



**CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT
DVP 21-16**

To: City of West Kelowna
2760 Cameron Road
West Kelowna, V1Z 2T6

c/o Chris Oliver

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

Lot 1 DL 5066 ODYD Plan KAP47408 (3731 Old Okanagan Highway)

3. This Permit reduces the required setbacks, increases the maximum permitted height, and allows for offsite parking for an institutional building on the subject in general accordance with Schedule A. Specifically, this permit varies the following sections of Zoning Bylaw No. 0154:
 - s.13.2.5.(d) to increase the maximum permitted height from 12.0 m to 18.65 m;
 - s.13.2.5.(e).5 to reduce the minimum setback distances from land in the ALR from 15.0 m for the first and second stories, 18.0 m for the third story, and 21.0 m for the fourth storey to 0.0 m;
 - s.3.21.1.(a), s.3.21.3.(a), and s.3.22 to eliminate the setback and buffer requirements for parcels abutting land in the ALR; and
 - s.4.3.1.(a) to permit a portion of the required parking spaces to be located on Lot 2 DL 5066 ODYD Plan KAP47408 (3737 Old Okanagan Highway).
4. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit.
5. **This Permit is not a Building Permit.**

AUTHORIZING RESOLUTION NO. C_____ PASSED BY THE MUNICIPAL COUNCIL ON.

ISSUED ON _____

Signed on _____

City Clerk

Schedules:

A. Architectural package, prepared by JDa Architecture, dated June 1, 2021

West Kelowna City Hall + Library

3731 Old Okanagan Highway, West Kelowna, BC

Owners

City of West Kelowna

2760 Cameron Road
West Kelowna, BC

Contact: Mark Roberts – Project Manager
phone: 778-797-8809
email: mark.roberts@westkelownacity.ca

Okanagan Regional Library

1430 KLO Road
Kelowna, BC

Contact: Jeremy Sundin – CFO Facilities and Leases
phone: 250-869-4033 x 2471
email: Jsundin@orl.bc.ca

JDa

Johnston Davidson Architecture

301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1

Phone: 604 684 3338
info@jdarch.ca

jdarch.ca

Drawings

Architectural

- DVP 1.0 Exiting Site Plan
- DVP 1.1 Zoning Site Plan
- DVP 1.2 Parking Site Plan
- DVP 1.3 Building Height Analysis

development variance permit review

City of West Kelowna + Okanagan Regional Library

West Kelowna City Hall + Library

title sheet

21 - june - 01

DVP 0.0



470 PLAN 98454 CLSR
TSINSTIKEPTUM I.R. NO.9



Johnston Davidson Architecture

301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1

Phone: 604 684 3338
info@jdarch.ca

jdarch.ca



ZONING PARAMETERS:

	BYLAW	PROPOSED
MAX BUILDING HEIGHT:	12.0M	18.65M
FRONT SETBACK (WEST):	4.5M	4.5M
REAR SETBACK (EAST):	3.0M	1.8M
INTERIOR SIDE SETBACK (NORTH):	3.0M	3M
INTERIOR SIDE SETBACK (SOUTH):	3.0M	0M
EXTERIOR SIDE SETBACK:	4.5M	NOT APPLICABLE
ALR SETBACK:	21.0M	1.8M
MAXIMUM LOT COVERAGE:	35%	35%
TOTAL SITE AREA:	6070.29 m ² (1.5 acres)	

SITE LEGEND:

	NEW CIVIC BUILDING		SETBACK AREA WITH PROPOSED VARIANCE
	ENTRY / CIRCULATION		SETBACK AREA ALR
	BELOW GRADE AREA		LANDSCAPING - WITHIN PROJECT SCOPE
	R.O.W.		LANDSCAPING - BEYOND PROJECT SCOPE
	EASEMENT		CONCRETE
	EASEMENT - RETIRED SERVICES		CONCRETE PAVERS
	SETBACK VARIANCE		GRAVEL ROAD
	SETBACK		ASPHALT ROAD
	PROPERTY LINE (P.L.)		

