

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**)

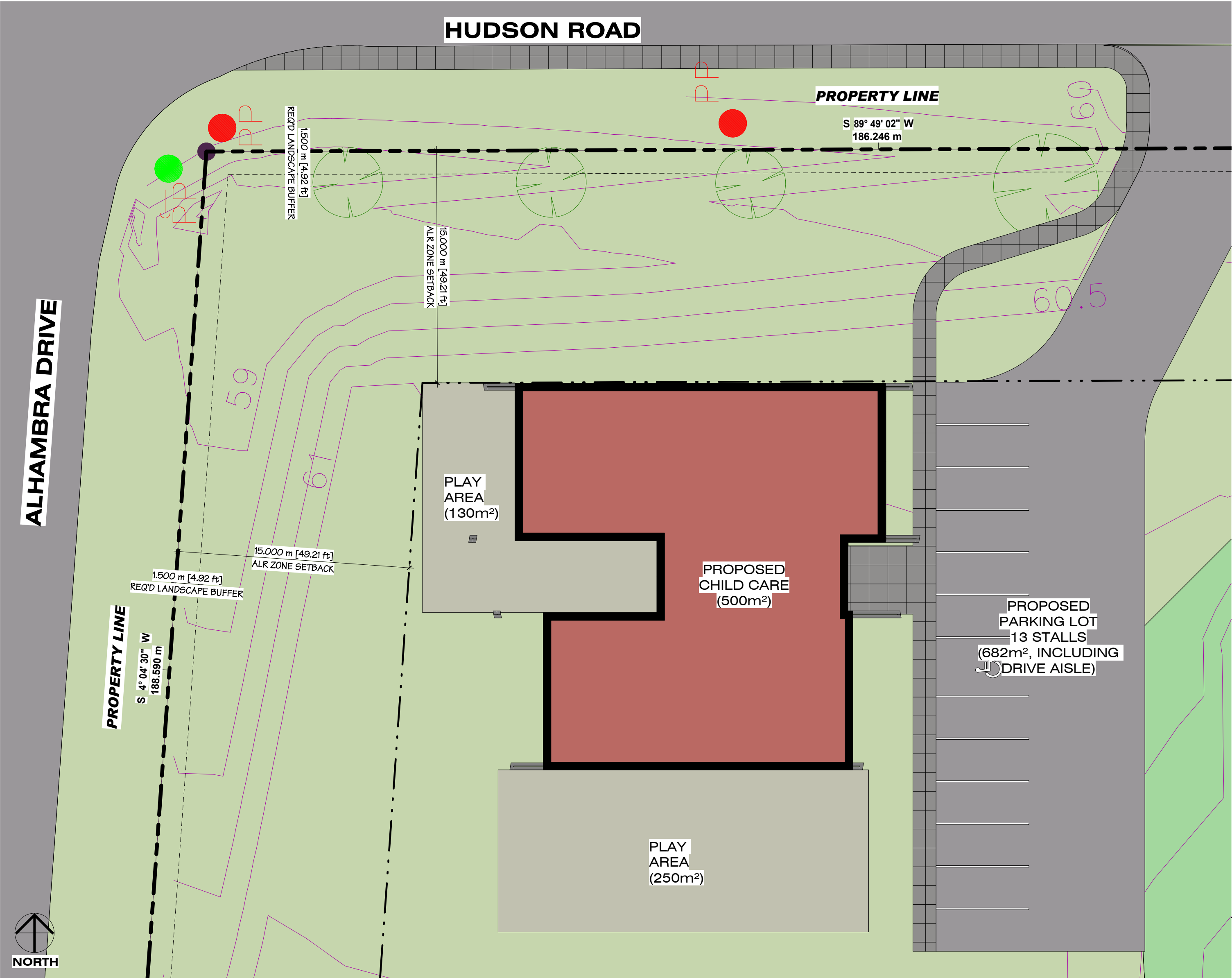
PARKING BYLAW REVIEW

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 REQ'D)
13 STALLS PROVIDED

