

REPORT TO COUNCIL



Date: March 21, 2016

RIM No. 0940-00

To: City Manager

From: Community Planning Department (RR)

Application: DP15-0319

Owner: The Board of School Trustees
of School District No. 23
(Central Okanagan)

Address: 1040 Hollywood Road South

Applicant: David Widdis

Subject: Form and Character Development Permit

Existing OCP Designation: EDINST - Education/Major Institutional

Existing Zone: P2 - Education and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP15-0319 for Lot 9, Section 22, Twp. 26, ODYD Plan 19144 located at 1040 Hollywood Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To consider the form and character of an 11,550 m² (125,000 sq. ft) addition to an educational services administration building.

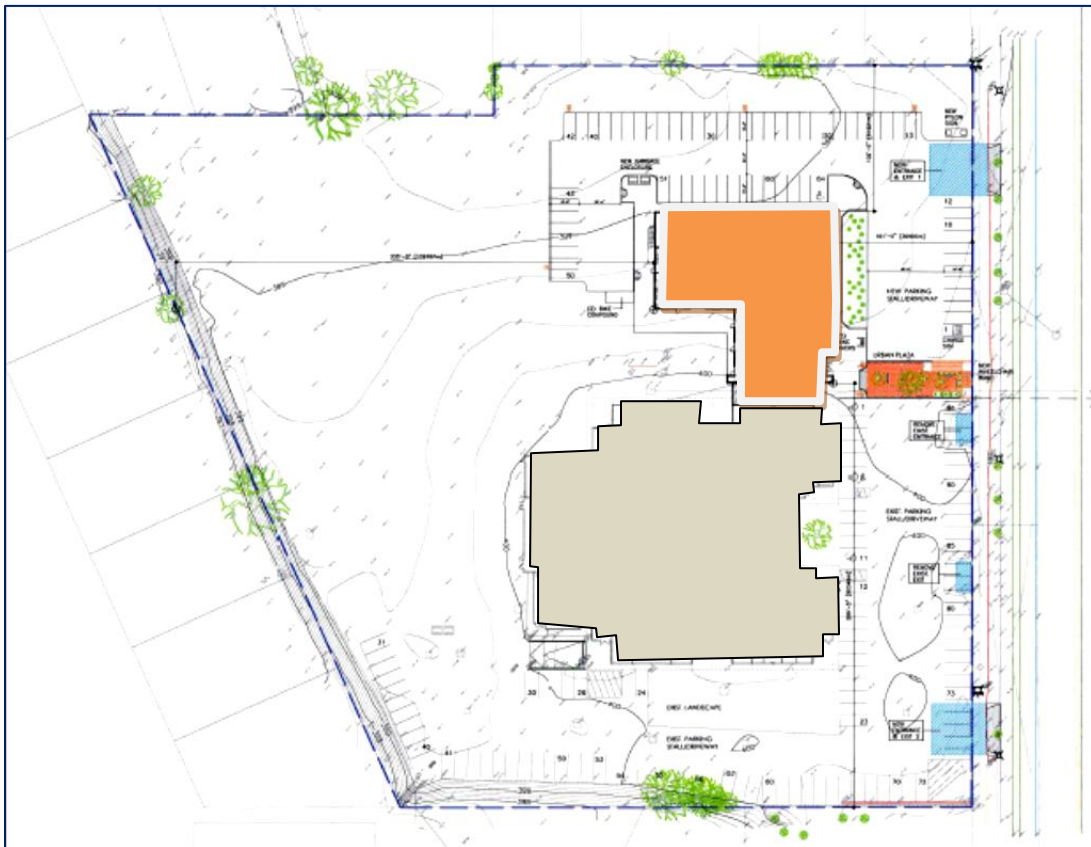
3.0 Community Planning

Community Planning supports the proposed development of an addition to an existing educational facility. The project design is appropriate for the educational and institutional nature of the use. It does not require any variances to the Zoning Bylaw. The proposed design largely complies with relevant design guidelines.

4.0 Proposal

4.1 Project Description

The applicant has proposed an 11,550 m² addition to an existing educational services administration building on the site, with the intent to relocate staff from other facilities to this location. The proposed addition is a two floor office building with associated parking and landscaping.



The proposed building design will be flush with the existing building along the Hollywood frontage and use the existing building entrance.

The site layout includes parking along the front and sides of the building. Traditionally, City policies recommend that parking be kept to the rear. However, in this instance, staff support the front parking as a means of preserving as much of the green space behind the building as possible.



The applicant has opted to add visual interest and depth to the building design through the use of a non-traditional colour scheme and mixed materials. The lower floors along the windows will be clad in stone, providing a visual anchor between the building and the ground below. The southern portion of the addition will be in red, creating a visual focal point off of Hollywood Road.



The northern elements, which will face residential units to the north, are a neutral blue and grey, not out of character for the neighbourhood. Wood elements will break up the building mass and give an illusion of depth across the building.



Site landscaping is intended to screen the site and break up the façade. Staff would suggest that additional landscaping and tree planting along the northern façade would benefit the project and provide a softer transition to neighbouring properties.

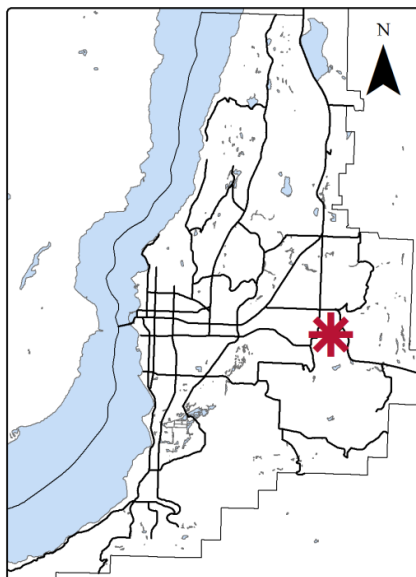
4.2 Site Context

The proposed development is an addition to an existing educational facility, and is across from a school. The site is surrounded by single family residential development. The site is largely flat and is currently used as a yard.

