
**CITY OF KELOWNA
MEMORANDUM**

DATE: October 22, 2008

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. OCP08-0023/
Z08-0089

APPLICANT: MQN Architects (Vicki Topping)

AT: 4534 Gordon Drive

OWNER: School District #23
(Central Okanagan)

PURPOSE: TO AMEND THE OCP FROM SINGLE/TWO UNIT RESIDENTIAL TO
EDUCATIONAL/MAJOR INSTITUTIONAL.

TO REZONE FROM THE RU1- LARGE LOT HOUSING ZONE TO THE
P2 – EDUCATION AND MINOR INSTITUTIONAL ZONE TO ALLOW
THE PLACEMENT OF A PORTABLE ANNEX.

EXISTING OCP DESIGNATION: SINGLE/TWO UNIT RESIDENTIAL

PROPOSED OCP DESIGNATION: EDUCATIONAL/MAJOR INSTITUTIONAL

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: P2 – EDUCATIONAL AND MINOR INSTITUTIONAL

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP08-0023 to amend Map 19.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot A, District lot 167, ODYD, plan 25832, located on Gordon Road, Kelowna, B.C., from the Single/Two Unit Residential designation to the Educational/Major Institutional designation, as shown on Map "A" attached to the report of Land Use Management Department, dated October 22, 2008, be considered by Council;

AND THAT Council considers APC public process, to be appropriate consultation for the purpose of section 879 of the Local Government Act, as outlined in the report of the Land Use Management Department dated October 22, 2008;

AND THAT Rezoning Application No. Z08-0089 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District lot 167, ODYD, plan 25832, located on Gordon Road, Kelowna, B.C., from the RU1 – Large Lot Housing Zone to P2 Educational and Minor Institutional Zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP08-0023 and Zone Amending Bylaw No. Z08-0089 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 being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subject to the receipt of an executed landscape agreement and bonding for 125% of the cost estimate for proposed landscaping.

2.0 SUMMARY

The applicant is seeking to rezone this newly acquired property adjacent to the existing Okanagan Mission School from the RU1 – Large Lot Housing Zone to the P2 – Educational and Minor Institutional zone in order to move a portable annex from the old Dr. Knox Middle School site to this property and utilize it for teaching classrooms to supplement the OKM school. A Development Variance Permit application has been submitted requesting a variance to the bus loading provisions from three (3) loading spaces required to zero (0) spaces being proposed and will be forwarded to Council should the zoning amending bylaw be given favourable consideration.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on October 21, 2008, the Advisory Planning Commission passed the following motions:

THAT the Advisory Planning Commission support Official Community Plan Application No. OCP08-0023, for 4534 Gordon Drive; Lot A, Plan 25832, Sec. 31, Twp. 29, ODYD, by MQN Architects (V. Topping), to change the Official Community Plan Future Land Use from Single/Two Family Residential to Education / Major Institutional

AND THAT the Advisory Planning Commission support Rezoning Application No. Z08-0089, for 4534 Gordon Drive; Lot A, Plan 25832, Sec. 31, Twp. 29, ODYD, by MQN Architects (V. Topping), to rezone from the RU1-Large Lot Housing zone to the P2-Education and Minor Institutional zone to allow the placement of a portable annex.

Public comments at the APC meeting were as follows:

- screening concern from the neighbour to the north. The landscape plan shows a chain link fence on the perimeter of the property in addition to an existing mature hedge on the northeast corner of the site which will be retained.
- A smoking pit for students was requested by neighbours, however, the school board has a policy that no smoking is permitted on school grounds which included students and workers.

4.0 BACKGROUND

The property located on Gordon Drive is bordered on two sides by Okanagan Mission School. Through a land acquisition, School District #23 (Central Okanagan) has purchased the site with the intent to consolidate it with the Okanagan Mission School property in the future. Currently, no funding is available to expand the existing school. In order to expand class room availability, the applicant is proposing to move an existing portable annex to the site and utilize it to accommodate existing students.