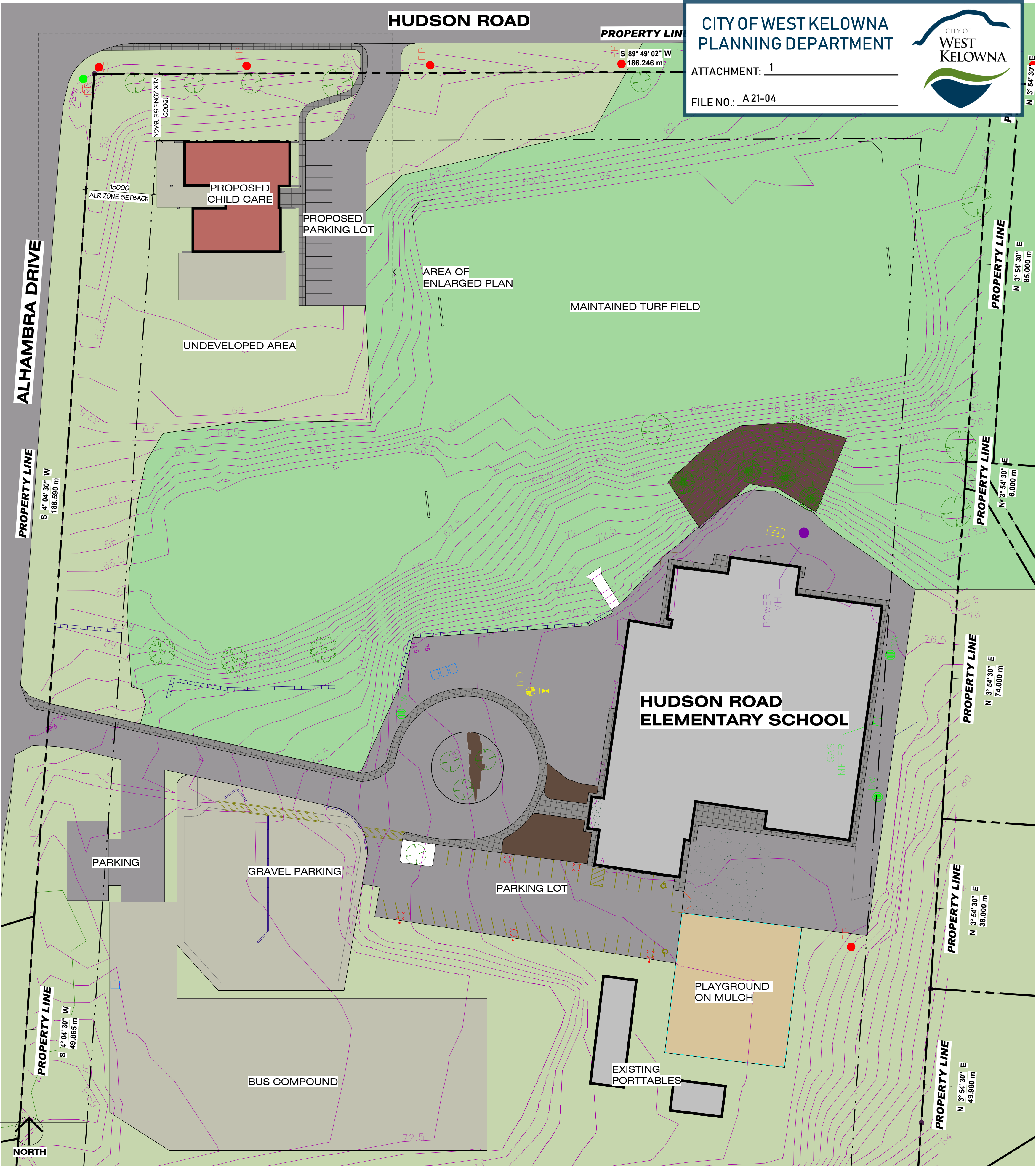
PARKING SPACE SIZE
REQUIRED WIDTH: 2.75m
REQUIRED LENGTH: 6.0m

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



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

