

PROJECT RECONCILIATION

CIVIC ADDRESS 1221 Hudson Road, West Kelowna, BC
LEGAL DESCRIPTION PLAN KAP5381 LOT 45 DISTRICT LOT 506 OSOYOOS DIV OF YALE DISTRICT
AGRICULTURAL LAND RESERVE YES (Provincial Agriculture Reserve)
SITE AREA GROSS 78,954.2m² (19.51 acres)

ZONING BYLAW REVIEW

ZONING
 13.2 INSTITUTIONAL AND ASSEMBLY ZONE (P2)

.1 PURPOSE
 TO ACCOMMODATE INSTITUTIONAL, ADMINISTRATIVE AND ASSOCIATED USES

.2 PRINCIPAL USES
 (e) EDUCATION FACILITY

.5 SITE REGULATIONS

SUBDIVISION REGULATIONS
 MINIMUM PARCEL AREA 700m² (78,954m² PROVIDED)
 MINIMUM PARCEL FRONTAGE 18m (186.2m PROVIDED)

DEVELOPMENT REGULATIONS
 MAXIMUM PARCEL COVERAGE 50% (XX% PROVIDED)
 MAXIMUM BUILDING HEIGHT 12.0m (~4m FOR PROPOSED)

SITING REGULATIONS
 - FRONT PARCEL SETBACK 4.5m (N/A PER ALR)
 - REAR PARCEL SETBACK 3.0m (N/A PER ALR)
 - INTERIOR SIDE SETBACK 3.0m (N/A PER ALR)
 - EXTERIOR SIDE SETBACK 4.5m (N/A PER ALR)
 - ALR SETBACK FOR FIRST TWO STOREYS, OR, FIRST 6.0m, WHICHEVER IS LESS 15m (15m PROVIDED)

PARKING BYLAW REVIEW

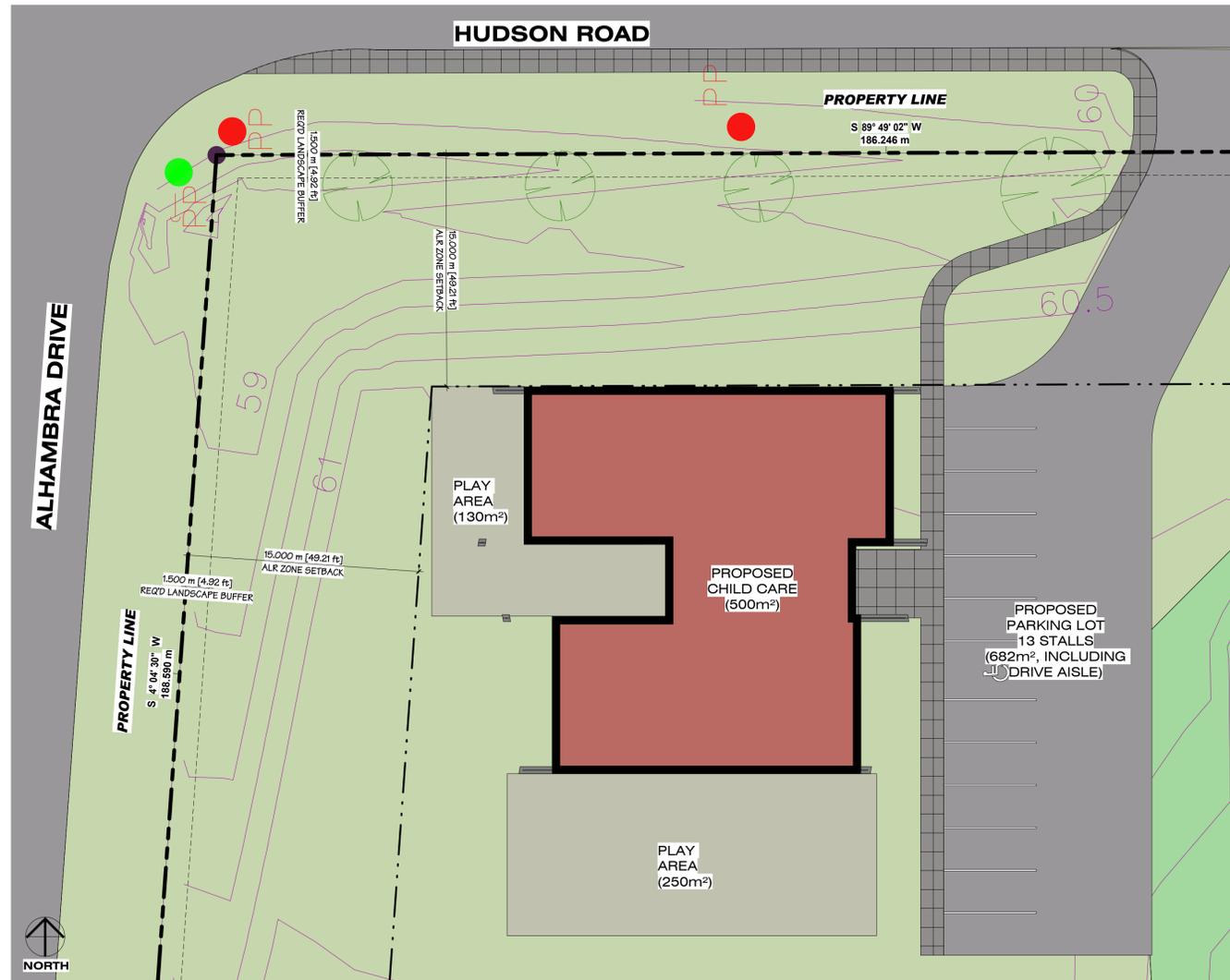
PARKING REQUIREMENTS
 ALL USES IN THE INSTITUTIONAL AND ASSEMBLY ZONE (P2) OTHER THAN THOSE SPECIFICALLY LISTED IN THIS TABLE 2.5 per 100m² (500m²/100m²*2.5 = 13 REQD)
13 STALLS PROVIDED

