

REPORT TO COUNCIL



Date: June 13, 2016

RIM No. 0940-01

To: City Manager

From: Community Planning Department (RR)

Application: DP16-0116

Owner: The Catholic Independent
Schools of Nelson Diocese,
Inc. No. S5278

Address: 839 Sutherland Ave

Applicant: Mike Jacobs

Subject: Form and Character Development Permit

Existing OCP Designation: EDINST - Educational / Institutional

Existing Zone: P2 - Educational and Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP16-0116 for Lot A, DL 138, and of Section 19 Township 26 ODYD Plan 33076 located at 839 Sutherland Ave, 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";

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated June 13, 2016;

AND THAT there be no direct driveway access onto Sutherland Ave from the subject property;

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 addition to an existing school.

3.0 Community Planning

Community Planning supports the issuance of the development permit. The proposed design and site layout enhance the site from an aesthetic and functionality perspective. The building design complies with relevant guidelines, and the overall project goals expand a local inner-City school dealing with enrollment growth.

4.0 Proposal

4.1 Project Description

As the result of significant enrollment growth, St. Joseph Catholic Elementary School has applied to reconfigure its facilities on Sutherland Ave., including the removal of two old buildings and the expansion of the school itself.

The new building will house 12 new classrooms and associated maintenance rooms and washrooms. The developer intends to use a pre-fabricated building that will be attached to the current structure. Pre-fabricating the building will allow project to be largely completed over the summer months, before students return.



The building design is not atypical of an educational building, with limited articulation because of the internal layout constraints. Instead, the applicant has proposed varied exterior finishings of stucco accent by cement fibreboard at the corners. The building will be accented by exposed wood elements, with an exposed timber entrance.

The building appearance and layout are in keeping with City of Kelowna design guidelines. However, the building will also be largely hidden from the street, and only be highly visible to people already on the site.

4.2 Site Layout

Two existing buildings will be demolished as part of the project. The buildings are no longer used and will be used to replace parking stalls lost to the building expansion and expanded playground.



Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Residential
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	RU6 - Two Dwelling Housing	Residential

Subject Property Map:



CONTEXT



NEIGHBOURING ZONING



SUBJECT PROPERTY

4.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Floor Area Ratio	1.0	0.21
Maximum Site Coverage (buildings)	40%	20.9%
Maximum Site Coverage (buildings, driveways and parking)	60%	58.9%
Maximum Height	13.5 m / 3 storeys	7.16 m / 2 storeys
Minimum Front Yard	6.0 m	>40 m
Minimum Side Yard (east)	4.5 m	4.75 m
Minimum Side Yard (west)	4.5 m	> 40 m
Minimum Rear Yard	7.5 m	> 40 m
Other Regulations		
Minimum Parking Requirements	30	174

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Comprehensive Development Permit 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; and
- Highlight the significance of community institutional and heritage buildings.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) 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):
 - i. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
 - ii. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.

- 3) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This building may be designed to low, which may affect the form and character of the building.
- 4) 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.
- 5) 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, door swing direction, handrails on each side of exit stairs, width of exits etc.
- 6) 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.
- 7) Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

See attached memorandum dated May 20, 2016.

6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required. Template available online at Kelowna.ca
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should another hydrant be required on this property it shall be deemed private and shall be operational at the start of construction.
- 3) Fire department connection is to be within 45M of a fire hydrant, unobstructed, and the FD connection shall be clearly marked and visible from the street
- 4) Sprinkler drawings are to be submitted to the Fire Dept. for review when available
 - a. sprinkler isolation valves shall be no higher than 7 feet from the ground so as to be accessible
- 5) 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 - update current to include demolished and new buildings.
- 6) Fire Department access is to be met as per BCBC 3.2.5.
- 7) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance.
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10) Contact Fire Prevention Branch for fire extinguisher requirements and placement.

- 11) A visible address must be posted on Sutherland as per City of Kelowna By-Laws - as per addressing committee, there will be some addressing changes.

7.0 Application Chronology

Date of Application Received: April 20, 2016

Report prepared by:

Ryan Roycroft, Planner

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Permit
Engineering Memorandum