

Development Permit

DP23-0196



This permit relates to land in the City of Kelowna municipally known as

439 West Ave

and legally known as

LOT 9 BLOCK 1 DISTRICT LOT 14 ODYD PLAN 4743

and permits the land to be used for the following development:

Child Care Centre, Major

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval: December 4, 2023

Development Permit Area: Form and Character

Existing Zone: UC5 – Pandosy Urban Centre

Future Land Use Designation: Urban Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Simple Pursuits INC., INC.NO. BC1206854

Applicant: Shane Worman

Jocelyn Black
Urban Planning Manager
Planning & Development Services

Date of Issuance

ATTACHMENT A

This forms part of application

DP23-0196



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **AC**

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0196 for LOT 9 BLOCK 1 DISTRICT LOT 14 ODYD PLAN 4743 located at 439 West Ave, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$42,657.19**


Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

ATTACHMENT	A
This forms part of application # DP23-0196	
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 City of Kelowna DEVELOPMENT PLANNING	

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the

Landscape Agreement or their designates.

ATTACHMENT A

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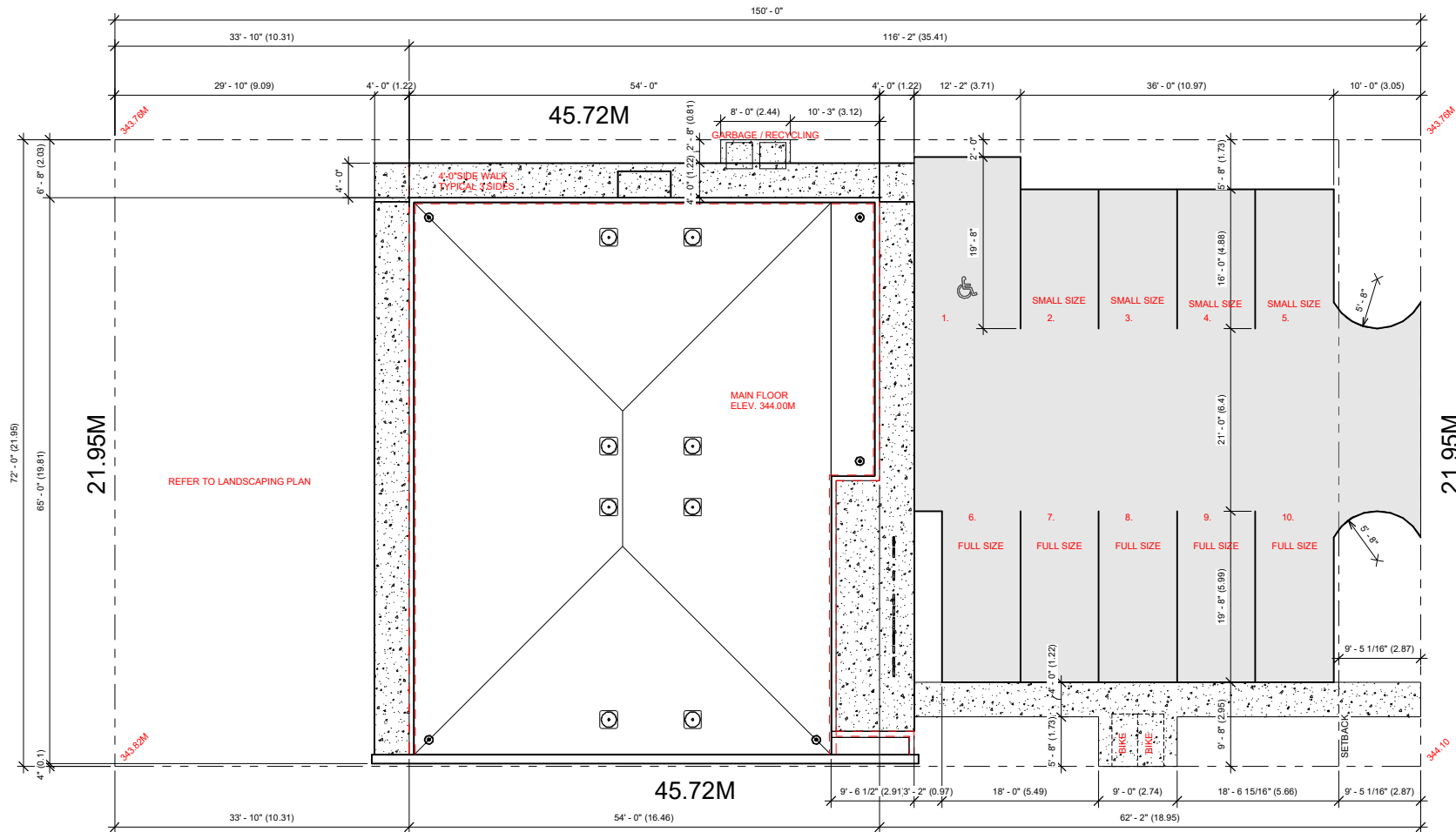
Planner Initials



City of
Kelowna
DEVELOPMENT PLANNING

DRAFT

LANE



SITE INFORMATION		
GENERAL ZONING AND SITE INFORMATION		
- CIVIC ADDRESS:	439 WEST AVE	
- LEGAL:	PLAN KAP 4743, LOT 9	
- ZONE:	UC5	
- AUTHORITY:	CITY OF KELOWNA	
- TOTAL LOT AREA:	10,800m ² [1,003.4m ²]	
- MAX. SITE COVERAGE OF BUILDINGS:	85%	
- MAX. SITE COVERAGE OF BUILDINGS, STRUCTURES, AND IMPERMEABLE SURFACES:	90%	
SITE CONSTRAINTS		
	PERMITTED	PROPOSED
- FRONT YARD SETBACK:	3.0m	18.95m
- REAR YARD SETBACK:	0.0m	10.31m
- SIDE YARD SETBACK:	0.0m	0.01m
- SIDE YARD SETBACK:	0.0m	2.01m
- MAX. HEIGHT:	22.0m	3.96m
- MAX. HEIGH FOR BUILDINGS	6 STOREYS	1 STOREY
- FAR 1.8 (1,003.4M2)	1,806.1m ²	313.5m ²
SITE COVERAGE		
+ BUILDING:	3,385 ² [314.5m ²] (31.2%)	
+ SIDEWALK:	893m ² [83.0m ²]	
+ PATIO AREA:	2,939m ² [273.0m ²]	
= TOTAL SITE COVERAGE:	7,217m ² [670.5%]	(66.8%)
PARKING		
	PERMITTED	PROPOSED
- 10 SPACES PER 11 CHILDREN		
- 48 CHILDREN	4	10
BICYCLE PARKING		
- 2 PER 100M ² (314.5 M ²) = 1 SPACE		
- 4 PER 100M ² (314.5 M ²) = 1 SPACE		
- 2 AT FRONT DOOR		