The portable annex consists of nine (9) class rooms, 1 staff room and a learning assistance/meeting room. Six portables currently located on the Okanagan Mission School site will be removed once this annex is in place for a net gain of 3 class rooms and one staff/learning assistance room.

Sufficient parking has been planned, however no provisions for a separate bus loading zone have been made for this site and consequently a variance is sought. Since the students using the annex portables will be coming from OKM on the neighbouring property, the bus loading facilities at that site will serve this property until it is consolidated.

4.1 The Proposal

The large site is surrounded on two sides by Okanagan Mission School. At the time of application, a single family home was located on this relatively flat property.

The proposed application meets the requirements of the P2 - Educational and Minor Institutional zone as follows, with the exception of bus loading zone as noted:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	8,096 m ²	660 m ²
Lot Width	84.9 m	18 m
CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Lot Depth	96.01 m	30 m
Development Regulations		
Site Coverage (buildings)	15.6 %	40 %
Site Coverage (buildings/parking)	57 %	60 %
Height	5.1 m	3 storeys / 13.5 m
Front Yard	6.0 m	6.0 m
Side Yard – west	6.61 m	4.5 m
Side Yard - east	51.475 m	4.5 m
Rear Yard	33.6 m	7.5 m
Floor Area or building(s)	1,271.2 m ²	
Other Requirements		
Parking Stalls (#)	77 standard spaces 2 handicap spaces 5 loading spaces	50 Spaces
Bicycle stalls	3	3 stalls
Bus Loading Zone	0 ^o	3

- ① A variance has been sought to vary the bus loading requirements

Parking calculations:

Required spots: 5 per class room X 10 class rooms = 50 parking spots

Class II Bicycle parking: 0.1 per class room X 10 class rooms = 3 bicycle stalls

Loading: 1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

3.2 Site Context

The subject property is located on the west side of Gordon Drive, in Mission area. More specifically, the adjacent land uses are as follows:

North – RU1 – Large Lot Housing

South - P2 - Educational and Minor Institutional

East - RU1 - Large Lot Housing and

RU1(s) – Large Lot Housing with a Secondary Suite

West - P2 - Educational and Minor Institutional

3.3 Subject Property: 4534 Gordon Drive



5.0 POLICY

Staff recommends that the APC public process should be considered appropriate consultation for the purpose of Section 879 of the *Local Government Act*, and that the process is sufficiently early and does not need to be further ongoing in this case. Furthermore, additional consultation with the Regional District of Central Okanagan, other boards, councils or agencies listed in Section 879, is not required in this case.

The purpose is to provide a zone for Educational and Minor Institutional facilities providing schools and other public amenities within the city.

4.4.1 City of Kelowna Strategic Plan (2004)

To provide infrastructure that keeps pace with population growth and evolving opportunities.

4.4.2 Kelowna 2020 – Official Community Plan

Section 18.4 - **Planning for School Sites.** In conjunction with the School District, monitor the size and composition of the school age population to ensure that school sites are provided in appropriate locations;

Section 18.19 - **Location of Schools.** Encourage schools (public and private) to locate in central and easily accessible areas. Locations within the City Centre, Town Centres, Highway Centre or Village Centres should be promoted wherever possible. Consideration for other sites should include appropriate setbacks and scale of buildings as compared to adjoining residential uses and location on a collector road;

6.0 TECHNICAL COMMENTS

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

6.1 Works and Utilities

See attachment

6.2 Inspections Services

Code analysis required. Ensure accessibility, fire protection, parking and washroom facilities meet requirements of BCBC 2006 and C.O.K. zoning bylaws.

6.3 Parks Division

If the SD is removing trees on site to facilitate the temporary portables, we recommend that they replant with the same number of trees. *The School Board has hired an arborist to identify trees of significance and are making every effort to preserve them. Additional trees are planned per the landscape drawings.*

7.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The proposed rezoning and OCP amendments are consistent with the guidelines set out by Section 18 (Institutional) of the Official Community Plan. Overall, the project is positive for the greater community and larger tracts of land serve to provide more comprehensively planned school sites.

