DP21-0109
1759 Hwy 33 E

Development Permit Application

Proposal

▶ To consider the form and character of a proposed childcare centre.

Development Process

May. 11th, 2021 | **Development Application Submitted**

↓

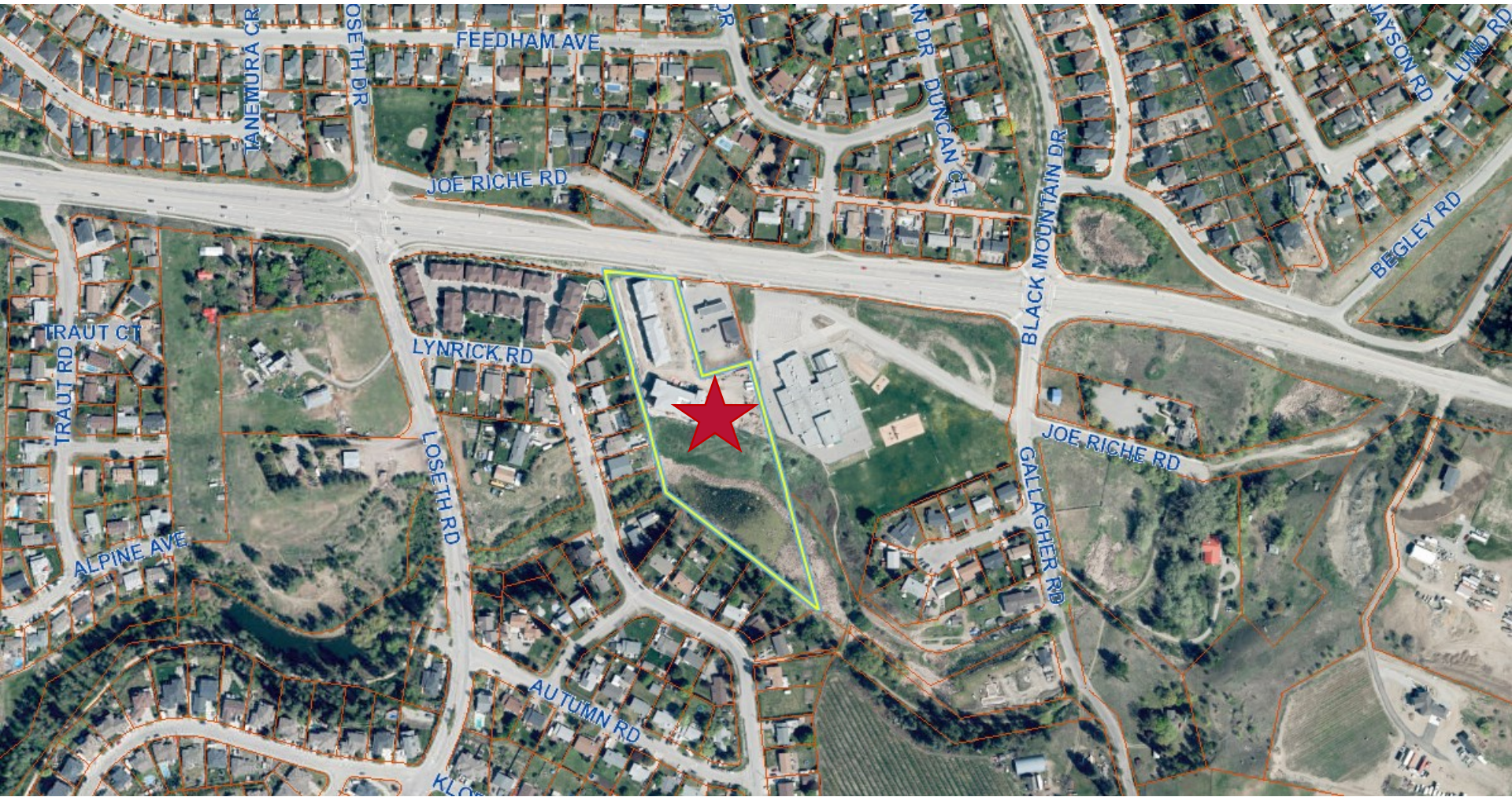**Staff Review & Circulation**

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July 26th, 2021 → **Development Permit** | } Council Approval

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Building Permit

Context Map

Subject Property Map

Subject Property Photos

03

W TO EXISTING ADJACENT EAST APARTMENT BUILDING

VIEW TO SOUTH WETLANDS

04

W TO WEST PRIMARY SCHOOL

VIEW TO SOUTH WETLANDS

Project Details

▶ The proposed childcare centre building will be in the southern portion of the property.