SCHEDULE A

This forms part of application # DP23-0196

Planner Initials **AC**

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23
3	REVD FOR DIM.	16.11.23

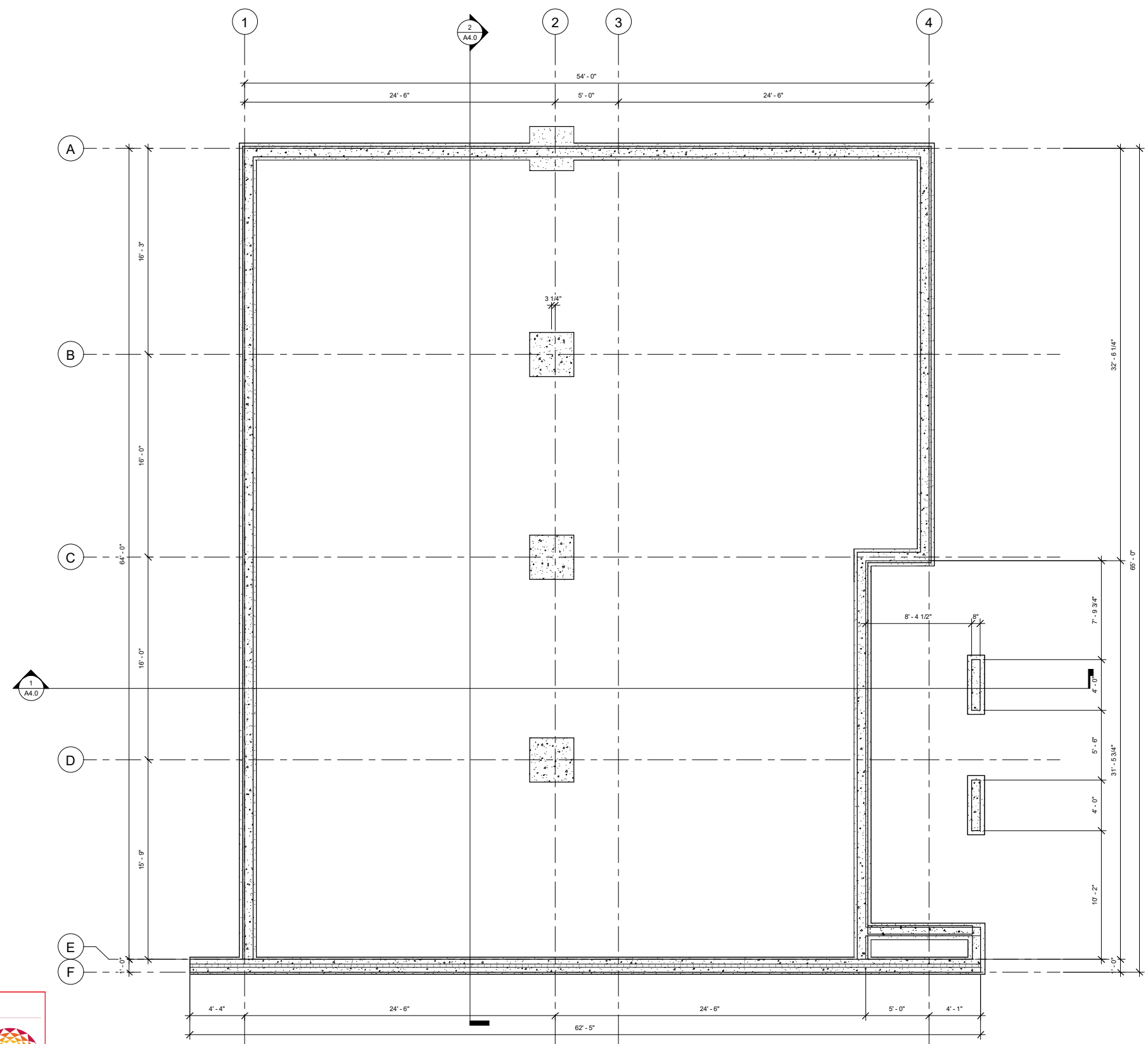
Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

