3 m wide Statutory Right of Way corridor crossing the properties. Within this right of way there is a 323mm (12 inch) high-pressure gas transmission pipeline, located approximately 9.1 meters east of the eastern right of way boundary.

Any activity within or crossing the Terasen Gas right of way (i.e. road, driveway, equipment crossing, telephone and electrical ducts, storm and sanitary sewers and watermain crossing, etc.) will require an application for a pipeline crossing permit from Terasen Gas. This includes items such as multi-use pathways, landscaping, or any other use that may alter the current condition of the right of way. No work is to take place within or crossing the Terasen Right of Way without a permit.

As a general comment, effective March 1, 1998, Terasen gas will not endorse a subdivision plan that consents to the dedication of a new roadway or park over an area presently charged with a Terasen Gas Statutory Right of way. This applies to Transmission pipelines only, operating in excess of 2069 kPa. Terasen will require that a new lot be created over the Right of Way, which is to become road or park. The new lot must be assigned a lot number and registered with the LTO.

Terasen Gas has no objections to the proposed rezoning application provided that the applicant seek and obtain all necessary permit from Terasen Gas prior to any work that may occur over, through, or adjacent to the Right of Way.

4.10 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application are as follows:

1. Subdivision.

- a) Provide easements as may be required.
- b) Dedicate the Hollywood Road North Right of way.
- c) Dedicate the necessary right of way for a local industrial road between Hwy 97 and Hollywood Road North.
- d) Dedicate the East-West connector along the southerly property.

- e) Dedicate a road right of way or register a road reserve to provide a physical connection between UBCO and the Quail Ridge residential development at the North-West corner of the subject property.
- f) Cancel the existing East-West road right of way.

2. Domestic water and fire protection.

- a) This development is within the service area of the Glenmore Ellison Improvement District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and all necessary upgrading costs are to be paid directly to the GEID.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zoning. The applicant must provide water computations for this development to confirm the available water supply.

3. Sanitary Sewer.

The municipal wastewater collection system is available for the proposed development. The existing sewer main between the subject property and the trunk main requires confirmation that sufficient capacity is available to service the ultimate UBCO development and including the contributing flows from the property to the south currently under application for development. UBCO and the developer to the south must address the capacity and routing of the wastewater local mains prior to the approval of both applications.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application. This plan will require a geotechnical study to identify the ground recharge/detention areas and the potential effect on the adjacent lands.

5. Power and Telecommunication Services.

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

6. Road improvements.

The property is located within the Gateway Transportation Study area. The City of Kelowna in conjunction with the Ministry of Transportation, UBCO and developers in the area are in the process of finalizing the long term transportation network for the entire sector. An agreement between the stakeholders detailing the essential commitments and the triggers of each phase must be reached prior to the final reading and adoption of this rezoning application. The agreement must identify the ingresses and egresses to the road network to ensure safety and efficient traffic flow.

7. Street lights.

Street lights must be installed on all fronting roads as per bylaw requirements. Design drawings to include level of illumination plan

8. Engineering.

- a) Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a Professional Engineer and all such work is subject to the approval of the City Engineer.
- b) Design, construction, and supervision within Right of ways under the jurisdiction of the Ministry of Transportation must be prepared and certified by a Professional Engineer. All the required work must be reviewed and approved by the Ministry of Transportation prior to any construction taking place.

9. Bonding and Levies.

The transportation infrastructure Agreement between UBCO, the Ministry of Transport and the City of Kelowna will identify the requirements of providing some form of financial security by the parties or other means of ensuring that the commitments recognized by the agreement can be achieved in a timely manner at each stage.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

There have been several planning studies done in the area of the UBC-O campus, the airport, the Pier Mac industrial development lands, and the Quail Ridge Golf Course community. The latest was the Gateway study, which was a joint project with the City of Kelowna, the Ministry of Transportation, the Airport, Pier Mac, and the University site. The intent was to create a working pre-plan for the network road infrastructure, including grade separated interchanges at the Airport and at the University. However, when preliminary construction cost were tabled, the process floundered over sources of funding.

There has been a substantial amount of work and negotiation completed since the Gateway study was put on "hold". The City, the University, and the Ministry of Transportation have reached an agreement to construct the necessary transportation infrastructure to create a safe and workable solution to the traffic movement onto the campus. Construction has recently commenced on the proposed overpass, with an anticipated completion date of fall 2007.

There has been concern expressed regarding the location of the UBC-O campus, and the desire to seek a better connection to central Kelowna. The Transportation Section of the Works and Utilities Department has been working on a number of related programs to provide an increased level of transit service to the UBC-O campus, as well as working on the creation of a U-Pass program for students of the University.

