

REPORT TO COUNCIL



Date: July 26, 2021

To: Council

From: City Manager

Department: Development Planning

Application: DP21-0109

Owner: Ki-Low-Na Friendship Society,
Inc.No. S-10638

Address: 1759 Hwy 33 E

Applicant: Patrick McCusker Architecture
Inc.

Subject: Development Permit Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density) and PARK – Major
Park/Open Space (public)

Existing Zone: RM₃ – Low Density Multiple Housing and P₃ – Parks and Open Space

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0109 for Lot B Section 18 Township 27 ODYD Plan 29386 located at 1759 Hwy 33 E, 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 in accordance with Schedule "C";

AND 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 a Form and Character Development Permit for a proposed childcare centre.

3.0 Development Planning

Staff are recommending support for the proposed Development Permit as a new childcare centre will be an important addition to the Margret's Landing Community. The building was identified by the applicant in the early planning stages and the appropriate space and parking were left to facilitate the building. Childcare centres are an important part of every community and the building will benefit many residents in the area.

The form and character of the building is consistent with the majority of the Official Community Plan's (OCP) Urban Design Guidelines. The building uses a range of materials and colours and unifies three distinctive areas of the building through design. The building is proposed to meet all Development Regulations within the Zoning Bylaw. Overall, Staff believe the building will be a welcomed addition into Black Mountain area and the Margret's Landing Community.

4.0 Proposal

4.1 Background

The property was rezoned to RM₃ and P₃ in 2018 (Z17-0065) and also received a Development Permit (DP17-0162) and Development Variance Permit (DVP17-0163) to facilitate the development of 14 townhouses and a three storey 35-unit apartment. These have since been built and the Development Permit Application is to be incorporated into the existing community of Margret's Landing.

4.2 Project Description

The Development Permit is for the form and character of a childcare centre (early learning facility), which will be incorporated into an existing RM₃ multi-family site. The existing lot has 14 townhouses and a three storey 35-unit apartment building. The building location will be on the south end of the property and the facility will be able to accommodate 36 children and 8 staff. The surface parking lot will be expanded to ensure all the residential parking spaces are still met, in addition to the required childcare parking stalls (eight). The garbage and recycling will use the existing on-site facilities. The property has a natural wetland in the back, which was protected as part of the original application. The property also has access to the Gopher Creek linear park.

The childcare centre will be the last piece of the Margret's Landing Community. The building has been configured into three distinctive modules each of its own identity. The learning facility contains classrooms, a two-storey council house for the administration of the building and the community gathering room, which will invoke the historic local indigenous pit house. The building has been designed to allow for accessibility including on-grade entry and accessibility parking by the entrance. The wall cladding will consist of white acrylic stucco, black acrylic stucco, black corrugated metal, wood planks and cementitious board and batten and the roof cladding will be asphalt shingles.

4.3 Site Context

The subject property is in the Belgo-Black Mountain OCP Sector and the area is primarily zoned RM₃ – Low Density Multiple Housing, RR₃ – Rural Residential 3, RU₁ – Large Lot Housing, A₁ – Agriculture 1, P₂ – Education and Minor Institutional and C₁₀ – Service Commercial. The Future Land Use Designations are primarily MRL – Multiple Unit Residential (Low Density), PARK – Parks and Open Space (public), S₂RES – Single-Two Unit Residential, SC – Service Commercial and EDINST – Educational / Major Institutional.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	N/A	Highway 33 East
East	C10 – Service Commercial and P2 – Education and Minor Institutional	Gas Bar and Black Mountain Elementary School
South	RR3 – Rural Residential 3	Gopher Creek and Single-Family Dwelling(s)
West	A1 – Agriculture 1, RU1 – Large Lot Housing, RU6 – Two Dwelling Housing and RM3 – Low Density Multiple Housing	Single-Family Home, Semi-Detached Housing and Multiple-Dwelling Housing

Subject Property Map: 1759 Hwy 33 E



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	900m ²	19,809.7m ²
Min. Lot Width	30.0m	58.9m
Min. Lot Depth	30.0m	159.6m
Childcare Centre Development Regulations		
Max. Floor Area Ratio	0.77	0.25
Max. Site Coverage (buildings)	40%	29.6%
Max. Site Coverage (buildings, parking, driveways)	70%	40.5%
Max. Height	10.0m / 3 storeys	7.9m
Min. Front Yard	4.5m	36m
Min. Side Yard (East)	4.0m	4.0m
Min. Rear Yard	7.5m	178m
Other Regulations		

Min. Childcare Parking Requirements	8	8
Min. Residential Parking	74	75
Min. Bicycle Parking	6	35

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Urban Design DP Guidelines

Objectives:

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
- Incorporate architectural features and detailing of buildings and landscapes that define an area’s character.

Application Chronology

Date of Application Accepted: May 11th, 2021
 Date Public Consultation Completed: N/A

Report prepared by: Tyler Caswell, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP21-0109
 Schedule A: Site Plan
 Schedule B: Elevation and Materials
 Schedule C: Landscape Plan