
CITY OF KELOWNA

MEMORANDUM

Date: February 3, 2005
File No.: (3090-20) **DVP04-0151**

To: City Manager

From: Planning & Corporate Services Department

Subject:

DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. DVP04-0151

OWNER: OKANAGAN UNIVERSITY
COLLEGE

AT: 3333 UNIVERSITY WAY

APPLICANT: HMA ARCHITECTS

PURPOSE: TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY
THE PROPOSED BUILDING HEIGHT FROM 13.5 M
PERMITTED TO 14.4 M FOR THE ARTS BUILDING AND TO
16.3 M FOR THE SCIENCE BUILDING

EXISTING ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP04-0151; 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 14.4 m or 3 storeys proposed for the arts building

Section 16.2.5(c), Development Regulations - be varied from maximum height of 13.5 m or 3 storeys permitted to 16.3 m or 3 storeys proposed for the science building

2.0 SUMMARY

The applicant has made application for a Development Variance Permit to permit the construction of 3rd floor additions to both the existing Arts Building and the Science building. The existing buildings are currently constructed as 2 storey buildings. However, owing to the configuration of the existing buildings, the addition of a 3rd storey to each of the buildings will require a Development Variance Permit application, as the resulting building height for the Arts Building will be 14.4 m and 16.3 m for the Science building. The P2 zone permits a maximum building height of 13.5 m.

3.0 BACKGROUND

3.1 The Proposal

The original OUC north campus was developed in 1991.

This current application for a Development Variance Permit seeks permission to build 3rd storey additions to both the science building and the arts building. Owing to the existing building configuration, the addition of a 3rd storey to each of the buildings will require a Development Variance Permit application, as the resulting building height for the Arts Building will be 14.4 m and 16.3 m for the Science building. The P2 – Education and Minor Institutional zone limits the maximum permitted building height to 3 storeys, or 13.5 m.

In 2003 there had been a similar variance application (DVP03-0052) for a height variance to the library building in order to add floor area to the third floor area of that existing building. That DVP application was reviewed by Council on August 5, 2003, and authorized for issuance.

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

CRITERIA		PROPOSAL	P2 ZONE REQUIREMENTS
Storeys (#)	Arts Building	3 storeys (14.4m) ❶	3 storeys or (13.5m)
	Science Building	3 storeys (16.3m) ❷	

