



City of
Kelowna

DP23-0196
439 West Ave

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a Child Care Centre, Major.

Development Process



Oct 27, 2023

Development Application Submitted



Staff Review & Circulation



Dec 4, 2023

Development Permit

} Council Approvals



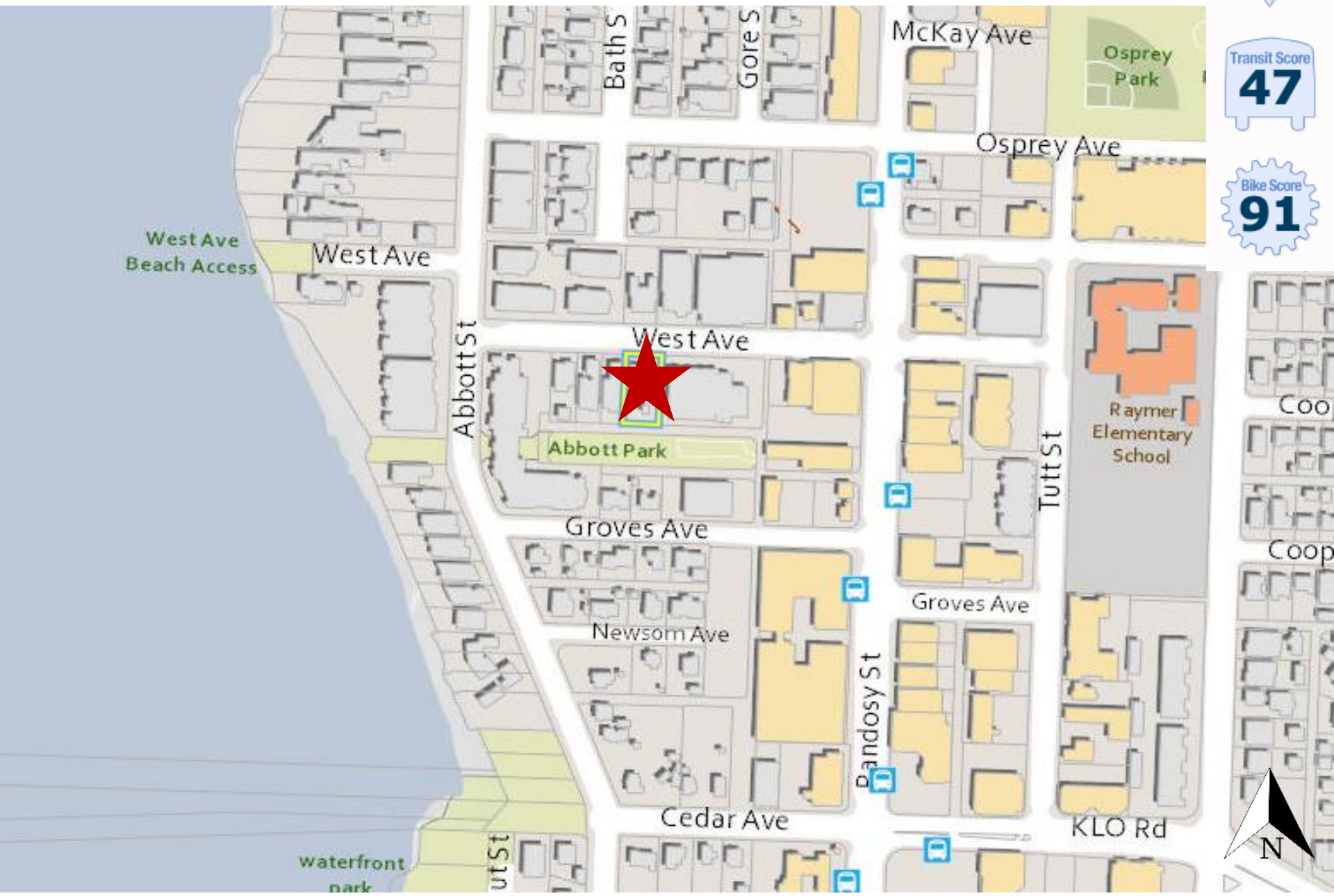
Building Permit

Context Map

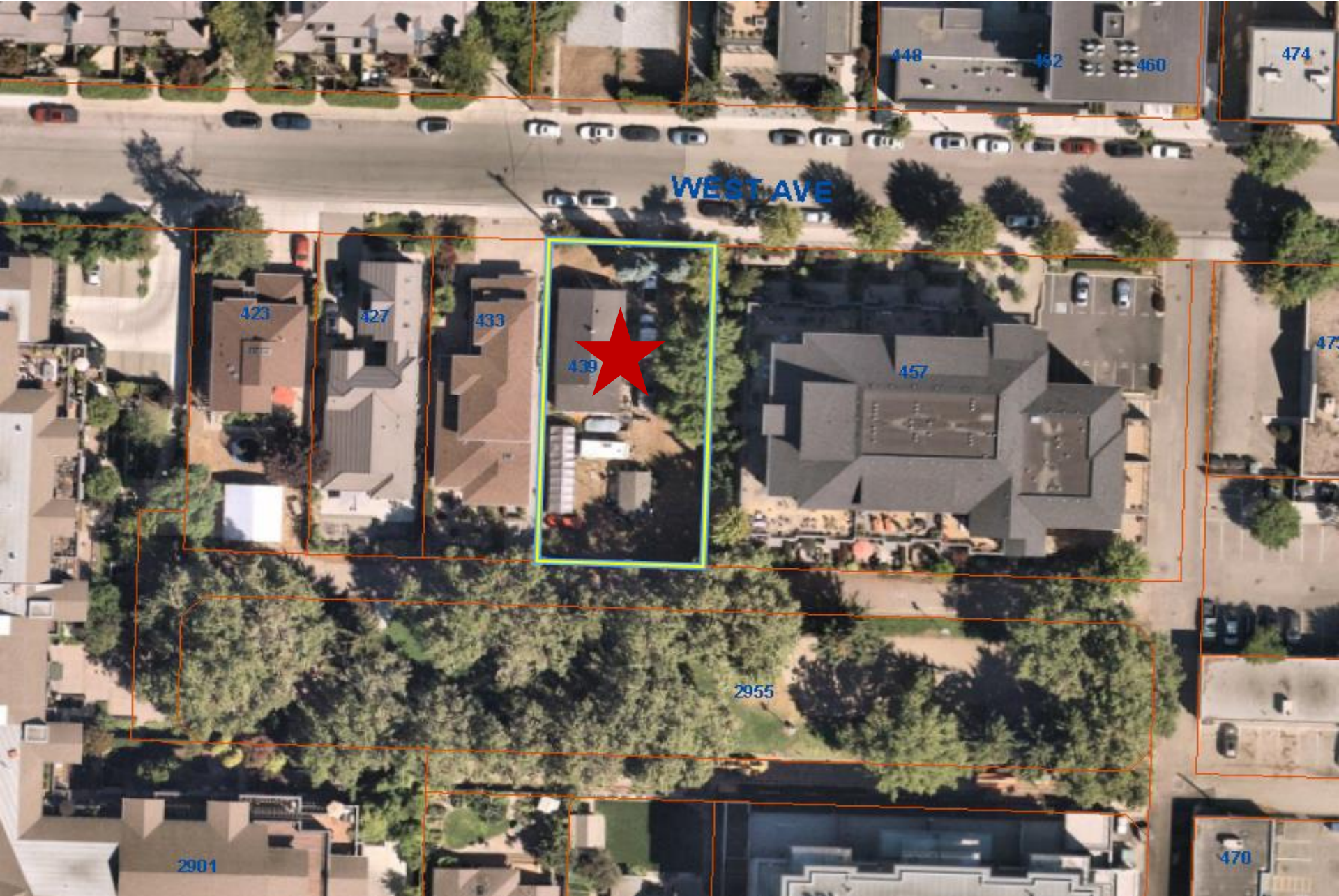
Walk Score
72

Transit Score
47

Bike Score
91



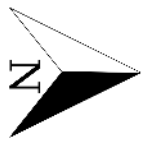
Subject Property Map