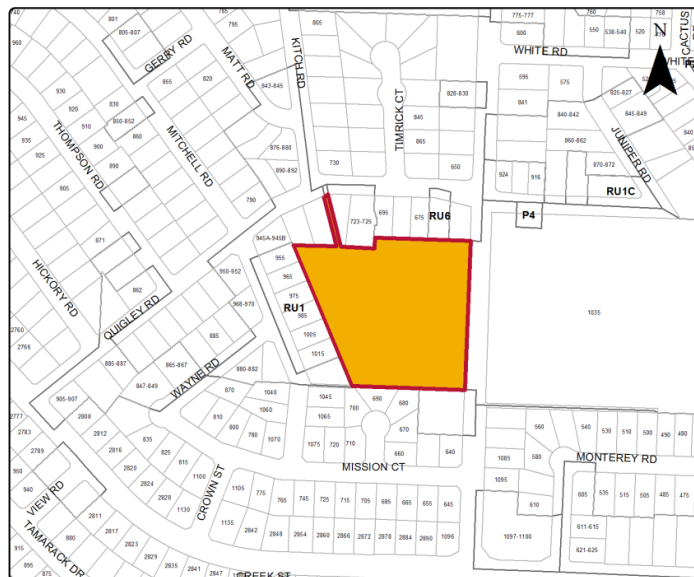
Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing / RU6 - Two Dwelling Housing	Single Dwelling Housing / Duplex Housing
East	P2 - Educational and Minor Institutional	School
South	RU1 - Large Lot Housing	Single Dwelling Housing
West	RU1 - Large Lot Housing	Single Dwelling Housing

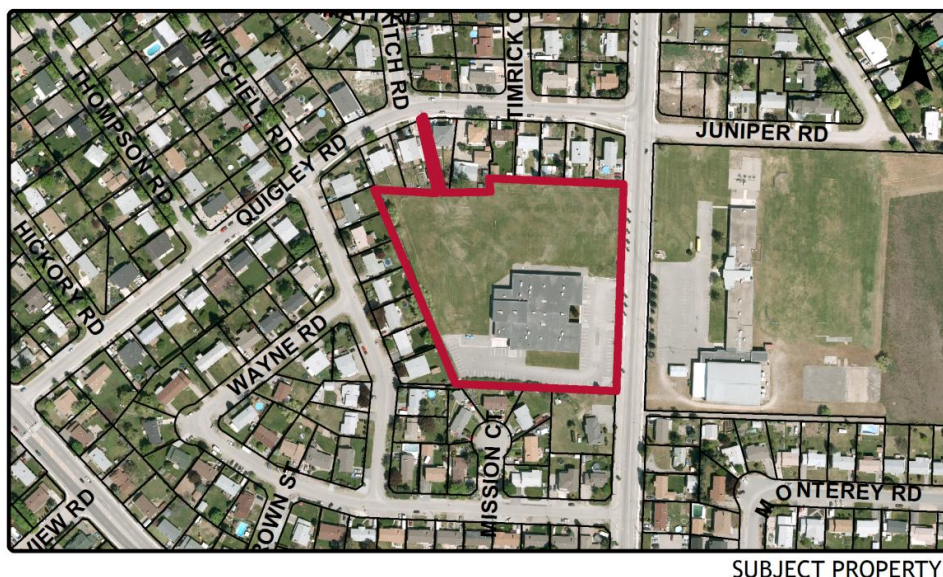
Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	@ ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	1.0	0.19
Maximum Site Coverage (buildings)	40%	17.3%
Maximum Site Coverage (buildings, driveways and parking)	60%	48.1%
Maximum Height	13.5 m / 3 storeys	8.84 m / 2 storeys
Minimum Front Yard (East)	6.0 m	30.9 m
Minimum Side Yard (South)	4.5 m	90.3 m
Minimum Side Yard (North)	4.5 m	31.2 m
Minimum Rear Yard (West)	7.5 m	102.1 m
Other Regulations		
Minimum Parking Requirements	128 stalls	160 stalls

5.0 **Current Development Policies** [Include all policies relevant to this application]

5.1 Kelowna Official Community Plan (OCP)

Comprehensive Development Permit Area

Objectives

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;

- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Highlight the significance of community institutional and heritage buildings.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s)
- A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, accessibility, etc
- Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

See attached Memorandum dated March 4, 2016.

6.3 Fire Department

- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property it shall be deemed private and shall be operational prior to the start of construction.
- A visible address must be posted on Hollywood Rd S as per City of Kelowna By-Laws
- Sprinkler drawings are to be submitted to the Fire Dept. for review when available. Floor isolation valves shall be installed as per bylaw 10760 section 5.3 - under 7 feet in height.

- Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD. This plan shall address the unique characteristics in this building as well as the evacuation procedures with all staffing levels.
- Fire Department access is to be met as per BCBC 3.2.5. -
- Approved Fire Department steel lock box or key tube acceptable to the fire dept. is required by the fire dept. entrance.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- Fire department connection is to be within 45M (unobstructed) of a fire hydrant.

7.0 Application Chronology

Date of Application Received: December 23, 2015

Report prepared by:

Ryan Roycroft, Planner

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved for Inclusion:

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Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Conceptual Elevations

Landscape Plan

Development Engineering Memorandum