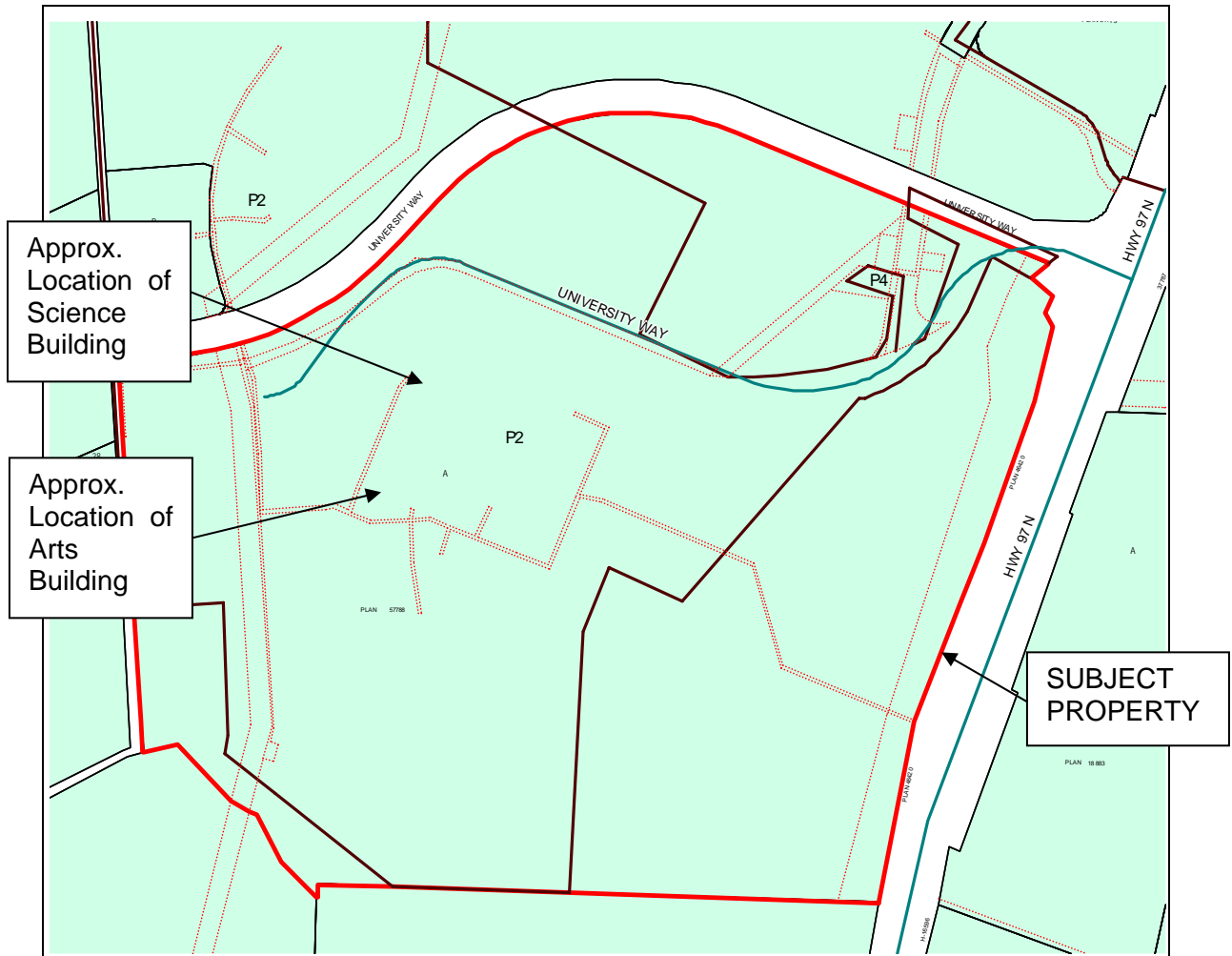
- ❶ Variance required to vary maximum building height from 3 storeys or 13.5 m maximum building height permitted to 3 storey or 14.4 m building height proposed for the arts building.
- ❷ Variance required to vary maximum building height from 3 storeys or 13.5 m maximum building height permitted to 3 storey or 16.3 m building height proposed for the science building.

3.2 Site Context

Adjacent zones and uses are, to the:

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

SUBJECT PROPERTY MAP



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 FortisBC

Proposed building expansion may not encroach into the right of way in favour of FortisBC.

4.2 Shaw Cable

Owner/developer to supply and install a conduit back to the main electrical room if cable or internet required.

4.3 Works and Utilities Department

Does not compromise W & U servicing requirements.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning and Corporate Services Department does not have any concerns with this proposal. This proposed additions to both the science building and the arts building are reasonable building expansions that do not impact the existing footprint of the existing buildings.

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 visible from adjacent roads, as the building elevations facing Highway 97 are over 475m from the highway right of way.

With the conversion of the former Okanagan University College (North Campus) into the new University of British Columbia – Okanagan campus, it is anticipated that there will be a major review of campus facilities in the near future, and a Master Plan developed to guide future growth of the campus. It is also anticipated that this master planning exercise may also lead to a review of uses envisioned for the development which may lead to a change in zoning for the site.

In light of the above, the Planning and Corporate Services Department supports this application, and recommends favourably consider this Development Variance Permit application.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

PMc/pmc
Attach.

Attachments

(Not attached to the electronic copy of the report)

Subject Property Map

1 page of Site Plan showing building location

3 pages of building details to show building heights