

REPORT TO COUNCIL



Date: January 27, 2020

To: Council

From: City Manager

Department: Development Planning

Application: DP19-0144

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

Address: 950 Dilworth Dr.

Applicant: Carscadden Stokes McDonald
Architects Inc.

Subject: Development Permit Application

Existing OCP Designation: Educational/Major Institutional (EDINST)

Existing Zone: P2- Education and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP19-0144 for Lot G, Section 28, Township 26 Osoyoos Division Yale District Plan 31716 located at 950 Dilworth Dr, 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 issue a Development Permit for the form and character of a child care centre.

3.0 Development Planning

Development Planning are supportive of the Development Permit application for a child care centre, major, as the proposal meets the intent of the Official Community Plan (OCP) and P2- Education and Minor Institution zone. This includes:

- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Incorporate architectural features and detailing of buildings and landscapes that define an area's character;
- Design for human scale and visual interest in all building elevations;
- Use materials in combination to create contrast, enhance human scale, and reduce the apparent bulk of a building; and
- Incorporate landscaping that retains healthy, mature trees and vegetation.

The proposed building is sited at the northern portion of the property and is accessed off Dilworth Rd. A paved parking lot with 23 stalls, including a drop off and turn around zone, will serve the development. Existing informal gravel parking that currently serves the Dilworth Soccer Park will remain. The proposed parking plan is beneficial for the Dilworth Soccer Park as it creates formalized stalls, a paved drive aisle, and an opportunity for shared parking between the two uses during off hours.

The main entry to the building is visible and pedestrian accessible from Dilworth Dr. A second entry and child drop off area is located at the SW corner of the building. The proposal is sensitive to the existing site conditions as it retains mature vegetation and purposefully sites the building to reduce negative impacts on the natural environment.

Staff are confident that the unique form and character of the building and proposed use will positively contribute to the Dilworth neighbourhood.

4.0 Proposal

4.1 Background

The subject property contains the Dilworth Soccer Park on the southern portion of the site. The YMCA has secured a lease with School District No. 23 and plans to construct a new child care centre (major) and office area (260m²) on the northern portion of the site.

4.2 Project Description

The site has significant slope and ample vegetation on the northern portion of the property. The proposed two storey building is designed to take advantage of the natural slope. An outdoor play area is located at the northwest corner of the building and will utilize the natural vegetation for shelter.

Building materials include cement shingles, wood trim and prefinished metal cladding. The building uses mixed shingles to add in pops of color, which creates visual interest and distinguishes the building as an institutional use. The building aims to achieve passive house and energy efficiency targets through various design strategies such as a simplified building form. The sloped roof forms are designed to fit within the existing residential neighbourhood context.

The proposal includes the construction of a 23-stall parking lot that may also be used by the sports fields during peak usage (typically Spring and Fall).



The applicant is proposing two potential scenarios for the overall use of the building:

Scenario 1: Child care on level one and two

Scenario 2: Child care on level two with office use on level one (+/-260 sqm)

Zoning bylaw parking requirements are met for both scenarios.

4.3 Site Context

The subject property is located in the Glenmore-Clifton-Dilworth City Sector on the corner of Dilworth Dr. and Summit Dr. The surrounding area is predominantly single-family housing with multiple-dwelling housing to the south. The property is known as Dilworth Park, and currently contains sports fields and a gravel parking lot.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3- Parks and Open Space	Public Park
East	P3- Parks and Open Space	Public Park
South	RM4- Transitional Low-Density Housing	Multiple Dwelling Housing
West	P3- Parks and Open Space	Public Park

Subject Property Map:



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	660m ²	26,907m ²
Min. Lot Width	18m	+/- 260m
Min. Lot Depth	30m	+/- 90m
Development Regulations		
Max. Site Coverage (buildings)	40%	+/- 2%
Max. Site Coverage (buildings, parking, driveways)	60%	+/- 14%
Max. Height	13.5m	9.6m
Min. Front Yard	6.0m	7.7m
Min. Side Yard (south)	4.5m	200m
Min. Side Yard (north)	4.5m	26m
Min. Rear Yard	7.5m	50m
Other Regulations		

<p>Min. Parking Requirements</p>	<p>1 stall per 10 children, plus 1 stall per 2 employees on duty (minimum 4 stalls) 2.5 stalls per 100m² office 1 car loading space for 26 or more children</p>	<p>Scenario 1: 124 children plus 8 employees =23 stalls proposed 1 loading stall Scenario 2: 50 children plus 8 employees 260m² office =21 stalls proposed 1 loading stall</p>
<p>Min. Bicycle Parking</p>	<p>Class II- 5 per building public entrance Less than 25 employees 1 Class I per 2 building entrances</p>	<p>10 Class II proposed</p>

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Include Distinctive and Attractive Neighbourhoods. Develop distinctive and attractive neighbourhoods and urban centres with safe, accessible public spaces that enhance investment.

Chapter 5: Development Process

Objective 5.2 Develop sustainably.

Policy .3 Complete Suburbs. Support a mix of uses within Kelowna’s suburbs in accordance with “Smart Growth” principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1- Future Land Use Map), at appropriate locations include: commercial, institutional, and all types of residential uses.

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule A

7.0 Application Chronology

Date of Application Received: July 8, 2019

Date Public Consultation Completed: n/a

Report prepared by: Jocelyn Black, Planner Specialist

Reviewed by: Wesley Miles, Acting Community Planning and Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Draft Development Permit DP19-0144

Schedule A: Site Plan

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Applicant Design Rationale