Technical Details

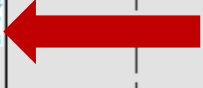
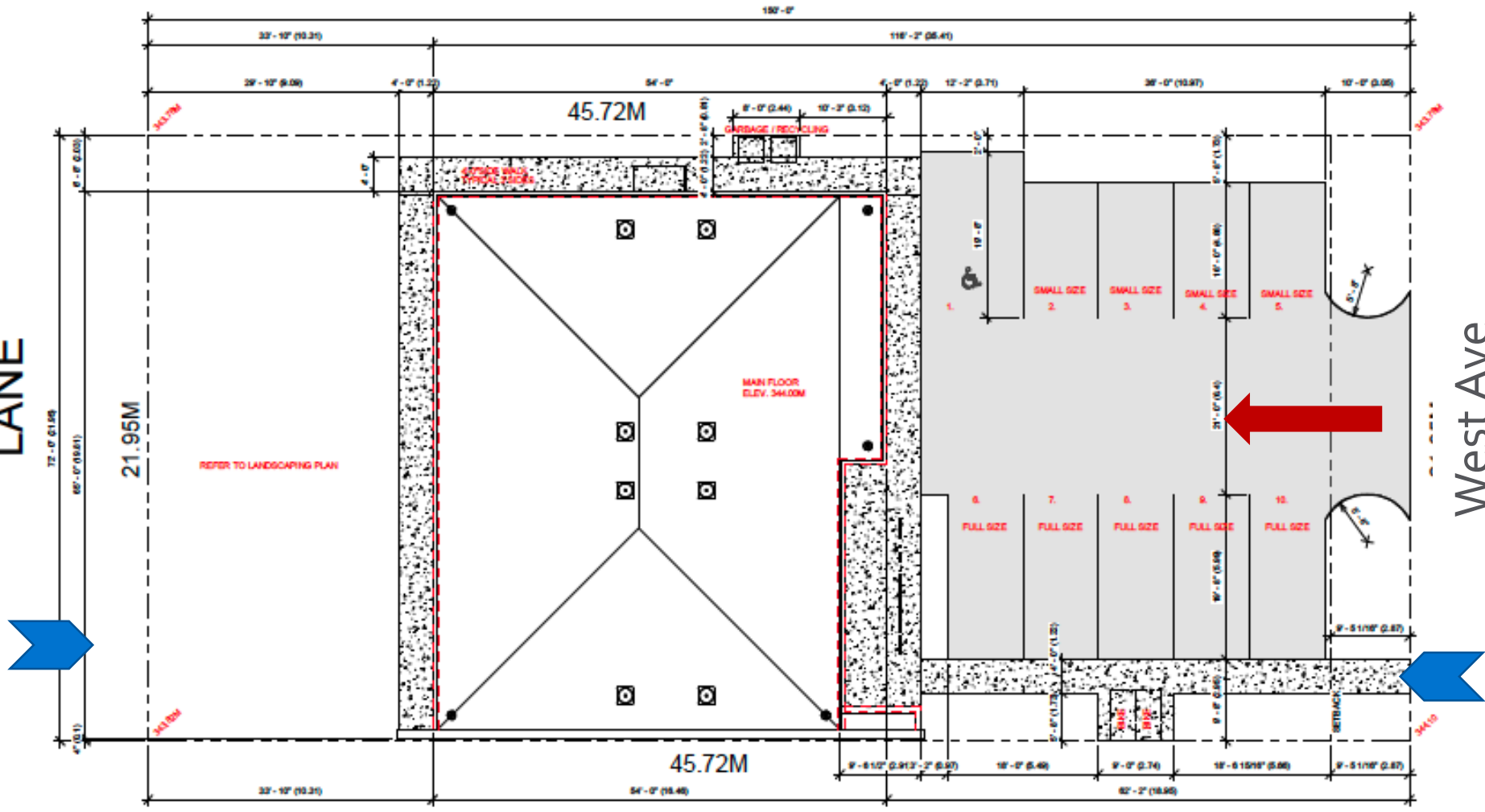
- ▶ Child Care Centre, Major
 - ▶ 48 Children
 - ▶ 1 storeys in height
 - ▶ 10 Parking Stalls
 - ▶ 2 Bicycle Parking Stalls
 - ▶ Backs onto Abbott Park

