



# DP20-0178 & DVP20-0179 5800 & 5930 Lapointe Drive

Development Permit Application & Variances

# Purpose

- ▶ To review the Form & Character Development Permit for a two storey Centre of Excellence building for KF Aerospace and to consider one variance to increase the building height by 2.0 metres (from a 12.0 metres to 14.0 metres)

# Development Process

September 30, 2019

Development Application Submitted

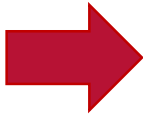
Staff Review & Circulation

Nov 17<sup>th</sup> 2020

Development Permit, &  
Development Variance Permit

Building Permit

Council  
Approvals





# Subject Property



Walk Score  
**1**

## Car-Dependent

Almost all errands require a car.

Transit Score  
**24**

## Minimal Transit

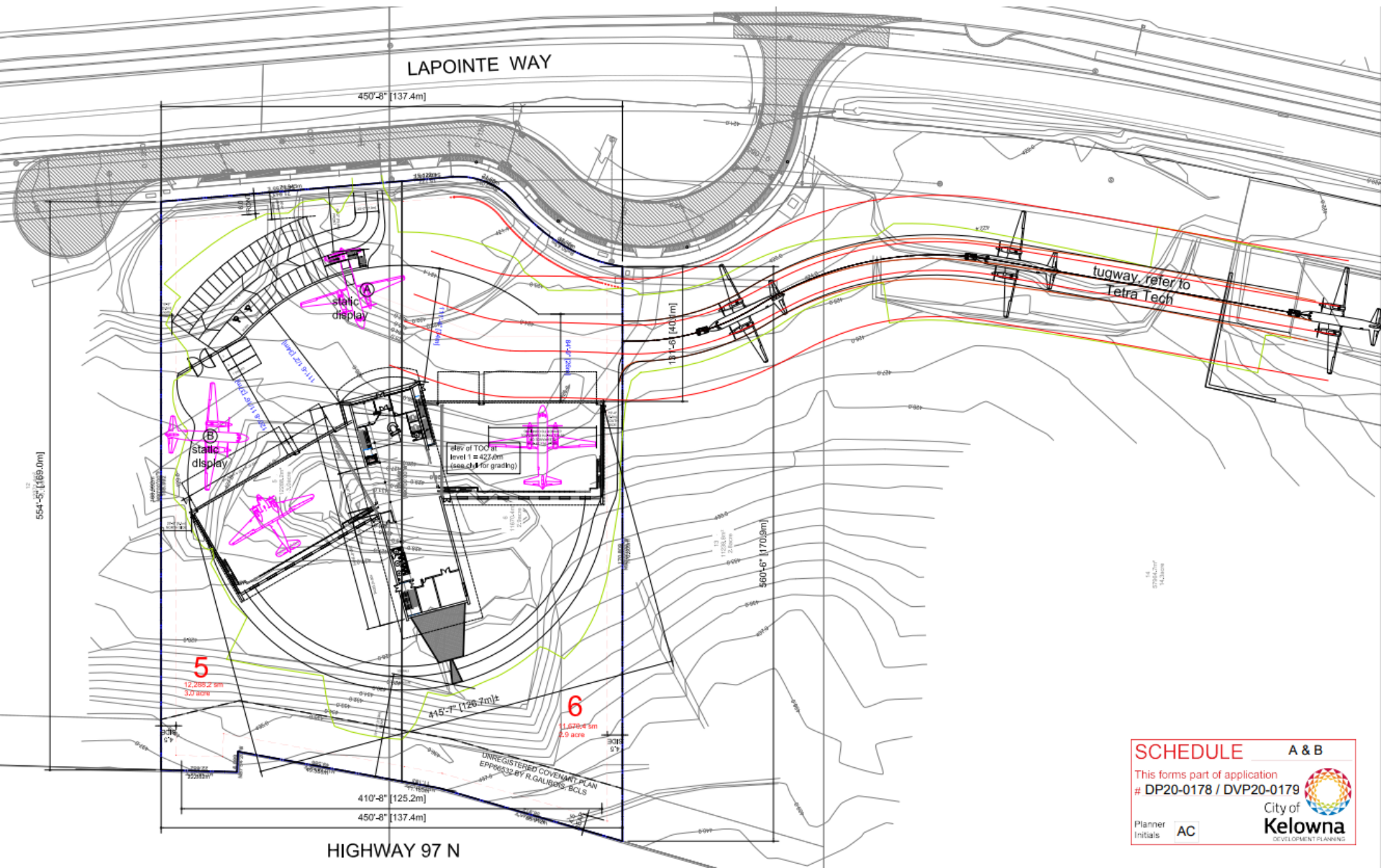
It is possible to get on a bus.