Although the subject property is treated independently for the purpose of this OCP amendment and rezoning, the future plan is to consolidate the properties and build an addition to the current Okanagan Mission School building and at that time all portables will be removed. It is anticipated that funding for this project will be available within 3 to 5 years.

Currently, the applicant will be treating the two sites as one with pedestrian paths connecting buildings on both sites to allow easy and safe access for the students to the portable annex.

Appropriate distances for landscape buffers have been accounted for, while adequate paved on-site parking has been allocated. The applicant is planning to maintain some of the existing natural vegetation on the site, working with an arborist to ensure trees of significant value, age and health are preserved. A landscape bond of 125% of the cost estimate for proposed landscaping will be provided to ensure that the adequate buffering and screening is placed on the site.

The required bus loading zone is proposed to be varied, as the abutting OKM school site provides the bus loading zones that will continue to serve both sites. Staff recommends that this rezoning application be supported.



Shelley Gambacort

Director of Land Use Management

SG/Bcd

ATTACHMENTS

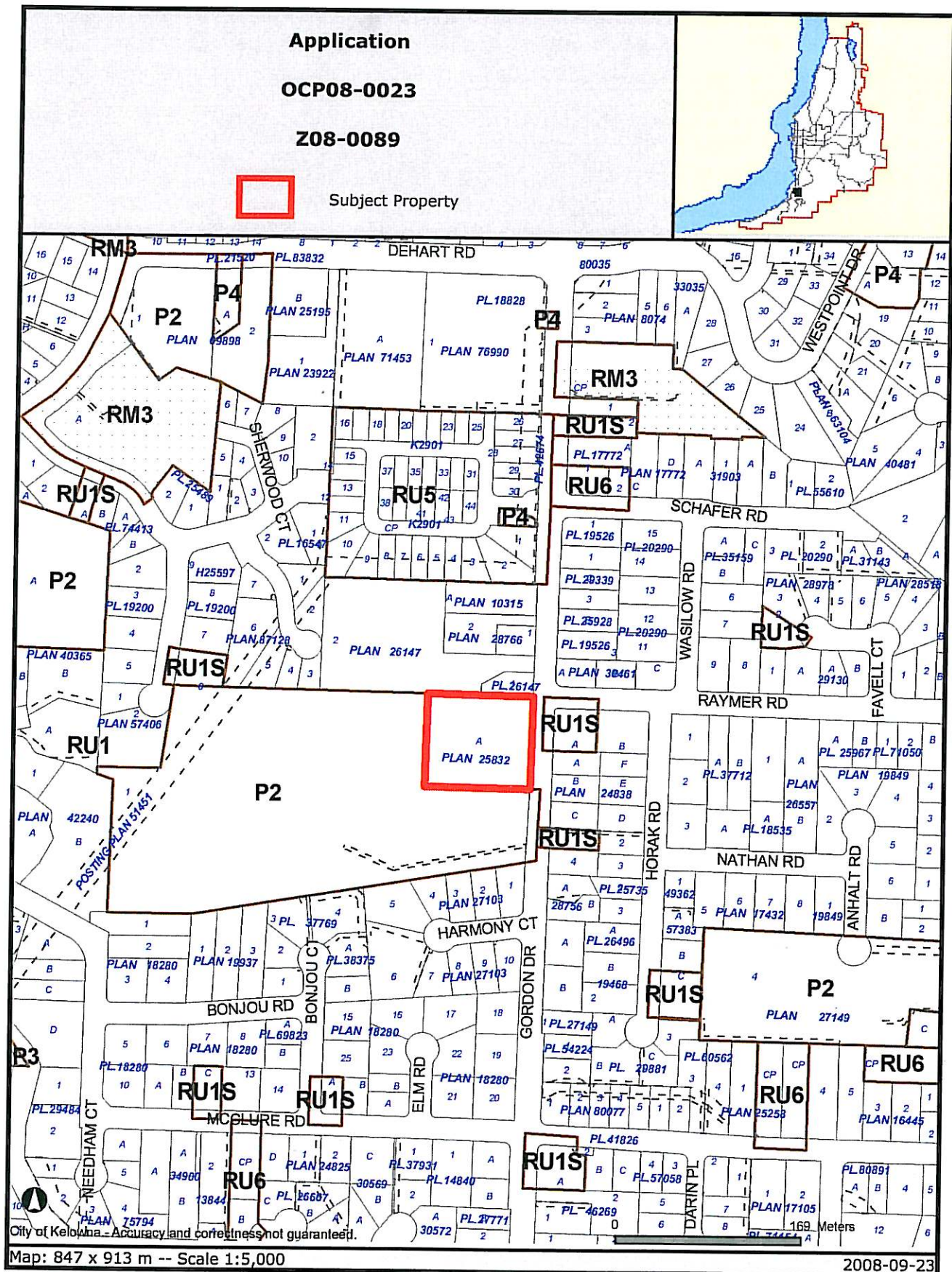
Location of subject property

Site Plan

Elevation drawings

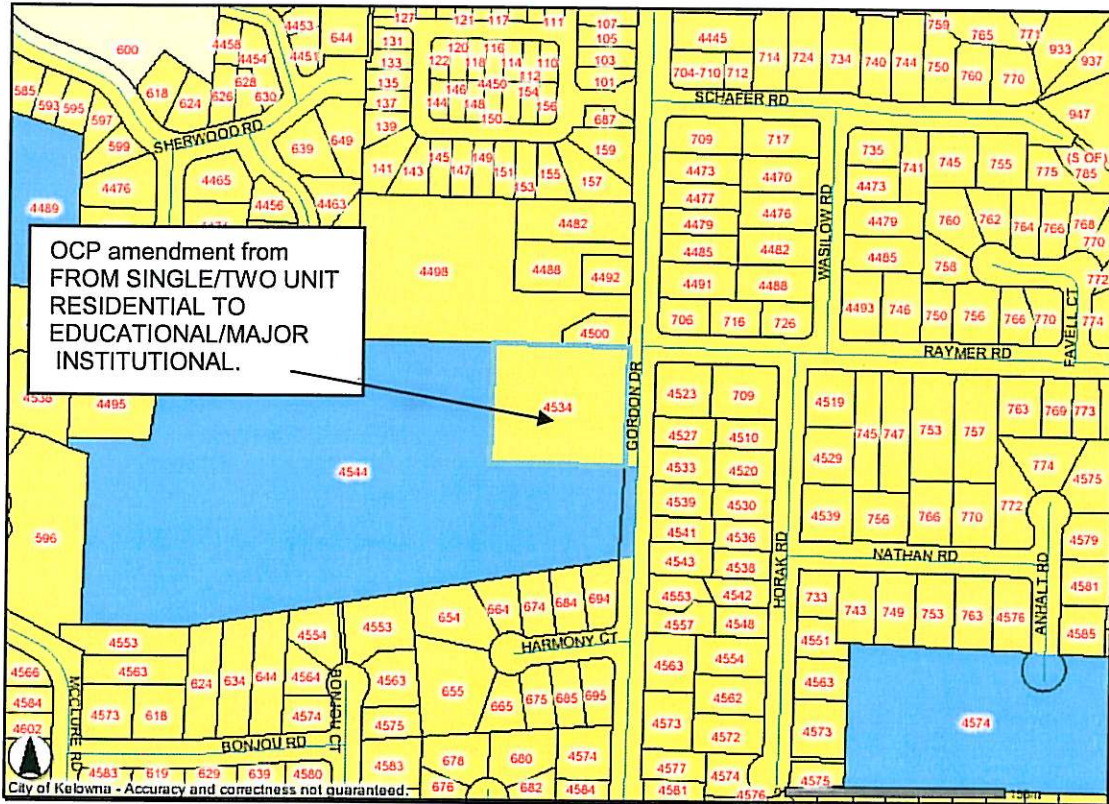
Landscape plan

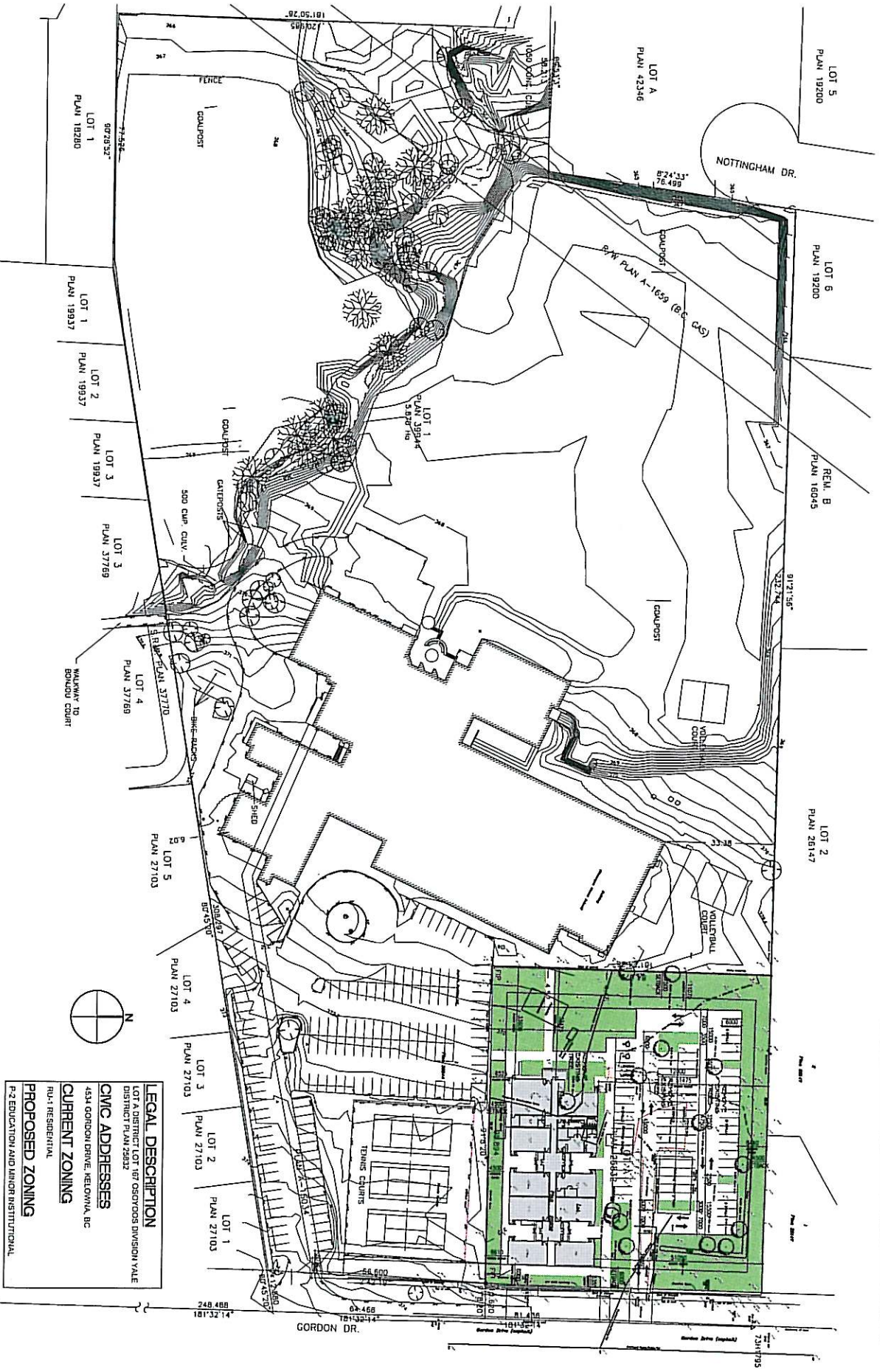
Works and Utilities comments



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

Map "A"