Site Plan



LANE

West Ave



Elevation – North

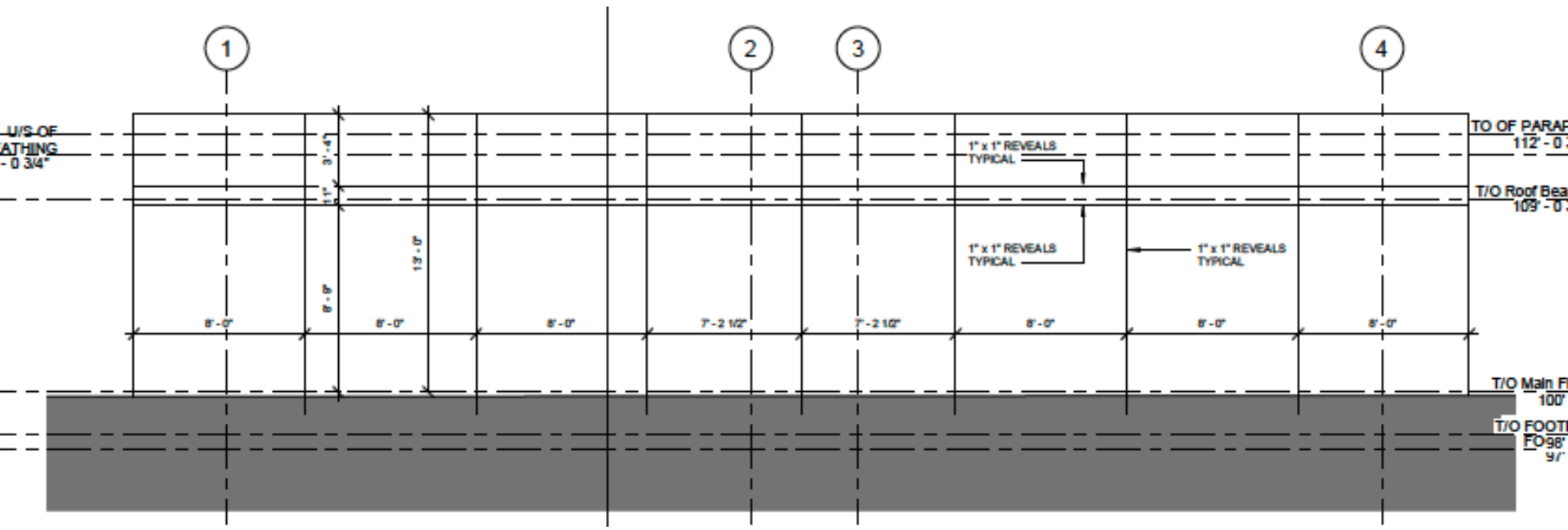


① North
1/4" = 1'-0"