Bike Score  
**33**

## Somewhat Bikeable

Minimal bike infrastructure.

# Site Plan



<b>SCHEDULE</b>		<b>A &amp; B</b>
This forms part of application # DP20-0178 / DVP20-0179		
Planner Initials	AC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING



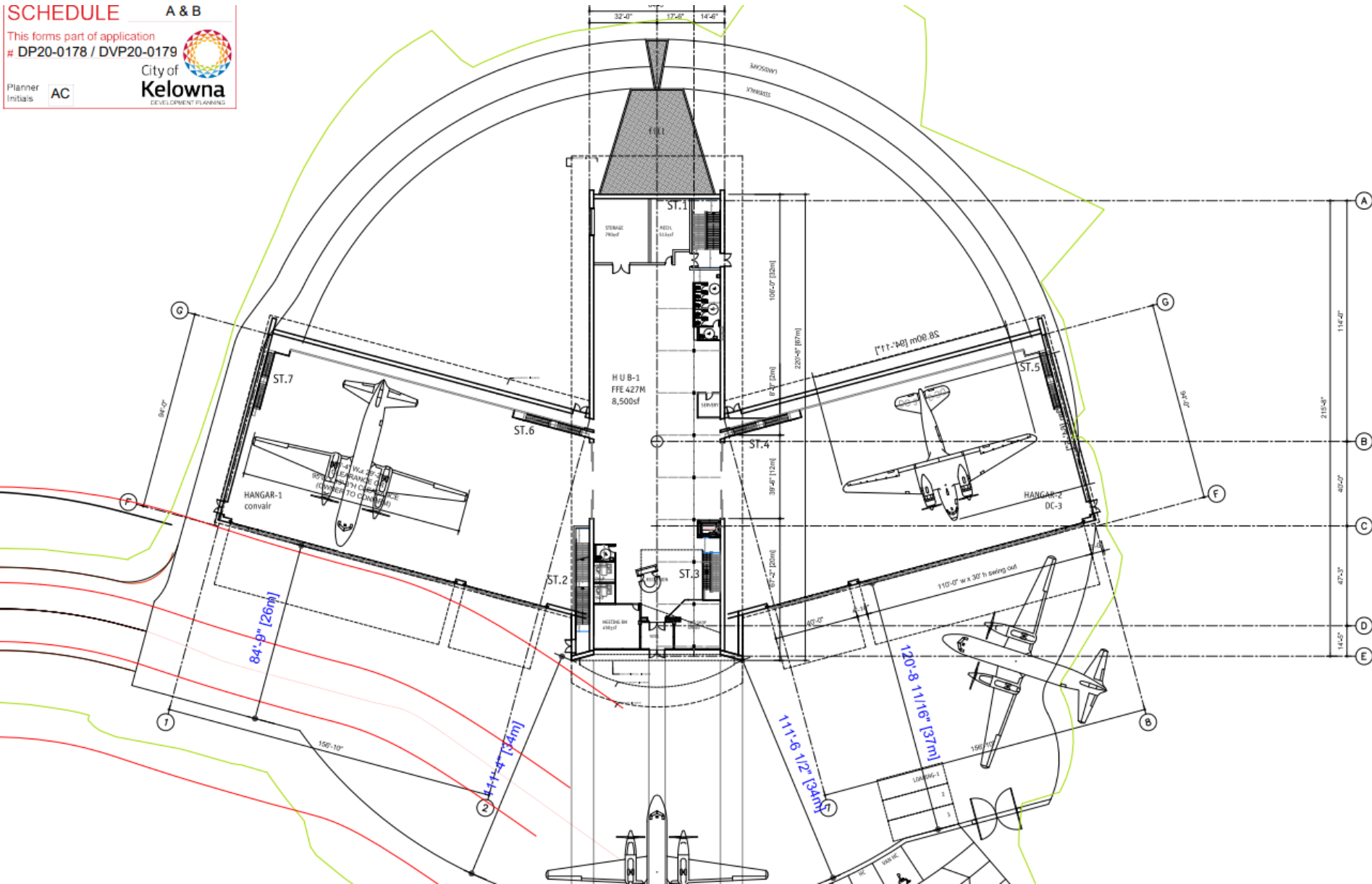
# Site Plan

**SCHEDULE A & B**

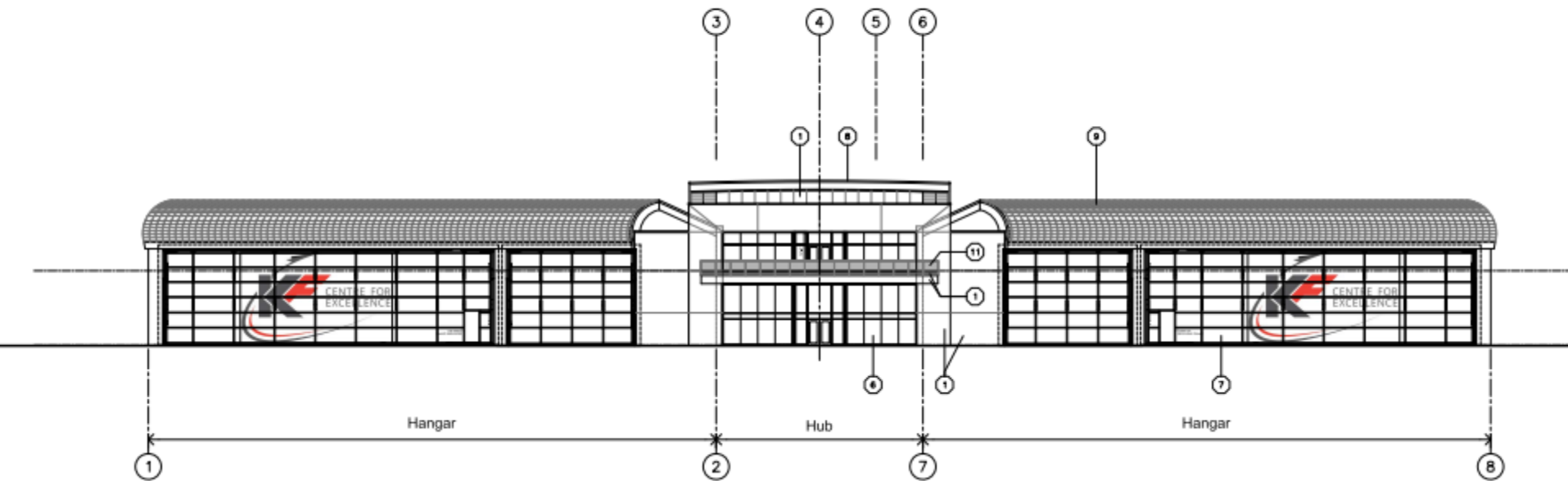
This forms part of application  
# DP20-0178 / DVP20-0179