The Works and Utilities Department has also been working in conjunction with the Ministry of Transportation to improve capacity of the Highway 97 corridor, and exploring alternative parallel transportation links to better serve the Airport and UBC-O locations.


The Parks Department has been working on a variety of programs to create a better system of paths and trails to provide connection to the campus to more populated areas of the City. There have been studies commenced to investigate the potential for a "Rails with Trails" program, as well as the Mill Creek Linear Park master plan to improve connectivity of the campus to proposed trail corridors.

UBC Campus and Community Planning have produced a comprehensive Master Plan document, designed to both identify and to plan for the anticipated growth and development on the campus through to 2010. As well, there have also been a comprehensive design guideline package created to control the form and character of the pending development at the UBC – Okanagan campus.

The proposed CD20 – Comprehensive University Development zone appears to address the main uses and density provision adequately. The CD20 zone is based on the existing P2 – Education and Minor Institutional zone, and has been reviewed and refined to ensure that the CD20 zone provides for enough commercial and community uses to serve the growth areas north and south of the campus boundaries, while providing a suitable mix of permitted uses to provide for current and future needs of the Campus.

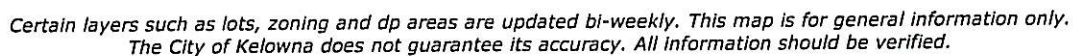
There has been an associated Development Variance Permit (DVP06-0010) application made concurrently with this rezoning application to vary the permitted building height in the P2 – Education and Minor Institutional zone to 6 storeys (22m). That DVP application has been made as an interim solution to allow a 6 storey building height in the P2 zone while the associated application to create the Comprehensive Development zone for the University is going through review process. That DVP was authorized for issuance by Council on April 18, 2006.

Now that the access issues have been addressed, the Planning and Development Services Department supports this application, and recommends for positive consideration by Council.


Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion 
Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

PMc/pmc
Attach.



SCHEDULE 'A'

CD20 – Comprehensive University Development Zone

1.1 Purpose

The purpose of this zone is to allow the full range of academic, research and miscellaneous supporting land-uses essential to a leading-edge university program and campus.

1.2 Principal Uses

The principal uses permitted in this zone are:

- (a) Education and research services, public or private
- (b) university institutional uses including but not limited to:
 - classrooms
 - research facilities
 - laboratories
 - lecture halls
 - performing arts facilities
 - assembly spaces
 - recreational facilities
 - office and administration space
 - university/research-related incubator businesses
 - agricultural/horticultural facilities
- (c) emergency and protective services
- (d) private clubs
- (e) community outreach services (including dental clinic, counseling services)
- (f) campus-related utility services
- (g) student residences
- (h) faculty/staff housing (specialized institutional housing for faculty and staff)

1.3 Secondary Uses

The secondary uses permitted in this zone are:

- (a) public parks
- (b) campus support facilities including but not limited to:
 - i) parking facilities (including both motor vehicles and bicycles)
 - ii) plant operations buildings
 - iii) maintenance buildings
 - iv) daycare
 - v) university related business services, university-run and private leased operations
 - food and beverage services
 - personal service uses
 - convenience retail
 - bookstore
 - pub
 - conference activity (including use of empty student accommodation)
- (c) transit facilities

1.4 Subdivision Regulations

- (a) The minimum lot width is 18 m
- (b) The minimum lot depth is 30 m
- (c) The minimum lot area is 660 sq.m.

1.5 Development Regulations:

Density:

Floor Area Ratio: The total density for this project, based on entire campus site area, shall be maximum FAR of.....1.0

Site Coverage:

- (a) *Site coverage* all buildings shall be maximum 40% of entire campus land area.
- (b) *Site coverage of combined* buildings, and paved areas excluding dedicated roads shall be maximum 60% of entire campus land area.

Height:

- (c) *Height* of all structures shall be maximum 6 storeys or 27m , whichever less, except that area shown outlined in Attachment A, where height of structures shall be a maximum of 10 storeys or 45m, whichever is less.

Setbacks:

- (d) The minimum setbacks shall be:
 - 30 m from all borders of campus on the north, south, east and west.
 - 0 m setback shall be permitted on internal campus lot lines.

Selected Ancillary and Dormitory Floor Area Limits:

- (e) *Food and beverage* total net floor space shall be maximum.....3000 net sq.m.
- (f) *Bookstore and Pub* total net floor space shall be maximum.....3000 net sq.m.
- (g) *Ancillary Commercial* (excluding daycare, pub, food & beverage services)3000 net sq.m.
- (h) *Student residential beds* shall be limited to2500 beds and50,000 sq.m net floor space
- (i) *Performing arts* total net floor area shall be limited to.....6000 sq.m.
- (j) *Daycare* total net floor area shall be limited to 1500 sq.m.