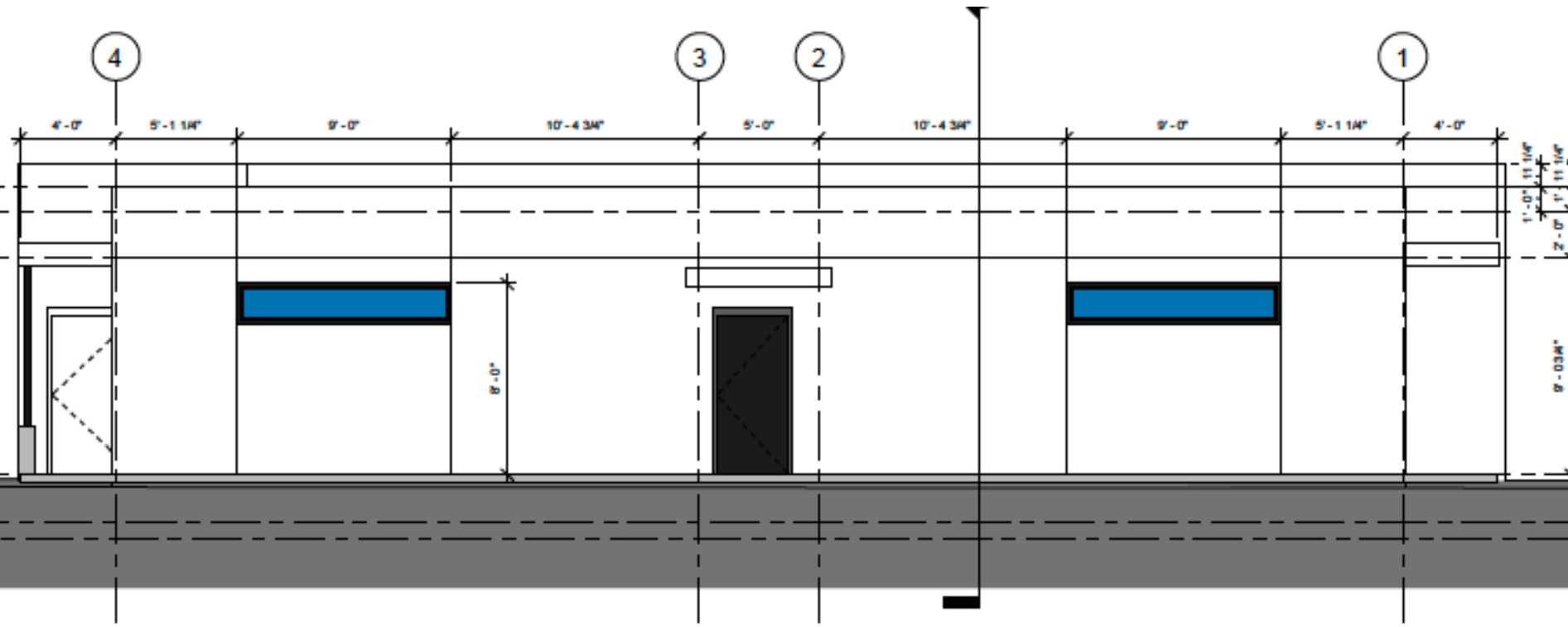
Elevation – South



Elevation – East



Elevation – West



① West
1/4" = 1'-0"

