


Development Permit

DP24-0165

ATTACHMENT	A
This forms part of application	
# DP24-0165	
Planner Initials	ak



City of Kelowna
City of Kelowna
Kelowna

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

212 Valley Road N

and legally known as

That part of Lot 13 Block 5 Section 4 Township 23, ODYD Plan 896 shown as Okanagan Hwy (proposed) and two parts as 50 ft Access Road all of which are dedicated as road on Plan 11656

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

Temporary Shelter Services

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

Date of Council Approval: February 24, 2025
Development Permit Area: Form and Character
Existing Zone: A2 – Agriculture/Rural Residential
Future Land Use Designation: R-AGR – Rural – Agricultural & Resource

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: City of Kelowna

Applicant: MQN Architects

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

Date of Issuance

This forms part of application

DP24-0165

Planner
Initials

ak

City of
Kelowna
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, 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. DP24-0165 for That part of Lot 13 Block 5 Section 4 Township 23, ODYD Plan 896 shown as Okanagan Hwy (proposed) and two parts as 50 ft Access Road all of which are dedicated as road on Plan 11656 located at 212 Valley Road N, 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 Council 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 **\$91,663.75**

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.

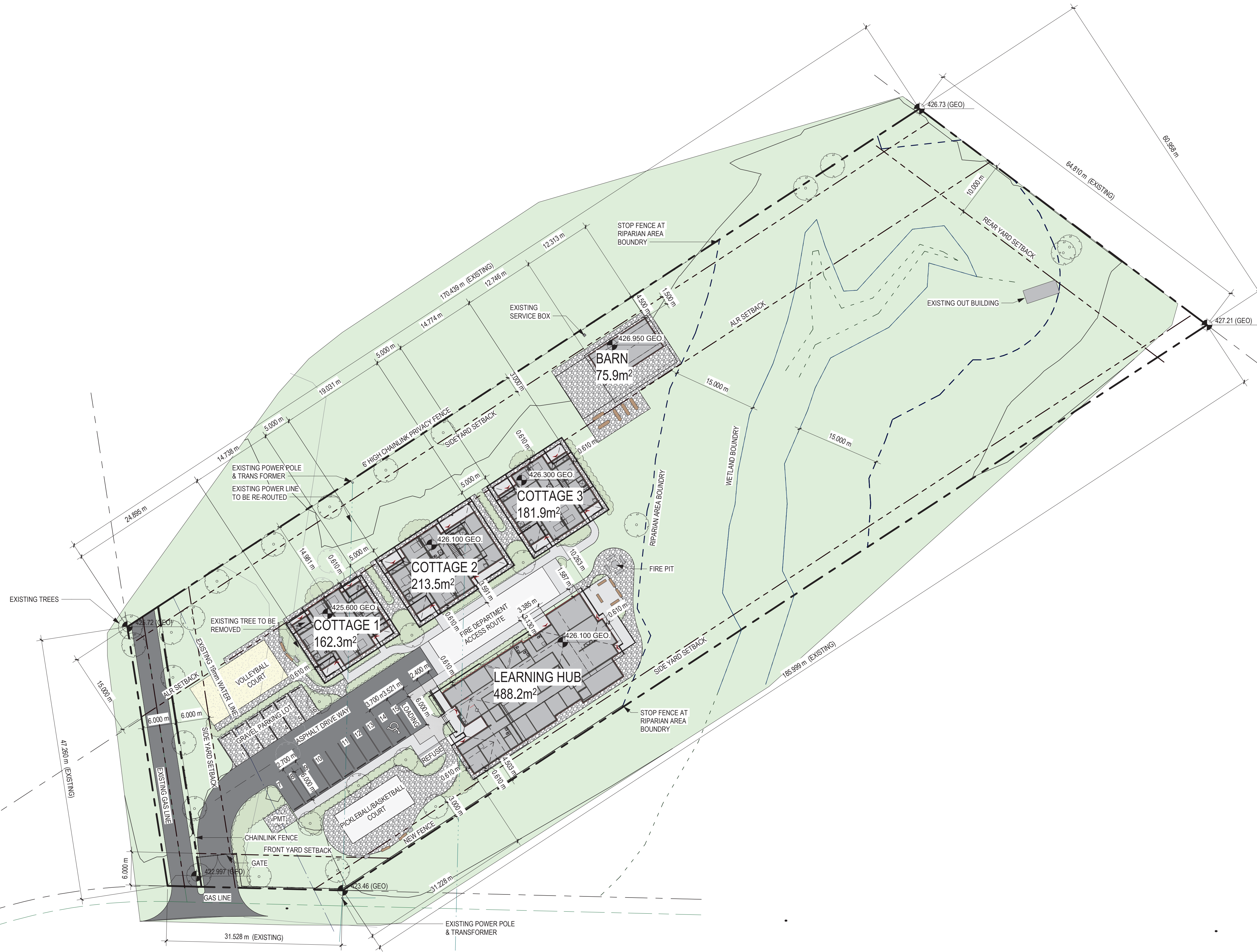
4. INDEMNIFICATION

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.