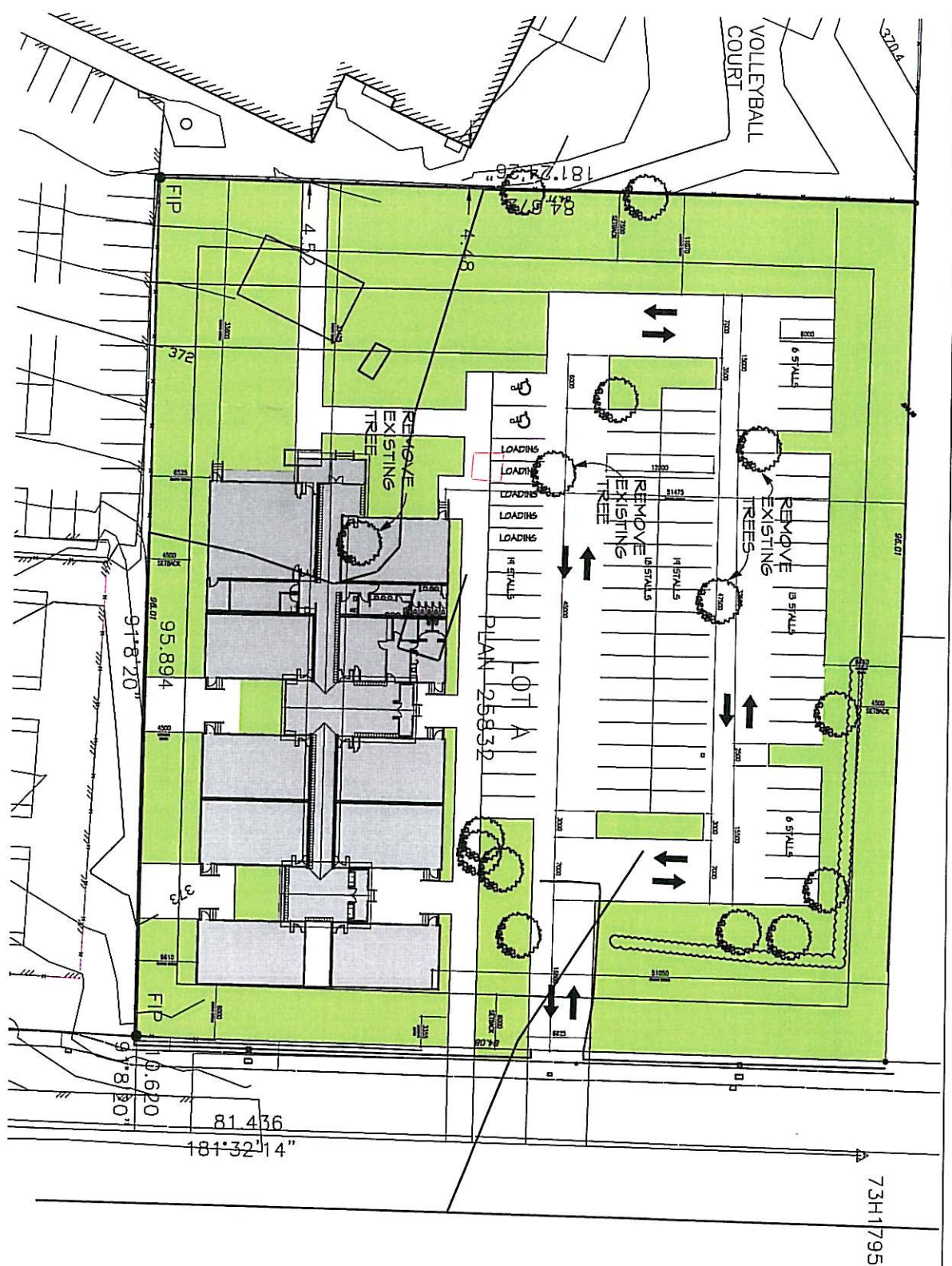


A-2

Project SD #23 PORTABLE SCHOOL
Drawing PARKING PLAN
434 GORDON DRIVE, NELSONIA, BC

Project No. 08394
Scale 1:200

Date OCT. 08, 2008



LEGAL DESCRIPTION	
LOT 1 A DISTRICT LOT 167 OSOYOOS DIVISION YALE	DISTRICT PLAN 25832
CMC ADDRESSES	
434 GORDON DRIVE, NELSONIA, BC	
CURRENT ZONING	
R1-1 RESIDENTIAL	
PROPOSED ZONING	
P-3 EDUCATION AND LEARNING INSTITUTIONAL	