SITE PLAN

SCALE: AS NOTED	
DRAWN BY: MAC	CHECKED BY: MAC
DATE: 16.11.23	PROJECT: 2023-005

A1.0



Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23

Worman Commercial Inc.
 401-590 KLO Rd
 Kelowna, BC V1Y 7S2
 250-575-2347

PROPOSED COMMERCIAL BUILDING
 439 WEST AVE
 KELOWNA, BC

FOUNDATION PLANS

SCALE:
 AS NOTED

DRAWN BY: BV
 CHECKED BY: BV

DATE: 10.10.23
 PROJECT: 2023-005

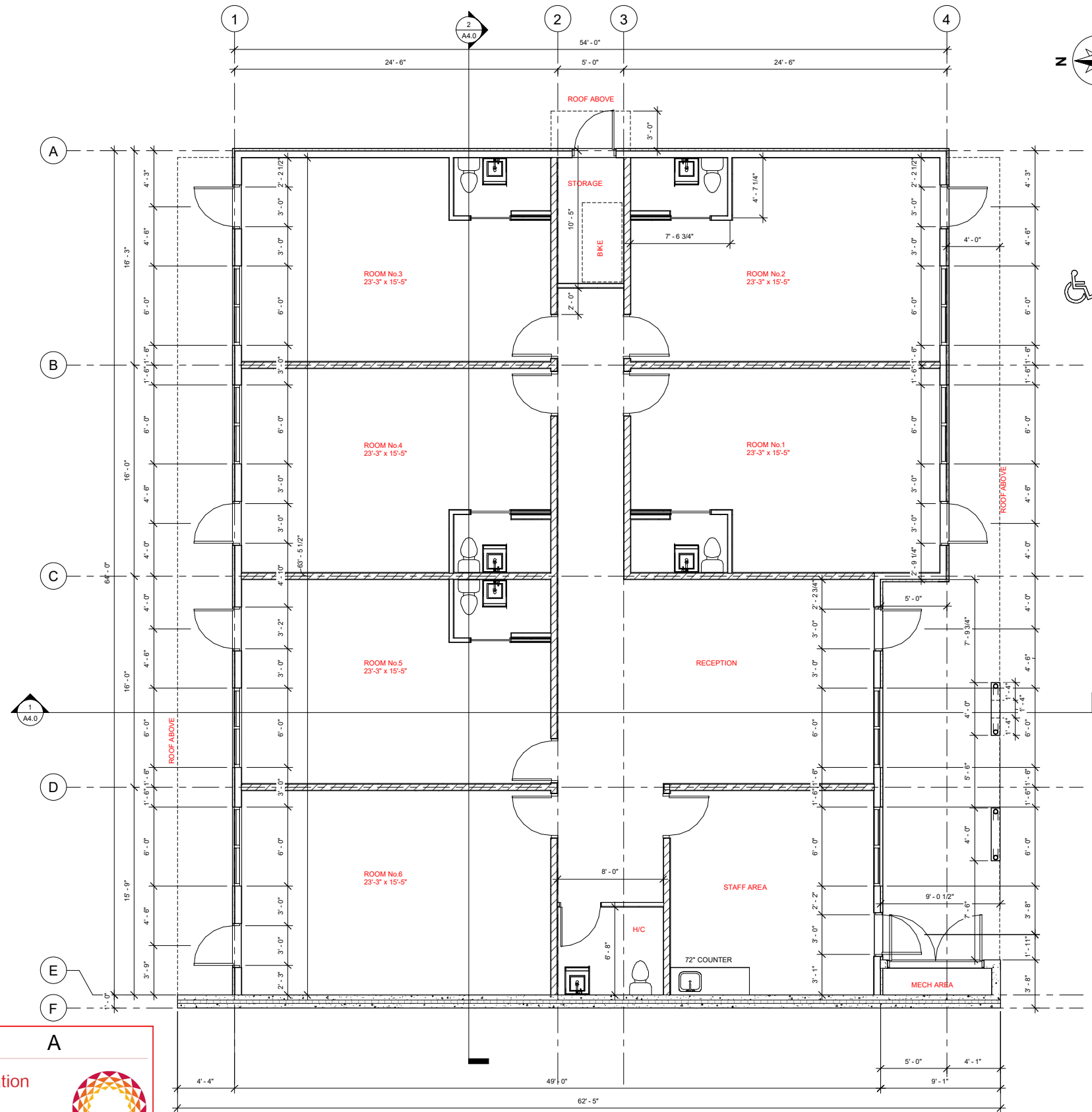
A3.0

SCHEDULE A

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① FOUNDATION
 1/4" = 1'-0"



① MAIN FLOOR PLAN
1/4" = 1'-0"

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
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Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

MAIN FLOOR PLAN

SCALE:
AS NOTED

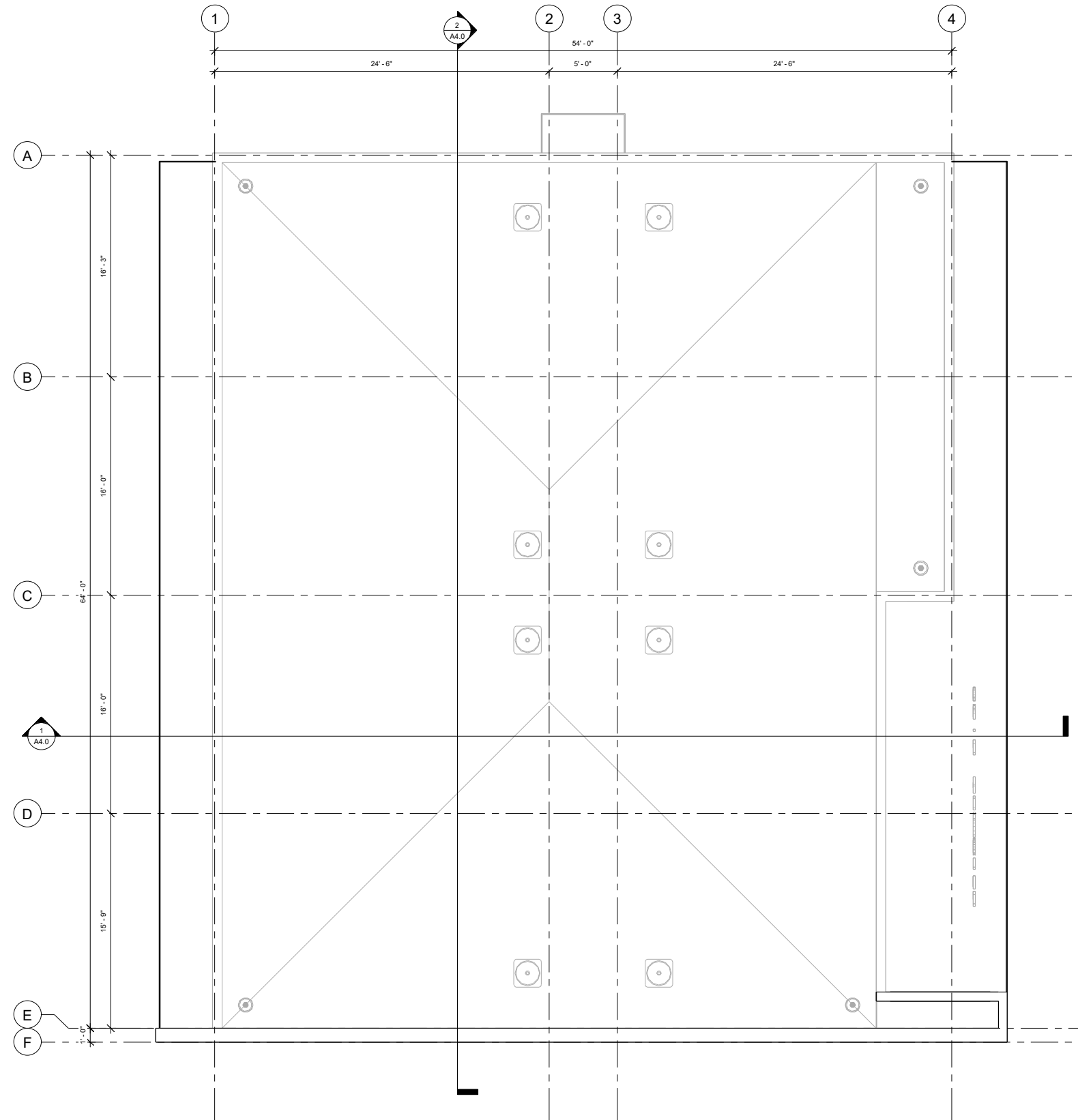
DRAWN BY: BV	CHECKED BY: BV
DATE: 10.10.23	PROJECT: 2023-005

