
CITY OF KELOWNA

MEMORANDUM

Date: June 17, 2003
File No.: (3090-20) **DVP03-0052**

To: City Manager

From: Planning & Corporate Services Department

Subject:

DEVELOPMENT PERMIT APPLICATION NO. DP03-0052 OWNER: OKANAGAN UNIVERSITY COLLEGE

AT: 3333 COLLEGE WAY APPLICANT: HUBER MCKENZIE TURIK ARCHITECTS

PURPOSE: TO VARY BUILDING HEIGHT FROM MAXIMUM 3 STOREYS (13.5 M) PERMITTED TO 4 STOREYS (17.4 M) PROPOSED TO PERMIT THE CONSTRUCTION OF A 4TH STOREY TO THE EXISTING LIBRARY BUILDING

EXISTING ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP03-0052; Lot A, Sec 10 & 11, Twp 23, O.D.Y.D., Plan KAP57788, located on College Way, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 16.2.5(c), Development Regulations - be varied from maximum height of 13.5 m or 3 storeys permitted to 17.4 m or 4 storeys proposed

2.0 SUMMARY

The applicant has made application for a Development Variance Permit to permit the construction of a partial 3rd floor addition, and a new 4th floor addition to the existing Library building located at the Okanagan University College, North Campus. The existing building is located on a sloped site, where the building height for the east elevation is three storeys. Because this proposed building addition adds a 4th storey, where the P2 – Education and Minor Institutional zone permits a maximum building height of 3 storeys, it has been necessary for a Development Variance Permit application to be made to authorize the 4 storey building height.

3.0 BACKGROUND

3.1 The Proposal

The original OUC north campus was developed in 1991. The Library building was constructed in 1991 as well.

This current application for a Development Variance Permit seeks permission to build an addition to the library building which will increase the resulting building height to 4 storeys, where the P2 – Education and Minor Institutional zone limits the maximum permitted building height to 3 storeys.

The existing library building is constructed on a sloping site, which slopes down from west to east, towards Highway 97. The Library building is currently 2 storeys on the west elevation and 3 storeys on the east elevation.

The proposed building addition will add a complete floor to the entire building, making the building height 4 storeys on the east elevation. As well, there is also a new stairwell proposed for the north east corner of the building. The exterior of the proposed addition is designed to be finished with the same brick colour and style of brick work, in order that the addition will have the same details as the original building.

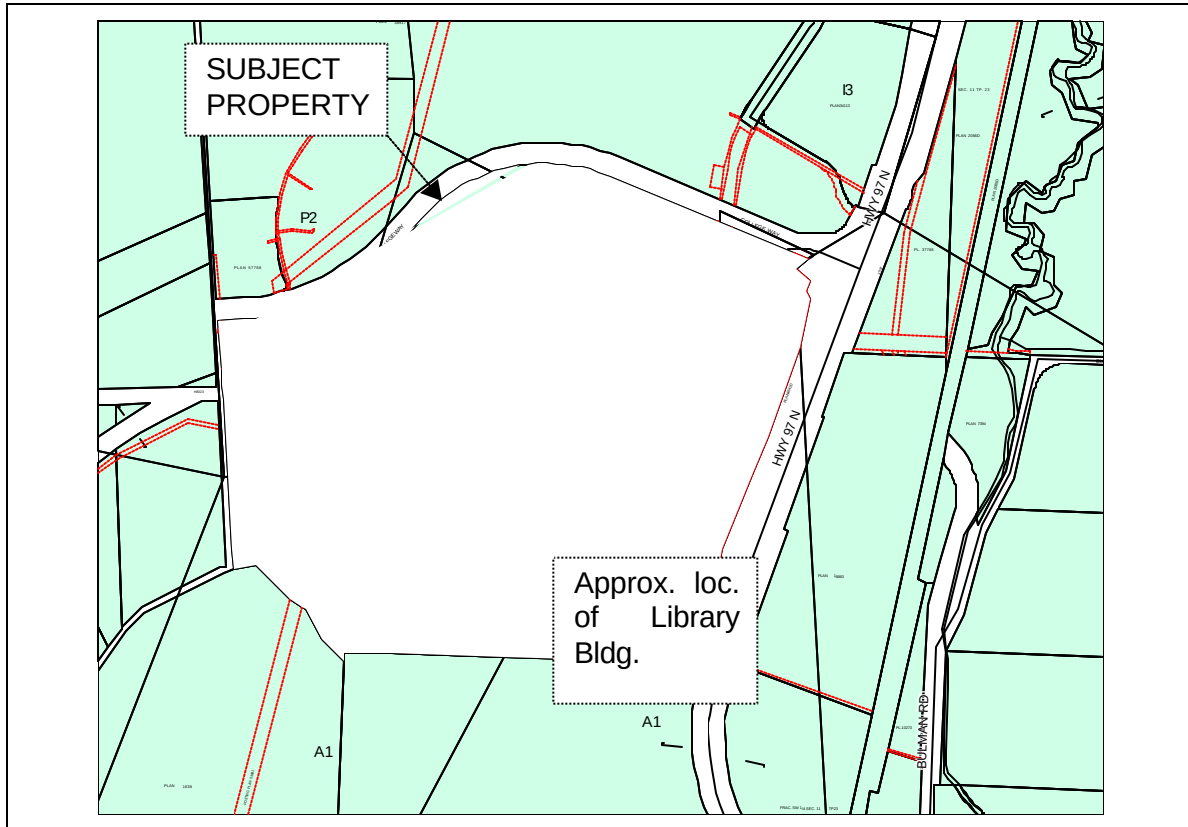
The proposal as compared to the P2 zone requirements is as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Storeys (#)	4 storeys or (17.4m) ❶	3 storeys or (13.5m)