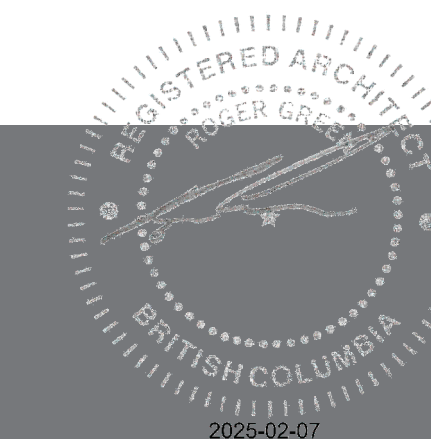
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly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

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**



1 SITE PLAN
 SCALE: 1/32" = 1'-0"

PROPERTY INFORMATION						
CIVIL ADDRESS:	212 VALLEY ROAD NORTH, KELOWNA, BC V1V 2G1					
LEGAL ADDRESS:	KAP896 LOT 13, BLOCK 5					
CURRENT ZONING:	A2 - AGRICULTURE / RURAL RESIDENTIAL					
PROPOSED ZONING:	A2 - AGRICULTURE / RURAL RESIDENTIAL					
LOT AREA:	11,598.3 m ² (SI)	124,843 ft ² (IMP)				
BUILDING INFORMATION						
NUMBER OF NEW BUILDINGS:	5					
BUILDING FOOTPRINT (ALL BUILDINGS):	1,121.8 m ² (SI)	12,076 ft ² (IMP)				
TOTAL GROSS FLOOR AREA (GFA):	1,547.2 m ² (SI)	16,654 ft ² (IMP)				
TOTAL NET FLOOR AREA (NFA):	-	-				
NUMBER OF STOREYS:	2					
DRIVEWAYS AND PARKING AREAS:	1,005.7 m ² (SI)	10,826 ft ² (IMP)				
ZONING ANALYSIS						
JURISDICTION	KELOWNA, ZONING BYLAW NO. 12375 A2 AGRICULTURAL AND RURAL RESIDENTIAL					
PRINCIPLE USES:	TEMPORARY SHELTER SERVICES PROPOSED AMENDMENT					
ACCESSORY USES:	AGRICULTURAL					
SPRINKLERS REQUIRED PER BYLAWS:	YES, COTTAGE 2 / NO ALL OTHERS					
SNOW LOAD REQUIRED PER BYLAWS:	SNOW LOAD Ss 1.8 Sr 0.1 FROST DEPTH 600mm					
SUBDIVISION REGULATIONS:						
	REQUIRED	PROVIDED				
MIN. SITE WIDTH:	40.0 m MIN	61.0 m				
MIN. SITE DEPTH:	N/A	186.0 m				
MIN. SITE AREA:	300,000 m ² SEPTIC, 40,000 m ² SEWER	11,598.3 m ²				
DEVELOPMENT REGULATIONS:						
	REQUIRED	PROVIDED				
MAX SITE COVERAGE BUILDINGS (SI / IMP)	N/A	1,121.8 m ²				
MAX SITE COVERAGE BUILDING (%)	20%	9.7%				
MAX IMPERMEABLE SITE COVERAGE (SI / IMP)	35%	1,579.2 m ² = 1,121.8 m ²				
MAX SITE COVERAGE (%)	35%	23.3%				
MAX BUILDING HEIGHT	10.0 m	2 STOREY / 6.6 m				
MAX BUILDING HEIGHT AGRICULTURAL	16.0 m	1 STOREY 6.0m				
SETBACKS:						
	REQUIRED	PROVIDED				
FRONT YARD (SOUTH):	6.0 m	6.0 m				
REAR YARD (NORTHEAST):	10.0 m, 15 m ALR	15.0 m				
SIDE YARD (NORTHWEST):	3.0 m, 15 m ALR	15.0m, BARN AT 4.5m				
SIDE YARD (SOUTHEAST):	3.0 m	3.0 m				
LANDSCAPE BUFFERS:						
	REQUIRED	PROVIDED				
FRONT YARD (SOUTH):	N/A	N/A				
REAR YARD (NORTHEAST):	4.0m BUFFER TO ALR	4.0m BUFFER TO ALR				
SIDE YARD (NORTHWEST):	4.0m BUFFER TO ALR	4.0m BUFFER TO ALR				
SIDE YARD (SOUTHEAST):	N/A	N/A				
FLOOR AREA RATIO (FAR):	N/A	N/A				
DENSITY (DWELLINGS / ha):	N/A	N/A				
OTHER REGULATIONS	REQUIRED	PROVIDED				
MIN. COMMON AMENITY SPACE	N/A	N/A				
PARKING CALCULATION						
	WIDTH	LENGTH	HEIGHT	REQUIRED	PROPOSED	%
REGULAR PARKING STALLS	2.5 m	6.0 m	2.0 m	2	14	93.3
ACCESSIBLE PARKING STALLS	3.7 m	6.0 m	2.3 m		1	6.7
VAN ACCESSIBLE PARKING STALLS	4.8 m	6.0 m	2.3 m		0	0
BACHELOR UNIT 1 BEDROOM UNIT 2 BEDROOM UNIT						
TOTAL PARKING STALLS					15	100.0
SMALL STALLS *0% OF STALLS MAY BE SMALL SIZE	2.3 m	4.8 m	2.0 m	0	0	0
DRIVE AISLE	6.0 m TYP, 6.5 m @ PARKING			PROVIDED		
	REQUIRED			PROVIDED		
VISITOR STALLS	N/A			N/A		
LOADING STALLS	1			1		
BIKE STALLS	N/A			N/A		
DENSITY CALCULATION						
	REQUIRED	PROVIDED				
BACHELOR UNITS	N/A	N/A				
1 BEDROOM UNITS	N/A	N/A				
2 BEDROOM UNITS	N/A	N/A				
TOTAL DWELLING UNITS	N/A	N/A				
MIN. PRIVATE OUTDOOR SPACE	N/A	N/A				