▶ It will accommodate 36 children and 8 staff.

▶ Surface parking expanded to meet parking requirements.

▶ There are three proposed areas:
  ▶ learning barn with classrooms, two-storey council house for administration and community gathering room.

Site Plan

North Elevations

MATERIAL BOARD

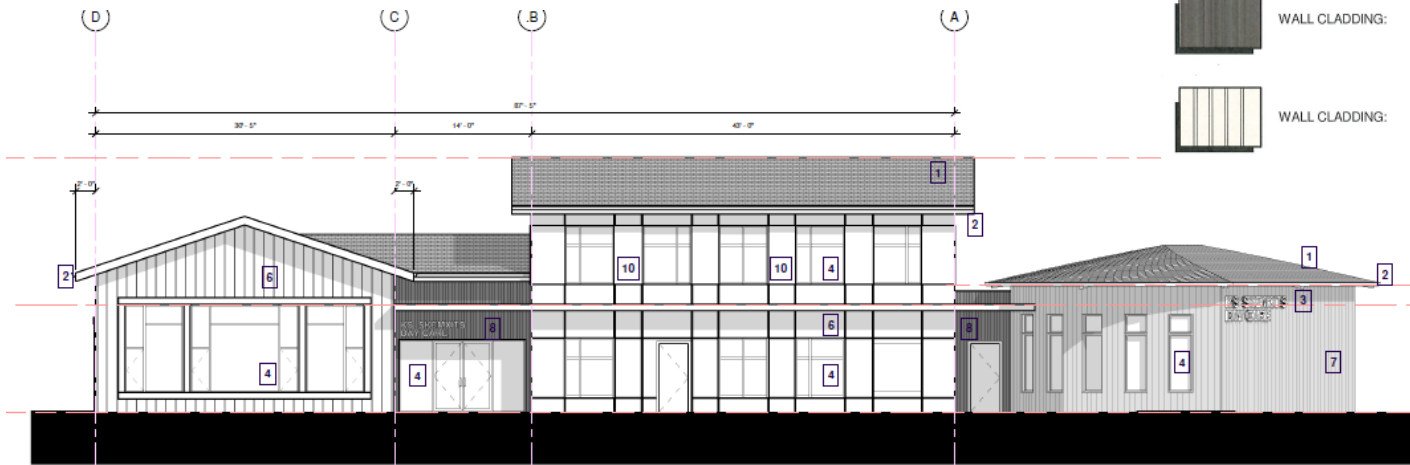|		
	ROOF CLADDING:	ASPHALT SHINGLES
	WALL CLADDING:	ACRYLIC STUCCO (LIGHT TAUPE) WITH REVEAL LINES
	WALL CLADDING:	ACRYLIC STUCCO (BLACK)
	WALL CLADDING:	BLACK CORRUGATED METAL
	WALL CLADDING:	WOOD PLANKS (8") AT 'PITHOUSE'
	WALL CLADDING:	CEMENTITIOUS BOARD (12") AND BATTEN (2") AT CLASS 01 AND 02 (COLOUR TO MATCH TAUPE ACRYLIC STUCCO)