A3.1

SCHEDULE A

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DP23-0196

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① TO OF PARAPET
1/4" = 1'-0"

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1	ISSUE FOR REVIEW	5.10.23
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Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

ROOF PLAN

SCALE:
AS NOTED

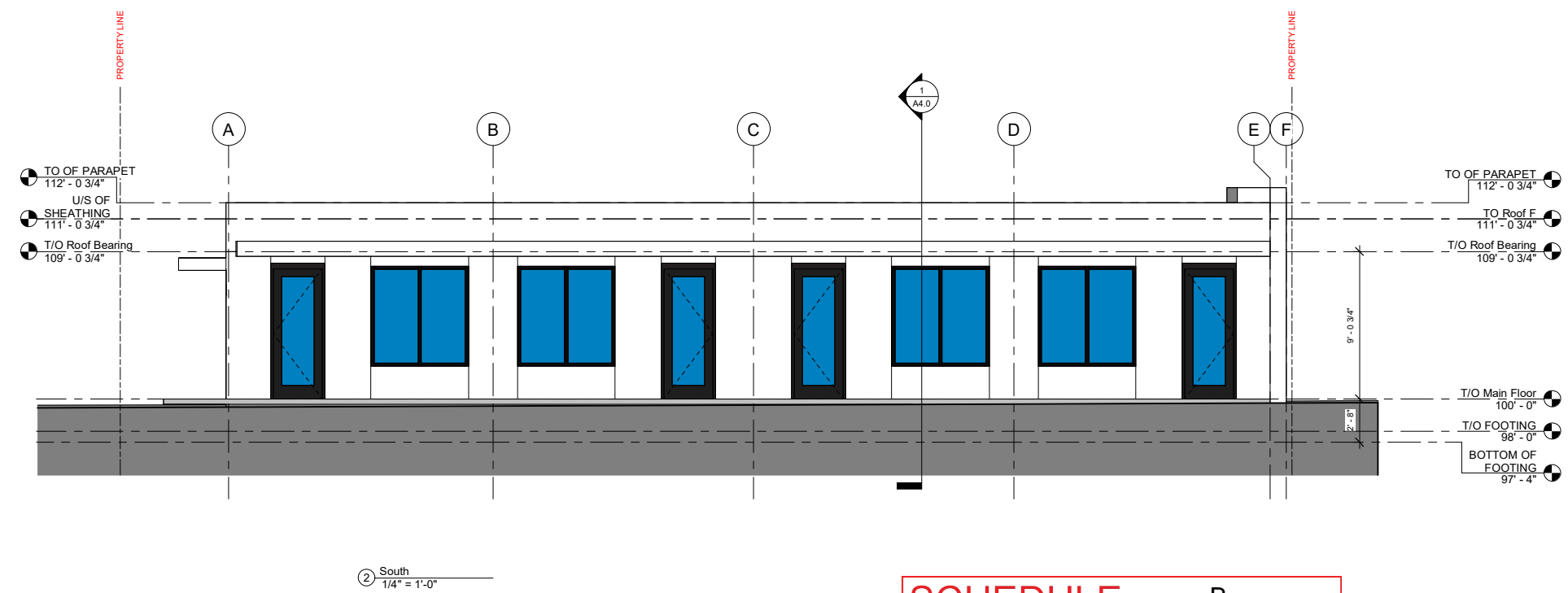
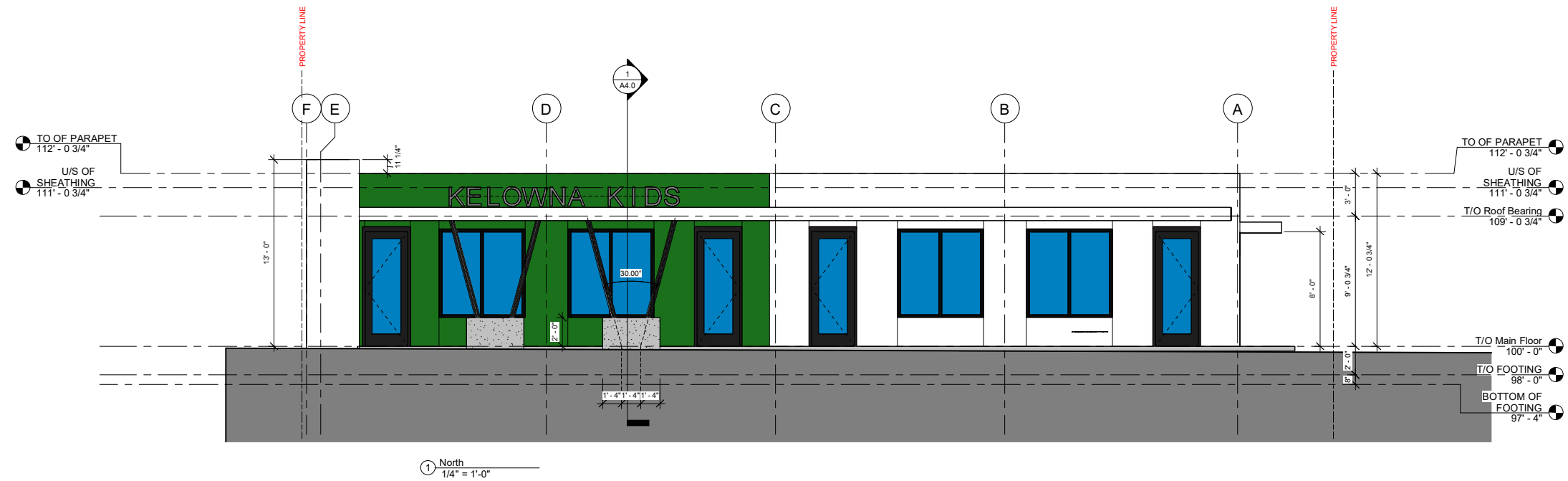
DRAWN BY: BV	CHECKED BY: BV
DATE: 10.10.23	PROJECT: 2023-005