A-3

Project
Drawing

SD #23 PORTABLE SCHOOL
EXISTING FLOOR PLAN

.4534 GORDON DRIVE, KILLOWNA, BC

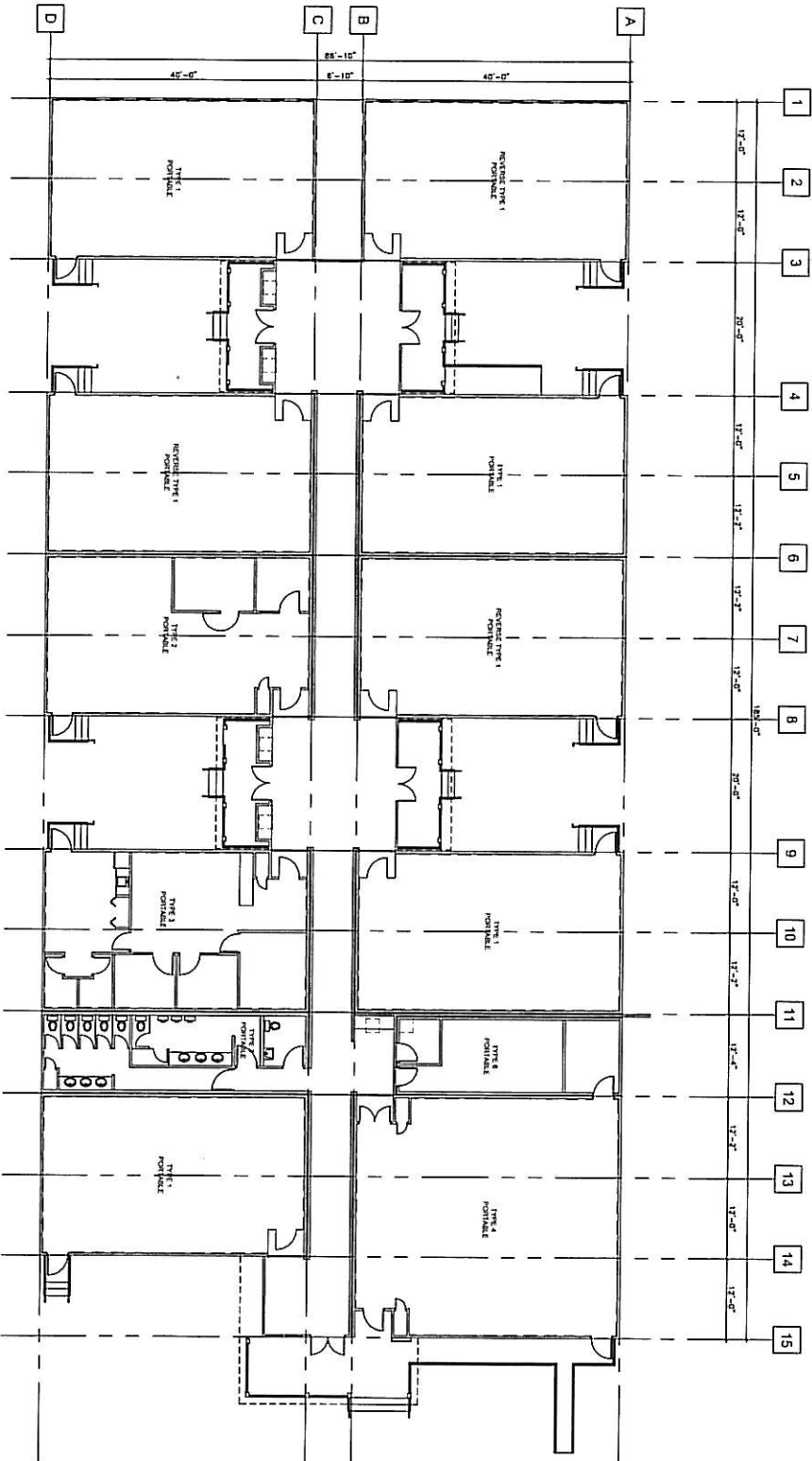
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08394