Materials Board



PRECAST WALL & DECORATIVE CONCRETE WALLS
NATURAL CONCRETE



SLOPING POSTS
BENJAMIN MOORE "HALE ORANGE"
#CW-295



ACCENT WALLS
BENJAMIN MOORE "GREEN WITH ENVY"
#2036-30

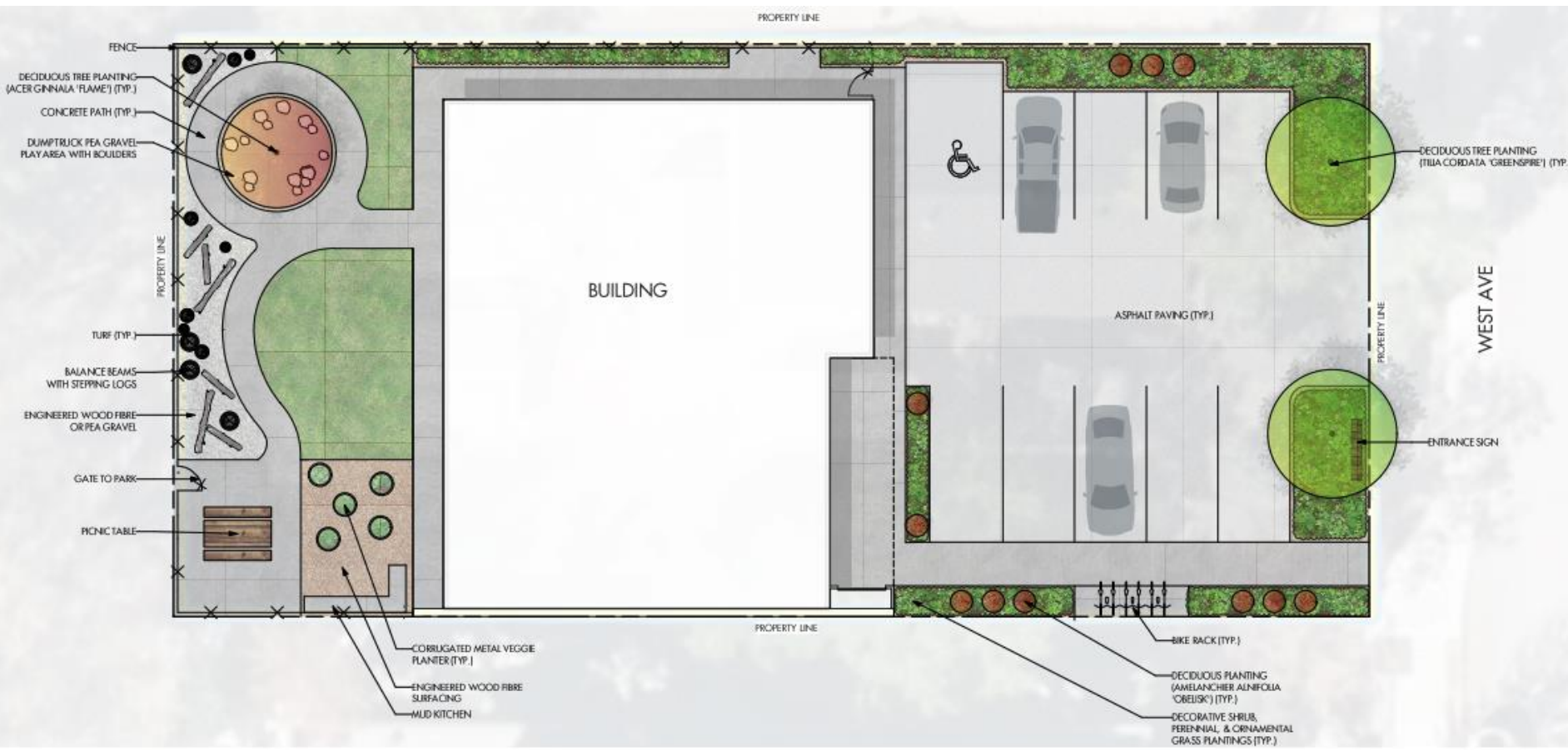


FRENCH DOORS
BENJAMIN MOORE "AMHERST GRAY"
#HC-167



STUCCO, WINDOWS, SOFFIT, FASCIA & BEAMS
BENJAMIN MOORE "CLOUD WHITE"
#OC-130

Landscape Plan



Rendering



OCP Design Guidelines

- ▶ Incorporates a range of materials and colours
- ▶ Design site layout reflects the use
- ▶ Defined pedestrian accesses

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Integrates well with Abbott Park
 - ▶ Provides child care in an Urban Centre