1.6 Road Layout

Road layout for the campus lands shall generally be as shown on Attachment B.

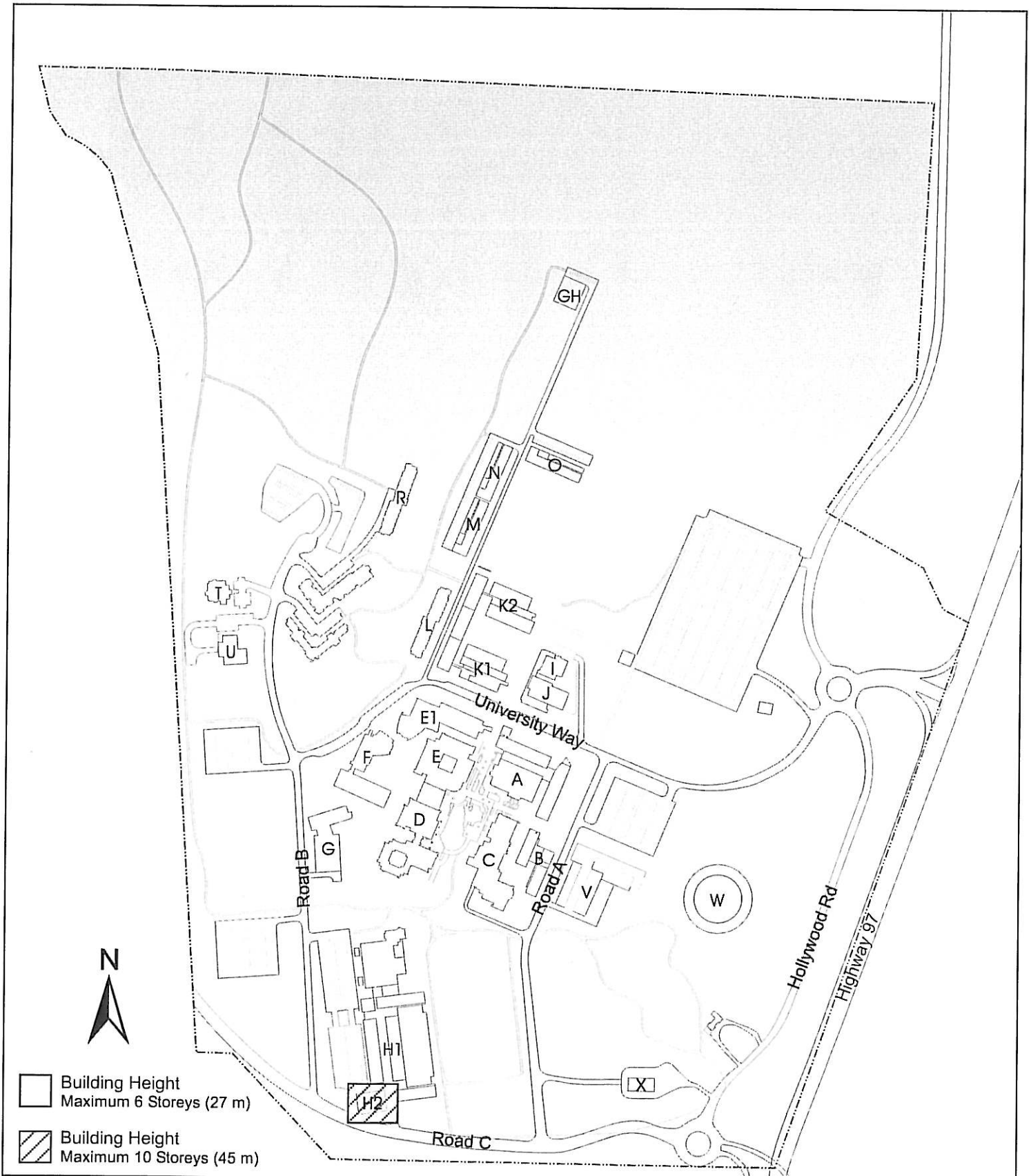
1.7 Other Regulations

In addition to the regulations listed above, the following regulations of Kelowna Zoning Bylaw 8000 shall apply:

- General development regulations of Section 6 except Section 6.1, 6.3, 6.11 and 6.14.
- Landscaping and fencing provisions of Section 7,
- Parking and loading regulations of Section 8.

UBC Okanagan Campus Building Height Limits

ATTACHMENT A



UBC Okanagan Campus Road Layout

ATTACHMENT B