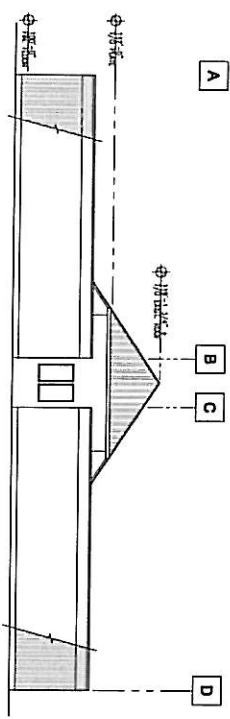
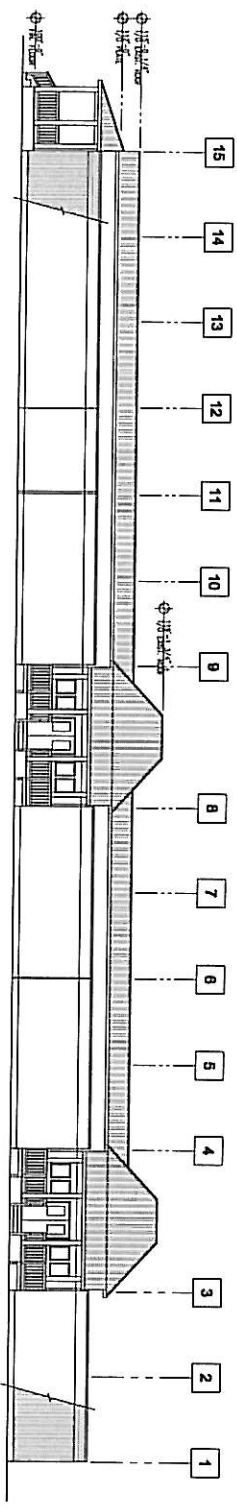
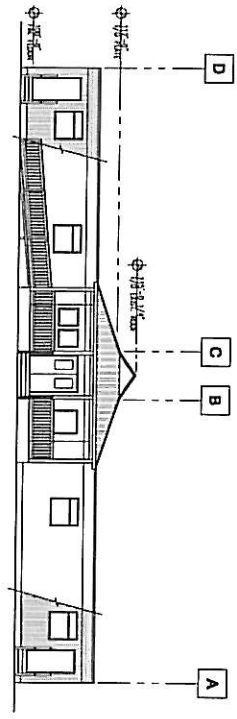
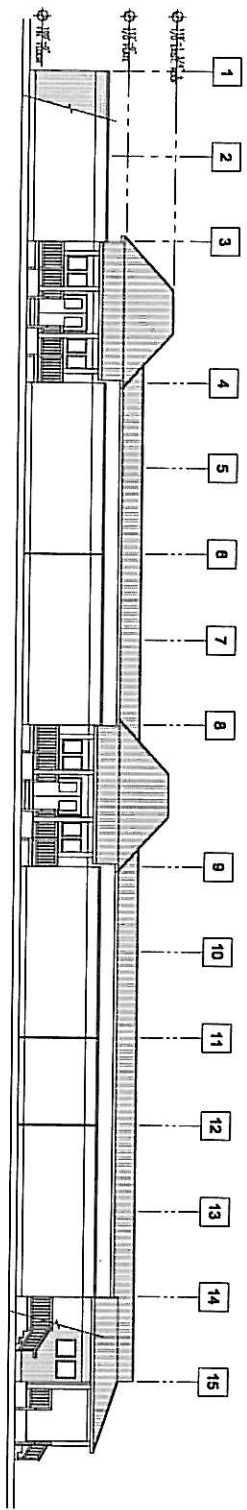
Scale

1/8" = 1'-0"

Date
SEPT. 18, 2008

MON
ARCHITECTS





Project
SD #23 PORTABLE SCHOOL
Drawing
EXTERIOR ELEVATIONS

Project No.
08394
Scale
1/8" = 1'-0"

Date
SEPT. 22, 2008