LEARNING HUB FLOOR PLAN

YOUTH RECOVERY CENTRE
 KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

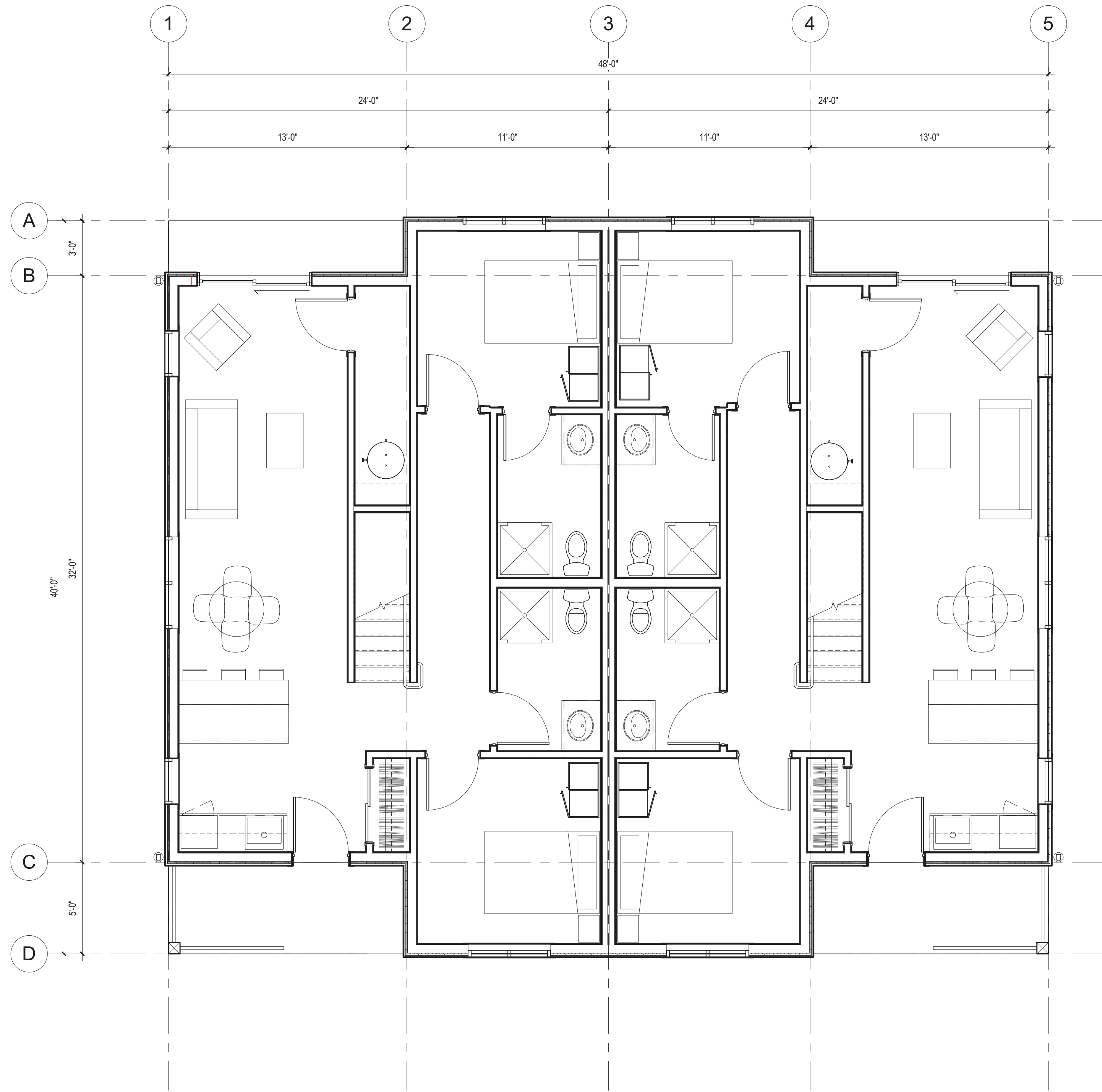