- ❶ Variance required to vary maximum building height from 3 storeys or 13.5 m maximum building height permitted to 4 storey or 17.4 m building height proposed.

3.2 Site Context

Subject Property Map



The adjacent zone uses are as follows:

- North - A1 – Agricultural 1 / Gravel pit
- East - A1 – Agricultural 1 / Highway 97, vacant
- South - A1 – Agricultural 1 / vacant
- West - A1 – Agricultural 1/ vacant

3.3 Current Development Policy

3.3.1 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.

3.3.2 City of Kelowna Strategic Plan (1992)

The City of Kelowna Strategic Plan contains the following;
Primary Goal # 7; To grow at a pace that takes into account the ability of government agencies to provided and maintain important public services

such as underground utilities, schools, parks and recreation, health facilities, roads and transit and emergency services.

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 Fire Department

No Objections

4.2 Inspection Services Department

No Concerns

4.3 Works and Utilities Department

The proposed DVP application to increase the library building height does not compromise W & U requirements.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services Department does not have concerns with this proposal. This proposed addition to the library building is a reasonable building expansion.

The form and character of the proposed addition is designed to replicate the existing building. As well, the location of the existing building is not readily visible from adjacent roads, as the building elevation facing Highway 97 is over 370m from the highway right of way.

In light of the above, the Planning and Corporate Services Department supports this application, and recommends for positive consideration by Council.

Andrew Bruce
Manager Development Services

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Community and Corporate Services

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | DVP03-0052 |
| 2. APPLICATION TYPE: | Development Variance Permit |
| 3. OWNER:
· ADDRESS
· CITY/POSTAL CODE | Okanagan University College
3333 College Way
Kelowna, BC V1V 1V7 |
| 4. APPLICANT/CONTACT PERSON:

· ADDRESS
· CITY/POSTAL CODE
· TELEPHONE/FAX NO.: | Art Huber / Huber McKenzie Turik Architects
2263 Leckie Road
Kelowna, BC V1X 6Y5
762-4407/762-7033 |
| 5. APPLICATION PROGRESS:
Date of Application:
Date Application Complete:
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: | May 5, 2003
May 9, 2003
N/A
N/A
June 17, 2003 |
| 6. LEGAL DESCRIPTION: | Lot A, Sec 10 & 11, Twp 23, O.D.Y.D., Plan KAP57788 |
| 7. SITE LOCATION: | South Side of College Way,
West of Hwy 97 |
| 8. CIVIC ADDRESS: | 3333 College Way |
| 9. AREA OF SUBJECT PROPERTY: | 43 Ha. |
| 10. TYPE OF DEVELOPMENT PERMIT AREA: | N/A |
| 11. EXISTING ZONE CATEGORY: | P2 – Education and Minor Institutional |
| 12. PURPOSE OF THE APPLICATION: | To Vary Building Height From Maximum 3 Storeys (13.5 M) Permitted To 4 Storeys (17.4 M) Proposed To Permit The Construction Of A 4 th Storey To The Existing Library Building |
| 13. DEVELOPMENT VARIANCE PERMIT VARIANCES: | Section 16.2.5(c), Development Regulations - be varied from maximum height of 13.5 m or 3 storeys permitted to 17.4 m or 4 storeys proposed |
| 14. VARIANCE UNDER DEVELOPMENT PERMIT: | N/A |
| 15. DEVELOPMENT PERMIT MAP 6.2 IMPLICATIONS | N/A |

Attachments

Subject Property Map

7 pages of site plan, building elevations / diagrams