SCHEDULE A

This forms part of application
DP23-0196

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A3.2



SCHEDULE B

This forms part of application
 # DP23-0196

Planner Initials **AC**



City of Kelowna
DEVELOPMENT PLANNING

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23

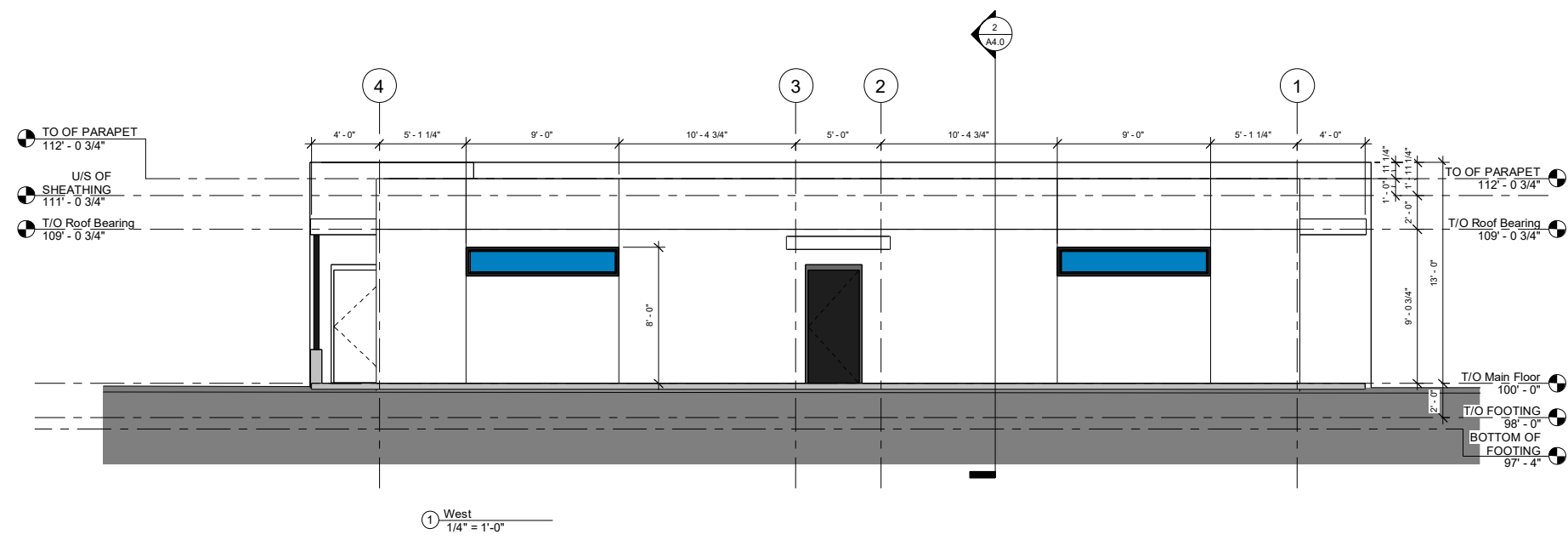
Worman Commercial Inc.
 401-590 KLO Rd
 Kelowna, BC V1Y 7S2
 250-575-2347