development variance permit review

City of West Kelowna + Okanagan Regional Library

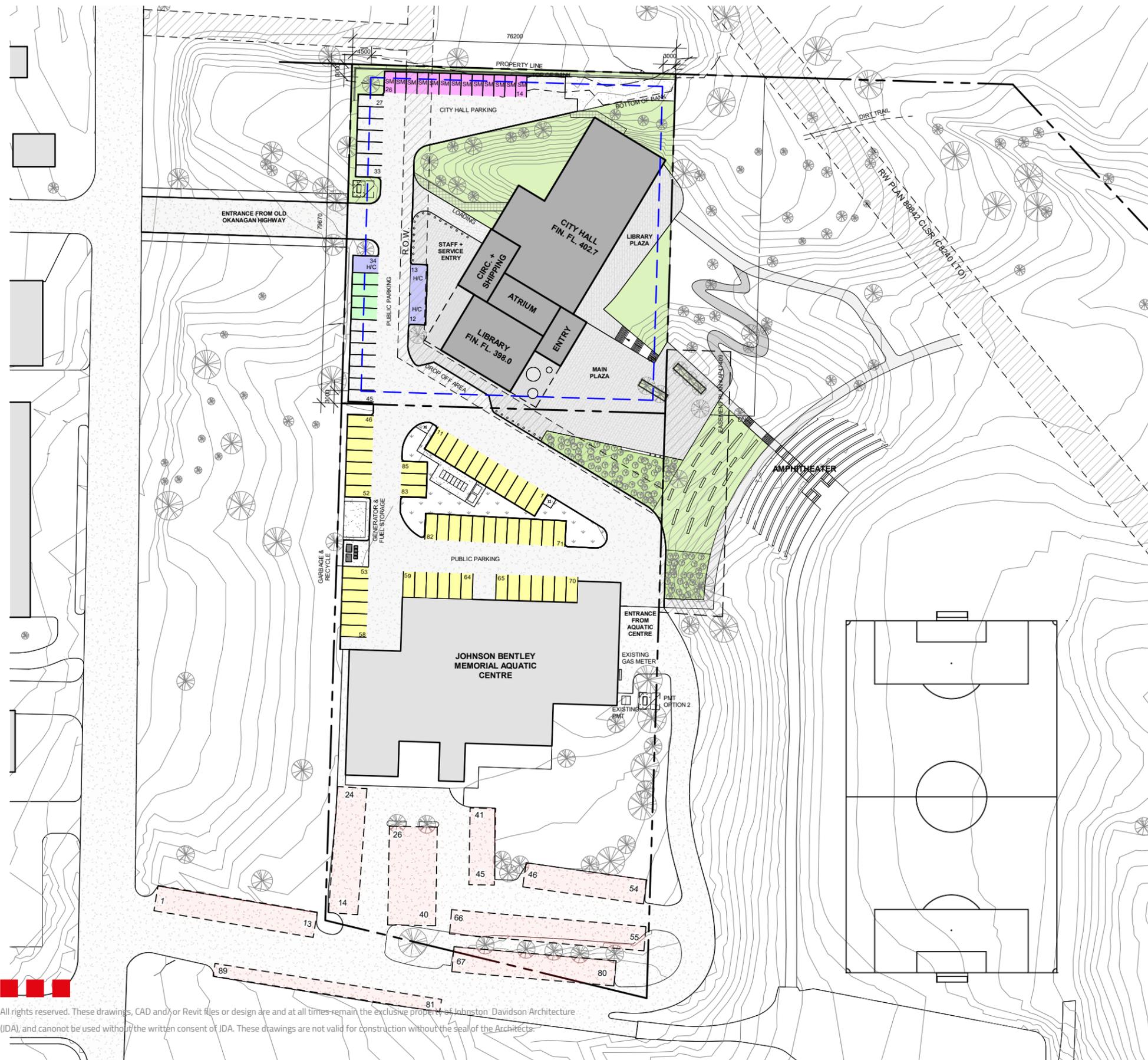
West Kelowna City Hall + Library

set back variance

1:600
21 - june - 01 **DVP 1.1**



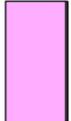
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PARKING CALCULATION:

	PARKING REQUIRED BY ZONING	PROPOSED & EXISTING PARKING
J.B.M.A.C.	65 parking stalls	89 parking stalls
CITY HALL + LIBRARY	105 parking stalls <small>uses in the Institutional and Assembly Zone (P2): 2.5 per 100m² GFA</small>	85 parking stalls
TOTAL	170 parking stalls	173 parking stalls

SITE PARKING LEGEND:

	ACCESSIBLE PARKING: 3.9M x 6.0M 4 REQUIRED 4 PROVIDED		REGULAR PARKING: 2.75M x 6.0M 65 PROVIDED
	EXISTING PARKING 89 PROVIDED		EV PARKING: 2.75M x 6.0M 4 PROVIDED
	SMALL PARKING: 2.6M x 5.0M 0 REQUIRED 13 PROVIDED		



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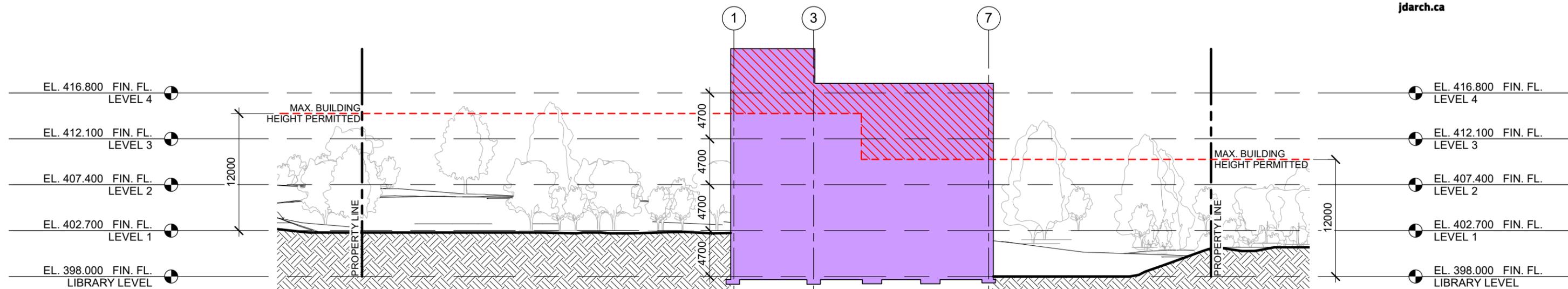
City of West Kelowna + Okanagan Regional Library

West Kelowna City Hall + Library

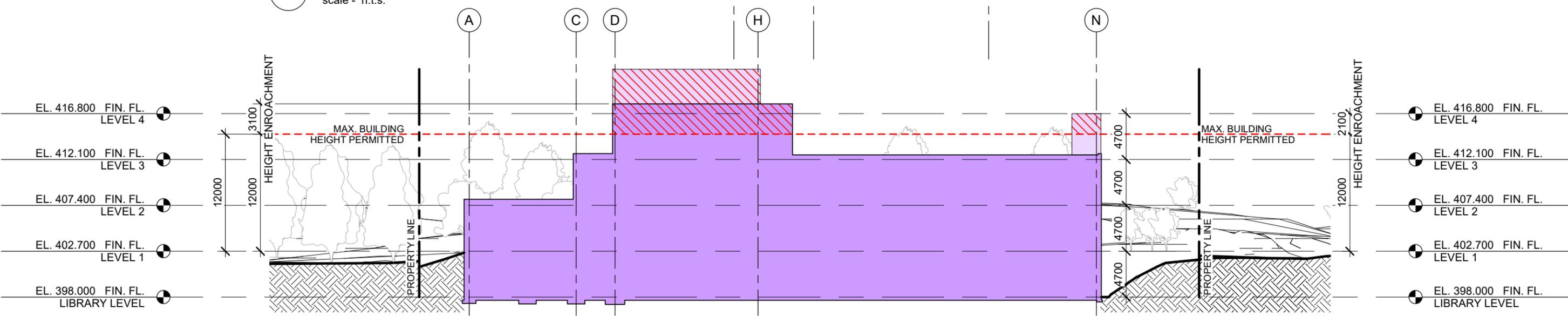
preliminary parking plan

1:1000
21 - june - 01

DVP 1.2



1 section 1
scale - n.t.s.



2 section 2
scale - n.t.s.

"BUILDING HEIGHT" DEFINITION: BCBC 2018 Div. A-1.4.1.2

- Building height (in storeys) means the number of storeys contained between the roof and the floor of the *first storey*.
- *First storey* means the uppermost storey having its floor level not more than 2 m above grade.

"BUILDING HEIGHT" DEFINITION: Bylaw

- Height means, for accessory buildings and structures, the vertical distance measured from grade to the highest point of the building or structure, unless otherwise defined in this bylaw.



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City of West Kelowna + Okanagan Regional Library

West Kelowna City Hall + Library

building height analysis

n.t.s.
21 - june - 01

DVP 1.3