02 NORTH ELEVATION
3/16" = 1'-0"
(FRONT ELEVATION FACING PARKING LOT)

East & West Elevations
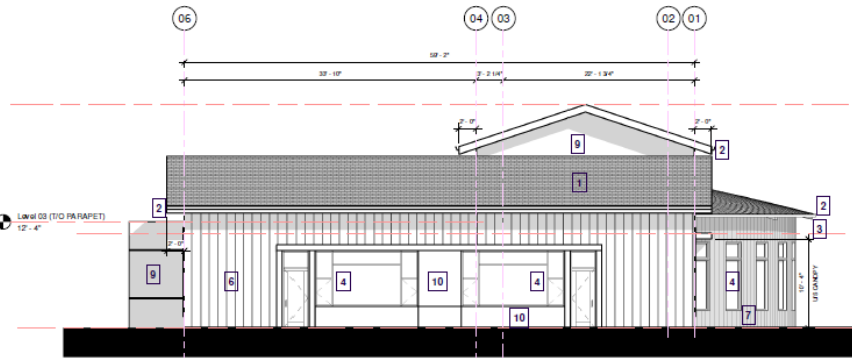
EAST ELEVATION
3/16" = 1'-0"
(SIDE ELEVATION FACING ELEMANTARY SCHOOL)
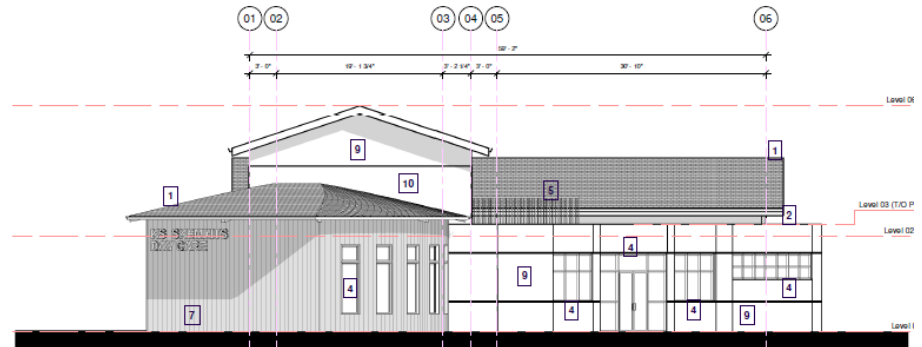
WEST ELEVATION
3/16" = 1'-0"
(SIDE ELEVATION FACING EXISTING APARTMENT)

EAST ELEVATION (COLOURED)
3/16" = 1'-0"
(SIDE ELEVATION FACING ELEMANTARY SCHOOL)

WEST ELEVATION (COLOURED)
3/16" = 1'-0"
(SIDE ELEVATION FACING EXISTING APARTMENT)