City of Kelowna  
DEVELOPMENT PLANNING

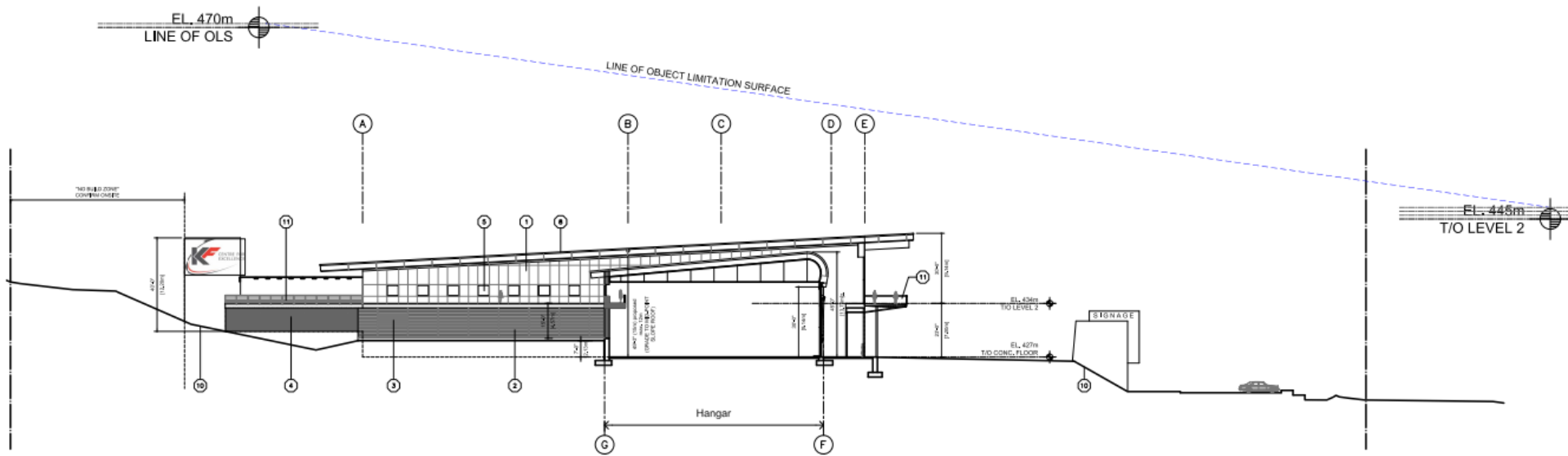
Planner Initials **AC**



# Elevations

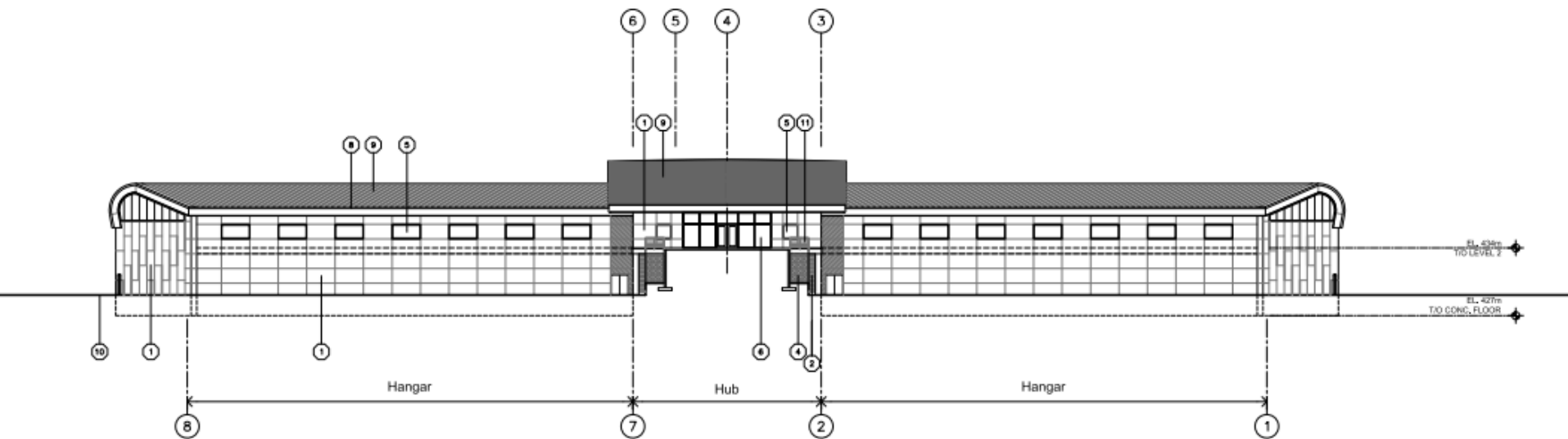


# Elevations





# Elevations



# Renderings

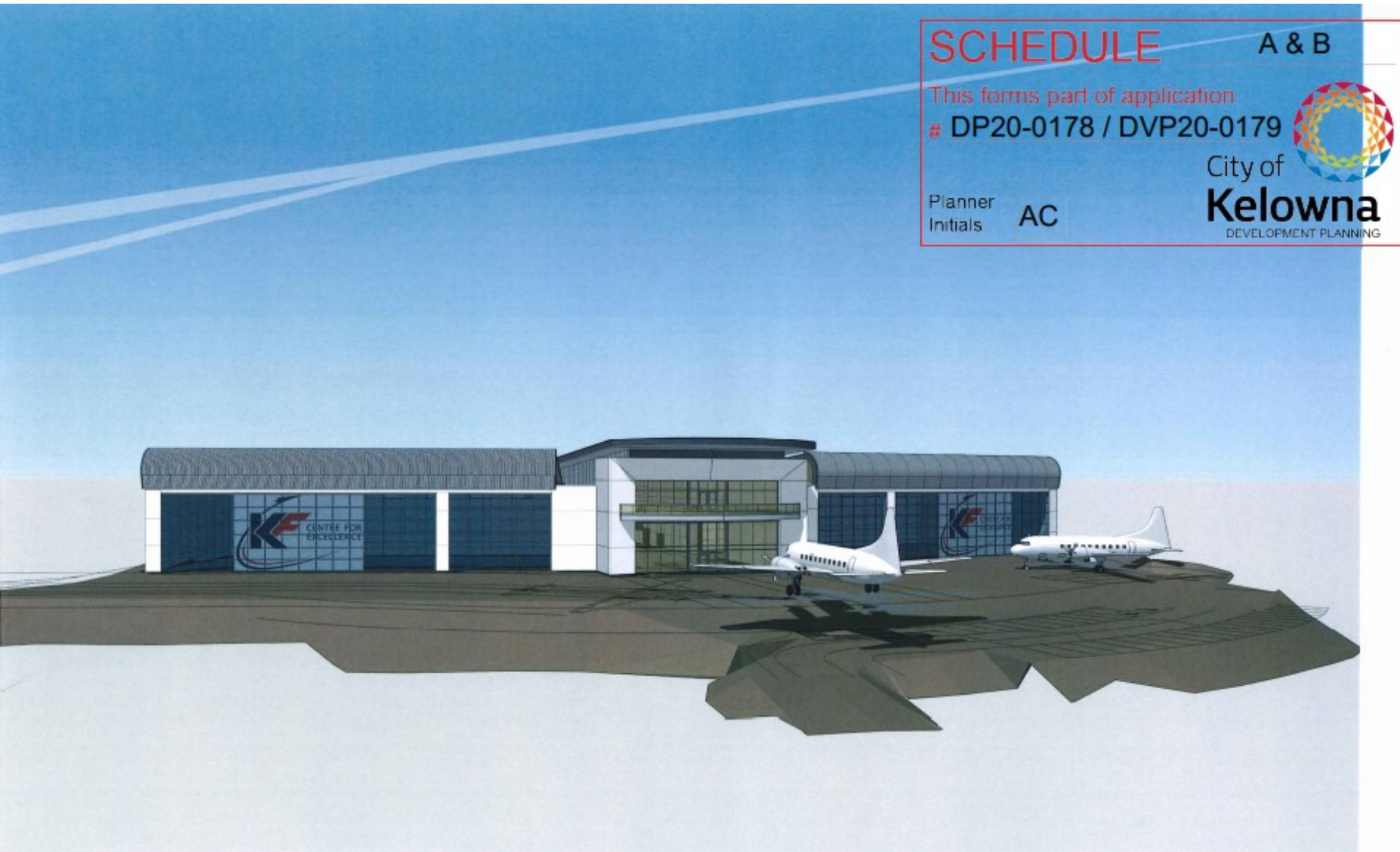




# Renderings



# Renderings





# Variances

The proposal requires two variances to the Zoning Bylaw:

1. A variance to increase the maximum building height by 2 metres (from 12.0 metres to 14.0 metres)
  - a) Necessary to construct hanger space
  - b) Nav Canada and Airport have approved height increase

# Development Policy

- ▶ Meets the intent of Official Community Plan  
Industrial Urban Design Guidelines and Policies:
  - ▶ Compact Urban Form
  - ▶ Contain urban growth
  - ▶ Context sensitive built form
  - ▶ Massing, articulation, & height

# Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit and Development Variance Permit



## *Conclusion of Staff Remarks*