PROPOSED COMMERCIAL BUILDING
 439 WEST AVE
 KELOWNA, BC

ELEVATIONS

SCALE: AS NOTED	
DRAWN BY: BV	CHECKED BY: BV
DATE: 10.10.23	PROJECT: 2023-005

A2.0



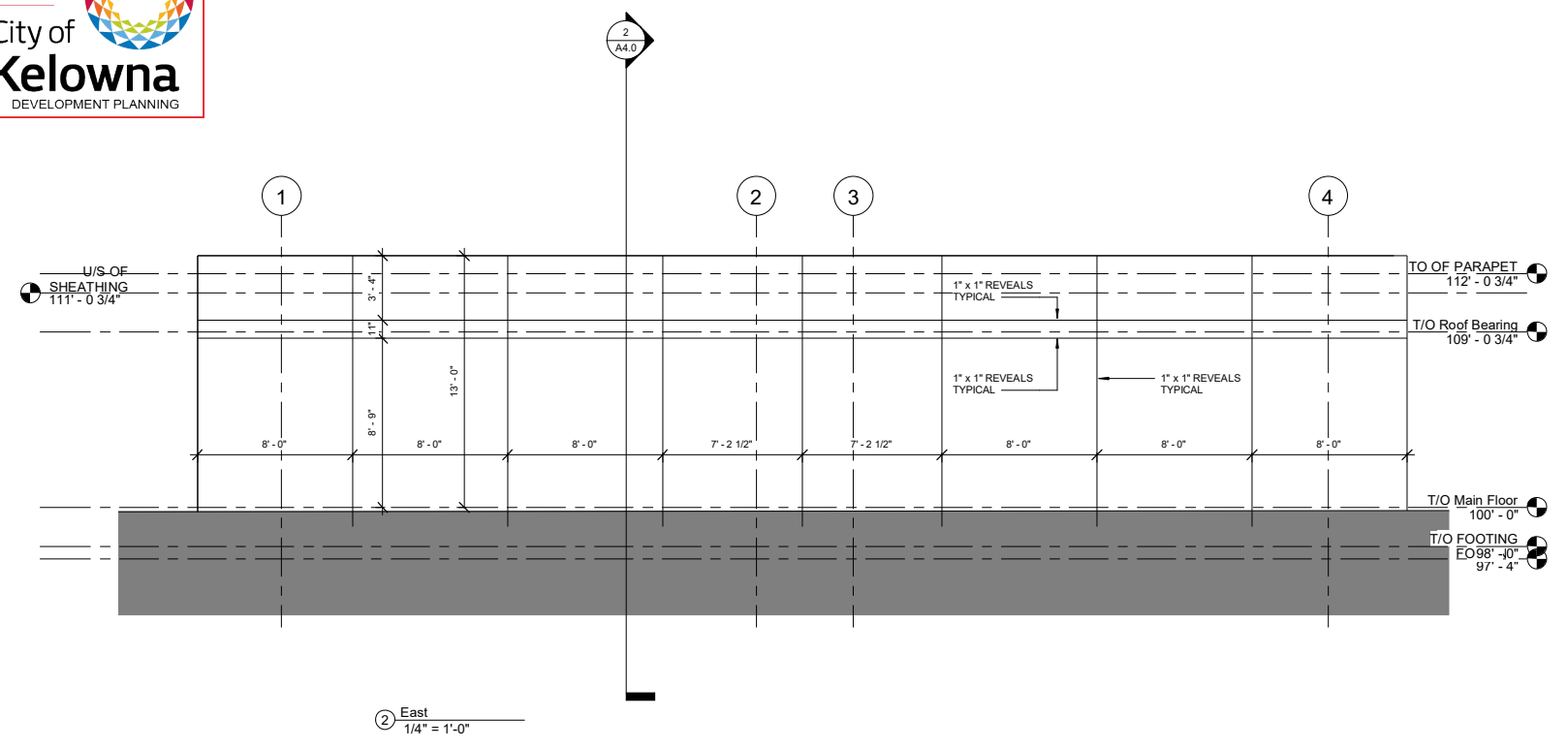
SCHEDULE B

This forms part of application
DP23-0196

Planner Initials **AC**



City of
Kelowna
DEVELOPMENT PLANNING



Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	ISSUE FOR REVIEW	5.10.23
2	ISSUE FOR DP	10.10.23

Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

ELEVATIONS

SCALE:
AS NOTED

DRAWN BY: BV	CHECKED BY: BV
DATE: 10.10.23	PROJECT: 2023-005

A2.1

439 WEST AVE KELOWNA, BC




3 3D View 1

SHEET LIST		
Sheet Number	Sheet Name	Current Revision Date
A0.0	TITLE	10.10.23
A0.1	NOTES & 3D VIEWS	
A0.2	ASSEMBLIES, LEGENDS, & SCHEDULES	
A1.0	SITE PLAN	16.11.23
A2.0	ELEVATIONS	10.10.23
A2.1	ELEVATIONS	10.10.23
A3.0	FOUNDATION PLANS	10.10.23
A3.1	MAIN FLOOR PLAN	10.10.23
A3.2	ROOF PLAN	10.10.23
A4.0	SECTIONS & DETAILS	10.10.23
A4.1	SECTIONS & DETAILS	5.10.23
A4.2	SECTIONS & DETAILS	

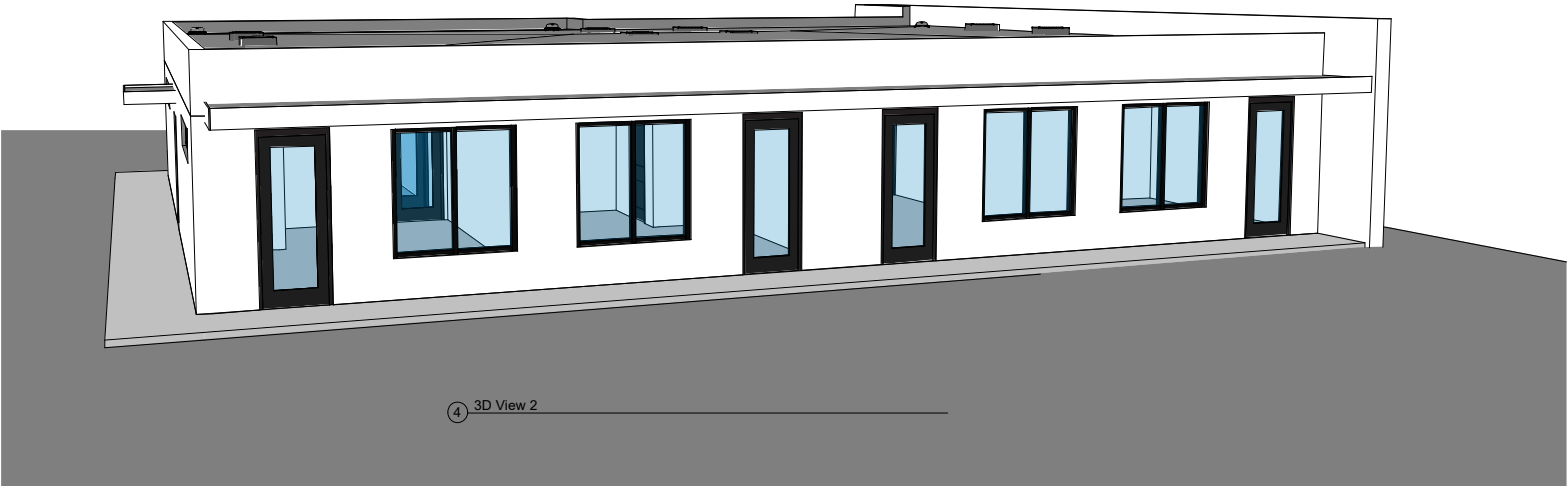
SCHEDULE B

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DP23-0196

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City of
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DEVELOPMENT PLANNING



4 3D View 2

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
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Worman Commercial Inc.
401-590 KLO Rd
Kelowna, BC V1Y 7S2
250-575-2347

PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

TITLE

SCALE:
AS NOTED

DRAWN BY: ??	CHECKED BY: BV
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DATE: 10.10.23	PROJECT: 2023-005
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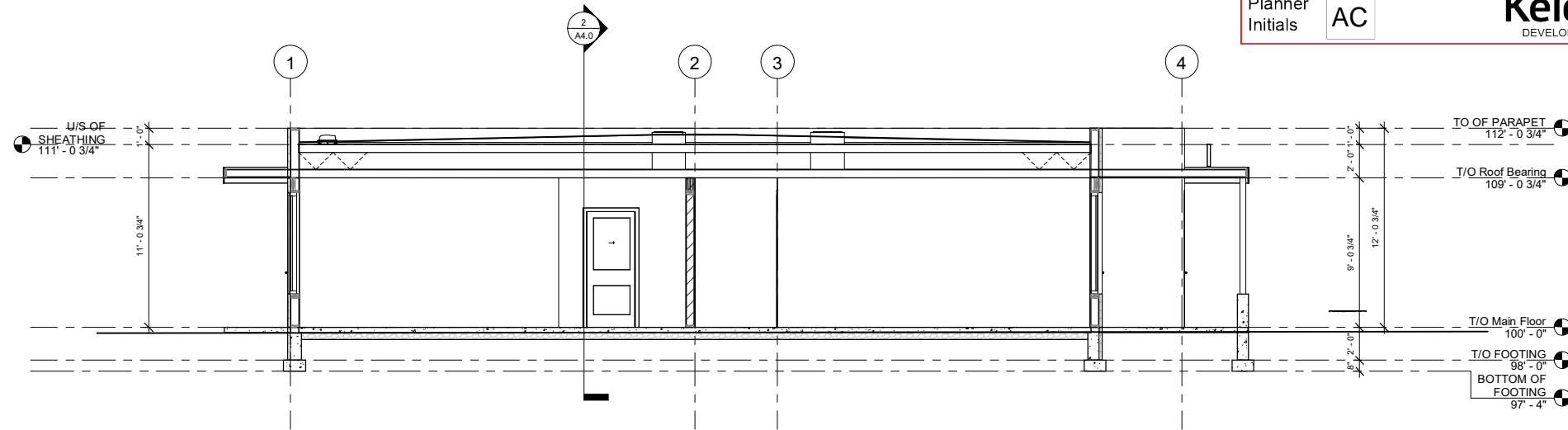
SCHEDULE B

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DP23-0196

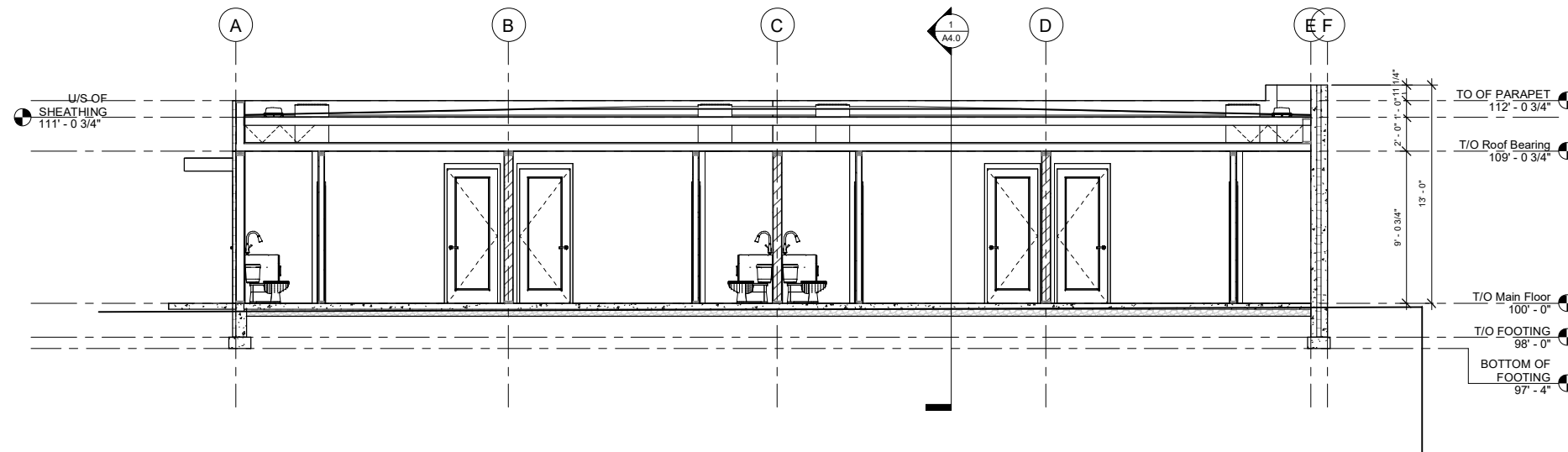
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City of
Kelowna
DEVELOPMENT PLANNING



① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

Issue Schedule		
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PROPOSED COMMERCIAL BUILDING
439 WEST AVE
KELOWNA, BC

SECTIONS & DETAILS

SCALE:
AS NOTED

DRAWN BY: BV
CHECKED BY: BV

DATE: 10.10.23
PROJECT: 2023-005

A4.0



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FINISH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	1	3cm CAL
AMELANCHIER ALNIFOLIA 'OBEISK'	STANDING OVATION SERVICEBERRY	11	3cm CAL
TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	2	5cm CAL
SHRUBS			
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	14	#02 CONT. /1.2M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	3	#02 CONT. /2.5M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	6	#02 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	19	#01 CONT. /0.6M O.C. SPACING
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	19	#01 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPRUCE	19	#01 CONT. /0.6M O.C. SPACING
PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCH GRASS	19	#01 CONT. /0.6M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	19	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'CARADONNA'	CARADONNA PERENNIAL SALVIA	19	#01 CONT. /0.6M O.C. SPACING