KS SKEMXIST DAY CARE

South Elevations

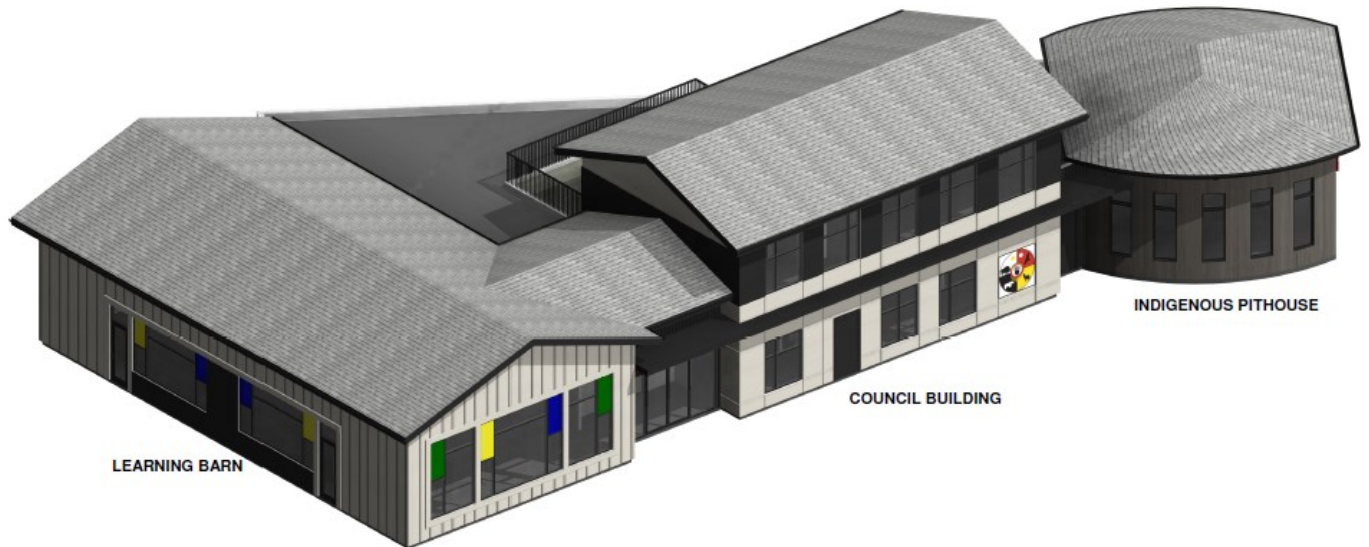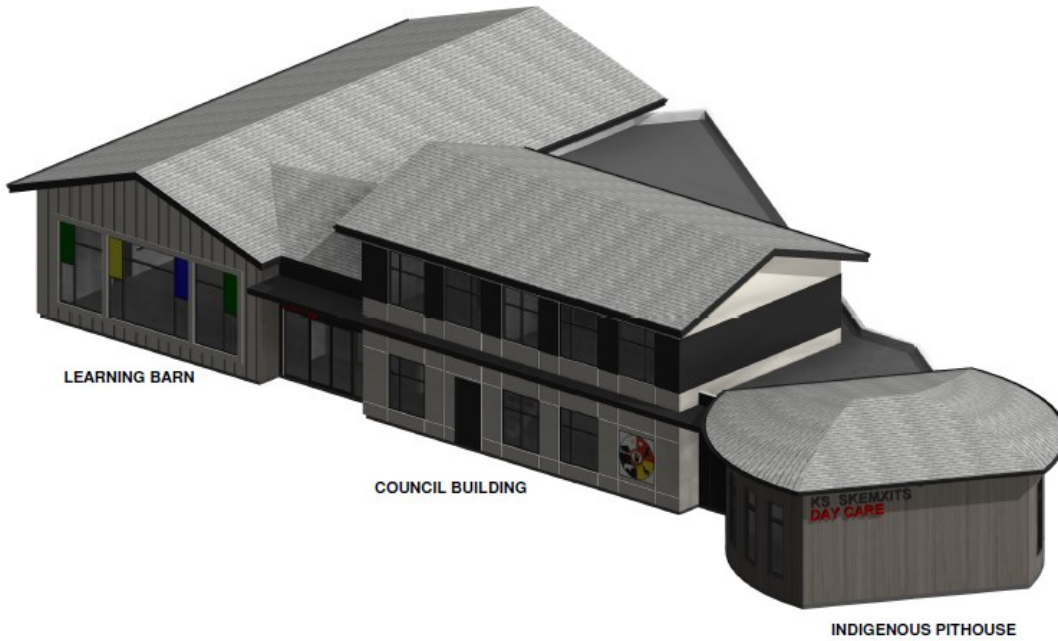SOUTH ELEVATION
3/16" = 1'-0"
(REAR ELEVATION FACING WETLANDS)

SOUTH ELEVATION (COLOURED)
3/16" = 1'-0"
(REAR ELEVATION FACING WETLANDS)