PARKING SPACE SIZE
 REQUIRED WIDTH: 2.75m
 REQUIRED LENGTH: 6.0m

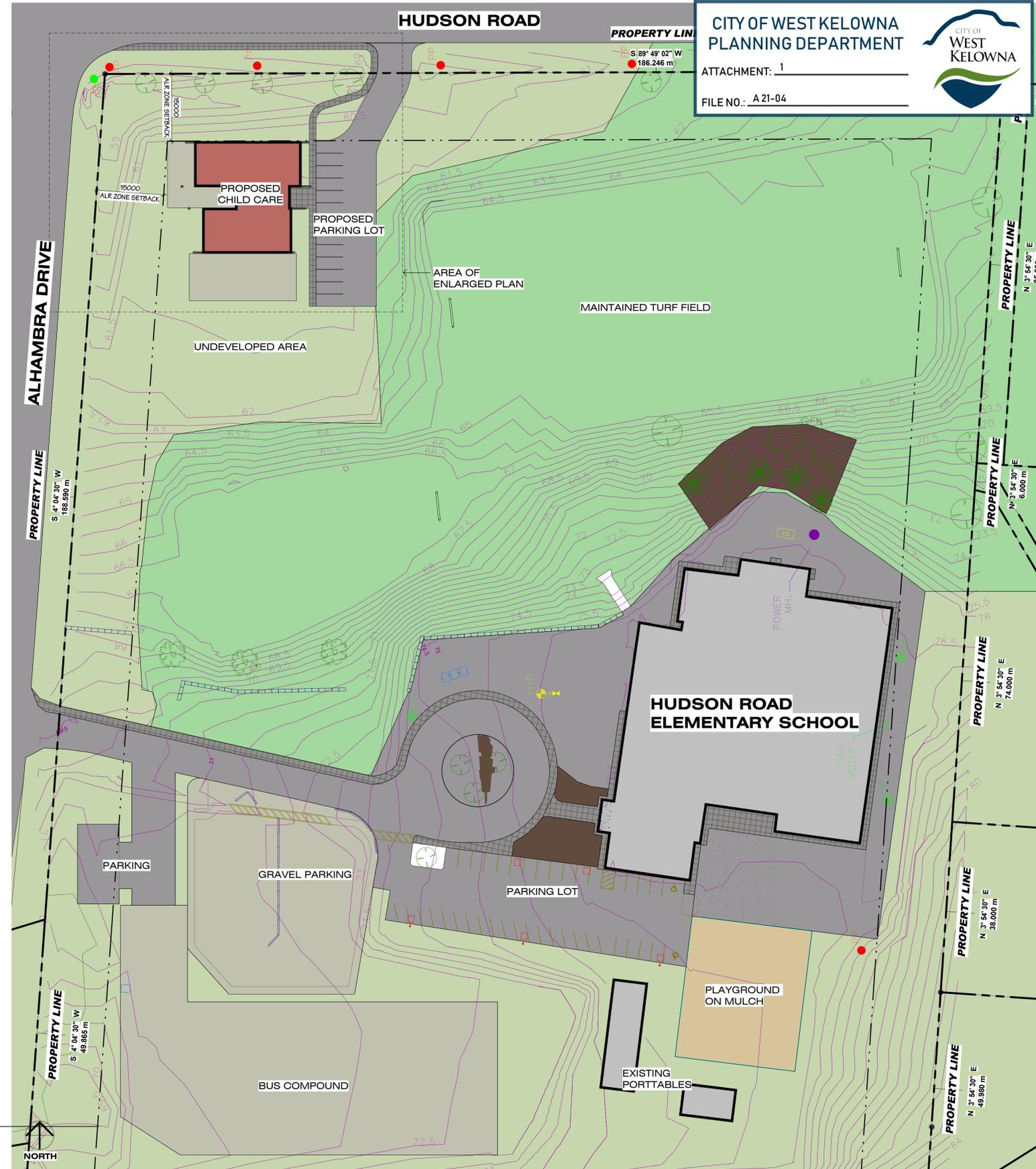
DISABLED PERSON'S PARKING SPACES
 1 H/C PARKING SPACES FOR EVERY 11-20 PARKING SPACES REQUIRED **1 H/C STALL PROVIDED**

19.2.1. H/C PARKING SPACE SIZE
 REQUIRED WIDTH: 3.9m
 REQUIRED LENGTH: 6.0m

CITY OF WEST KELOWNA
 PLANNING DEPARTMENT
 ATTACHMENT: 1
 FILE NO.: A 21-04

SITE PLAN - ENLARGED
 1 : 200



SITE PLAN
 1 : 500

SITE PLAN

HUDSON ROAD ELEMENTARY CHILD CARE

1221 Hudson Road, West Kelowna

SCALE As indicated
 JOB NO. 21005

604 793 9445
 soarchitects.com

Chilliwack
 9355 Young Rd
 V2P 4S3

Abbotsford
 203-2190 W. Railway St
 V2S 2E2



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