SCHEDULE C

This forms part of application # DP23-0196

Planner Initials **AC**

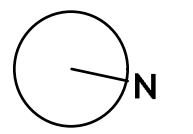
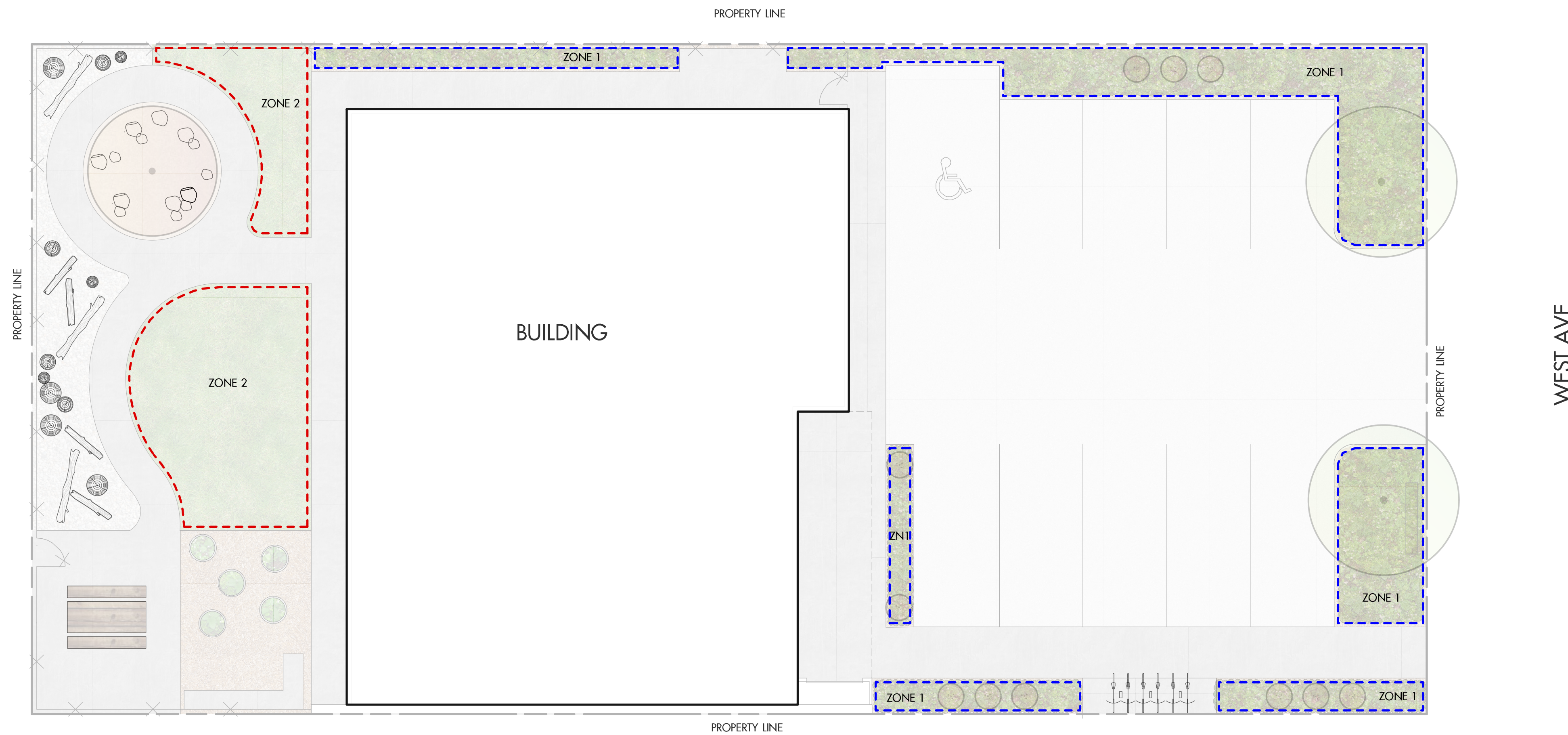
City of Kelowna DEVELOPMENT PLANNING

ISSUED FOR / REVISION

1	23.10.03	Review
2		
3		
4		
5		

PROJECT NO. P22124
 DESIGN BY FB
 DRAWN BY AJ
 CHECKED BY FB
 DATE OCT. 06, 2023
 SCALE 1:100
 PAGE SIZE 24x36

SEAL



PROJECT TITLE
439 WEST AVE

Kelowna, BC

DRAWING TITLE
**WATER CONSERVATION/
 IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	23.10.03	Review
2		
3		
4		
5		

PROJECT NO.	P22124
DESIGN BY	FB
DRAWN BY	AJ
CHECKED BY	FB
DATE	OCT. 06, 2023
SCALE	1:100
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

L2/2

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SCHEDULE C

This forms part of application
 # DP23-0196

Planner Initials **AC**

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
 TOTAL AREA: 100 sq.m.
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 33 cu.m.
- ZONE #2:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
 TOTAL AREA: 59 sq.m.
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES AND BUILDING
 ESTIMATED ANNUAL WATER USE: 51 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 95 cu.m. / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 84 cu.m. / year
 WATER BALANCE = 11 cu.m. / year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 6.0: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i>	N/A	1	2	3	4	5
6.1 General Guidelines						
6.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.	X					
b. Locate entries to be visible and directly accessible from the public street.				X		
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	X					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						X
6.1.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						X
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.						X
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)						X
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; 						X
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.		X				
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.		X				
g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. 						X

h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.	X					
i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.	X					
6.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	X					
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.	X					
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.		X				
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						X
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.	X					
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> Integrating these facilities into the footprint of the building; or Screening using fencing, walls, and/or landscaping 						X
6.1.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience					X	
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.			X			
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						X
d. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.	X					
e. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.						X
f. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.		X				
g. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.						X
h. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				X		

i. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						X
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ATTACHMENT B

This forms part of application
DP23-0196

Planner Initials AC



City of
Kelowna
DEVELOPMENT PLANNING



WORMAN
WORMAN HOMES | WORMAN COMMERCIAL

October 3, 2023

Re: 439 West Avenue
Development Rationale Letter

Dear City of Kelowna,

The attached application is for 439 West Avenue. The building consists of a purpose-built daycare center including a private outdoor play space as well as the required parking.

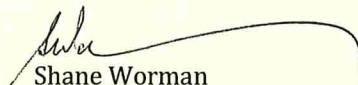
Our community and our neighborhood desperately need daycare space. Since daycares have very specific requirements it is very difficult to find appropriate locations. Kelowna Kids is already an existing tenant in our building at 2750 Richter and we have been working with them to expand for years. Each time we do a development in the neighborhood we try and incorporate in space that would be appropriate for their use: each time we fail! Their requirements make it difficult to meet their needs while also meeting the needs of others within new buildings. For this site we decided, rather than develop to the full extent under the zoning bylaw and not be able to accommodate them, we wanted to prioritize the daycare.

By making the building a single storey we have been able to create the most accessible design possible. Drop off is achieved with the onsite parking. Play space is on site and right out the door from the building. In addition to this onsite play space the site borders the hidden gem of Abbott Street Park. This makes for a wonderful extension to the private play space as well as providing safe, walking access to the beach for those nice summer days.

Our proposal meets all the requirements under the UC5 zone.

This application maintains our philosophy of building great neighborhoods. We believe this will only strengthen the fabric of South Pandosy. We look forward to the application's approval.

Sincerely,


Shane Worman
Worman Commercial
Simple Pursuits Inc.

ATTACHMENT		C
This forms part of application		
# DP23-0196		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

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