Rendering

LEARNING BARN

COUNCIL BUILDING

KS SKEMXITS
DAY CARE

INDIGENOUS PITHOUSE

INDIGENOUS PITHOUSE

COUNCIL BUILDING

LEARNING BARN
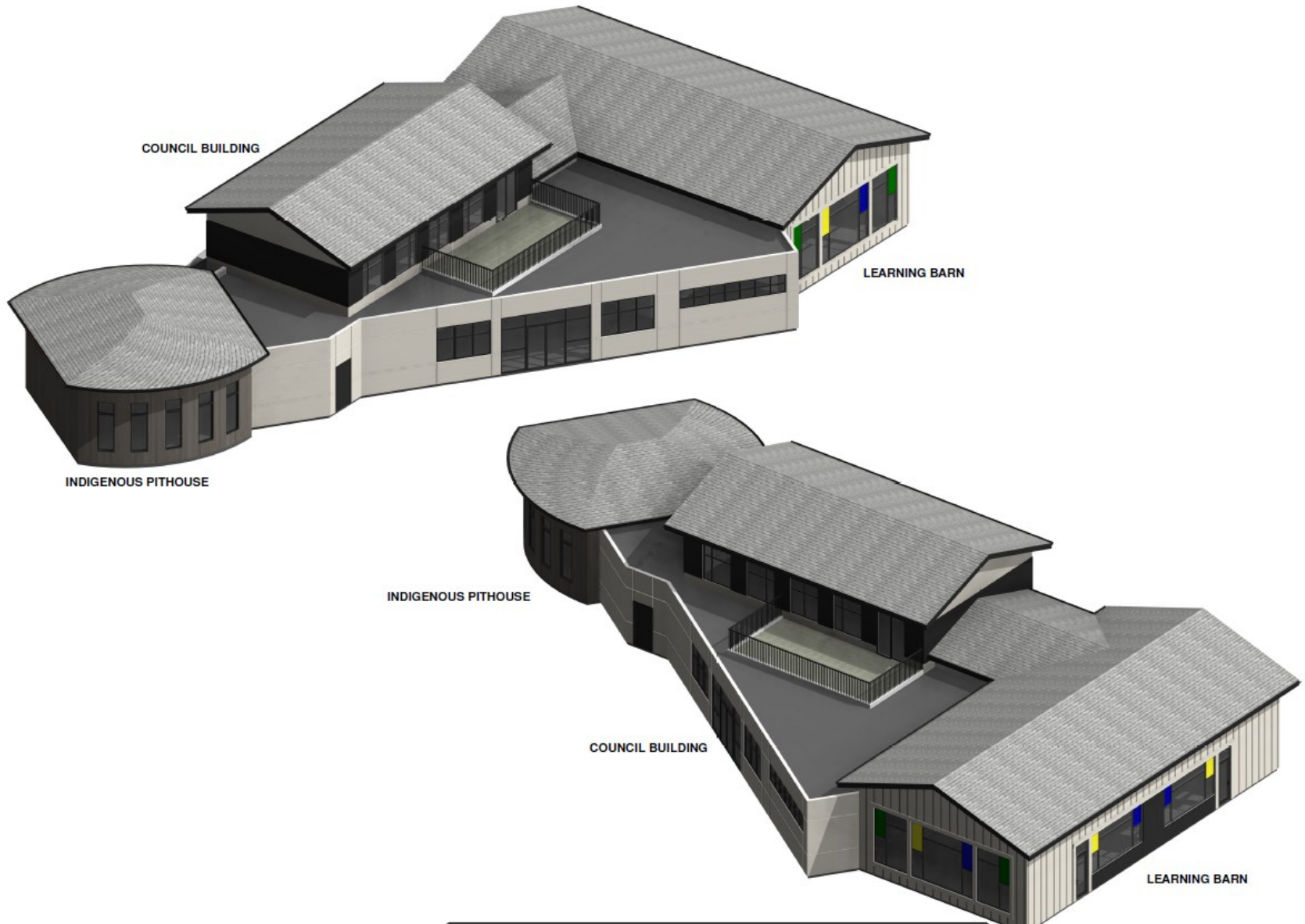
Rendering

Rendering

(PERSPECTIVE 01 - FACING PARKING LOT)

Rendering

(PERSPECTIVE 01 - FACING PARKING LOT)

Landscape Plan

DECIDUOUS TREE PLANTING
(POPULUS TREMULOIDES 'NE-ARB') (TYP.)

CONCRETE PAVING (TYP.)

NEW CHAINLINK FENCE W/ GATE (TYP. OF 2)

SHORT-TERM BIKE PARKING

DECORATIVE SHRUB,
PERENNIAL, & ORNAMENTAL
GRASS PLANTINGS (TYP.)

DECIDUOUS TREE PLANTING
(CARPINUS CAROLINIANA) (TYP.)

TURF AREA

CONCRETE PATIO

EXISTING CHAINLINK FENCE

PROPOSED PLAY AREA
(APPROX 265 sq.m.)

TURF AREA

BUILDING

CONIFEROUS TREE PLANTING
(ABIES CONCOLOR 'CANDICANS')

EXISTING
BUILDING

LIMIT OF WORK

ASPHALT
PARKING LOT

ASPHALT
PARKING LOT

LIMIT OF WORK

PROPERTY LINE

PROPERTY LINE

EXISTING GARBAGE ENCLOSURE

EXISTING TREE, RELOCATED (TYP.)

1.8m HT. SOLID SCREEN FENCE

1.2m MAX. HT. SEGMENTAL
RETAINING WALL

Development Policy

▶ Chapter 14: Urban Design DP Guidelines

  ▶ 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.

Staff Recommendation

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

  ▶ Consistent with OCP urban design guidelines.

  ▶ Childcare is an important asset for the community.

  ▶ The building will meet all Development Regulations.

Conclusion of Staff Remarks