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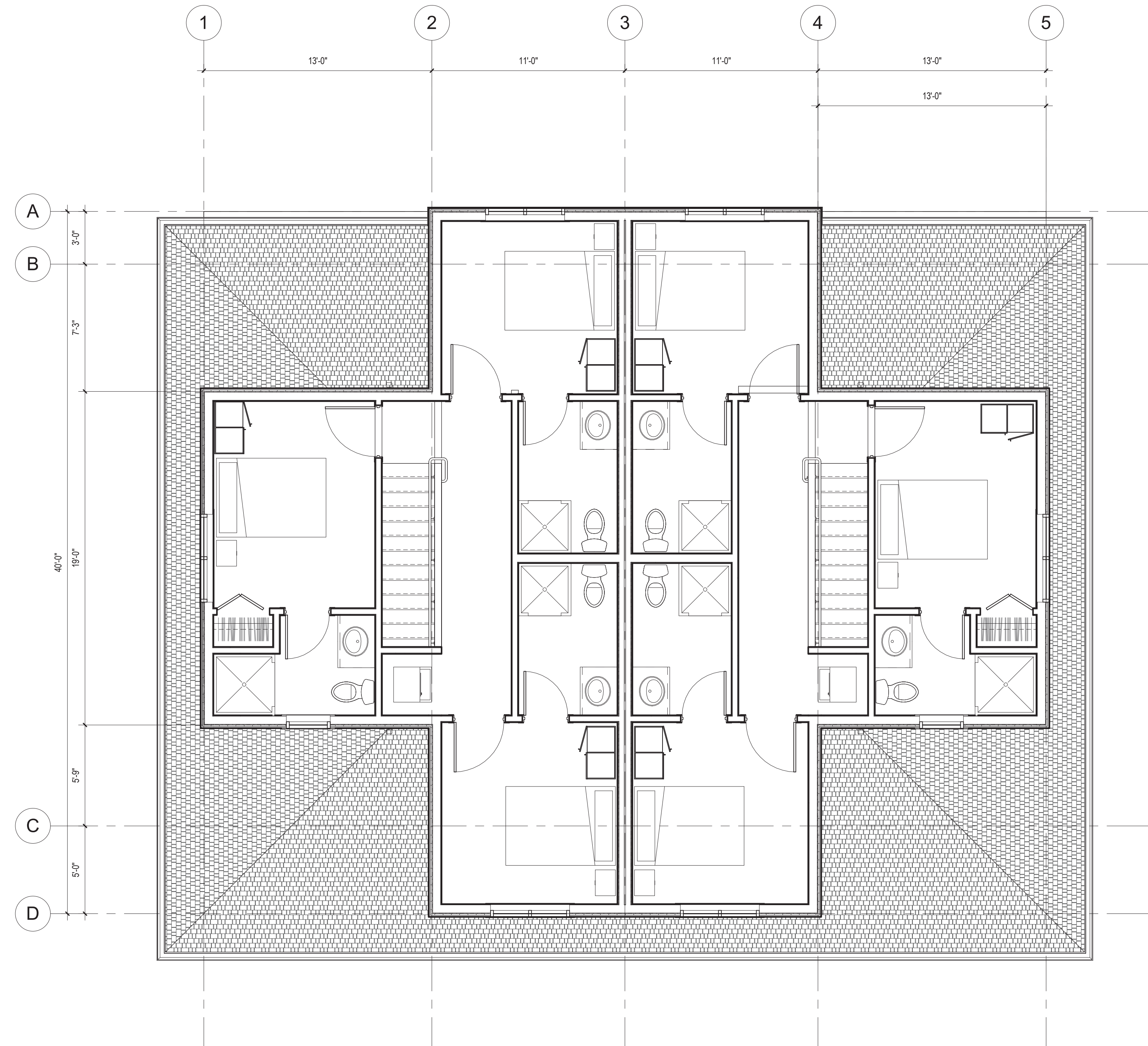
ISSUED FOR DEVELOPMENT PERMIT
 ON 2024.08.12

PROJECT: 23898
 SCALE: 1/4" = 1'-0"

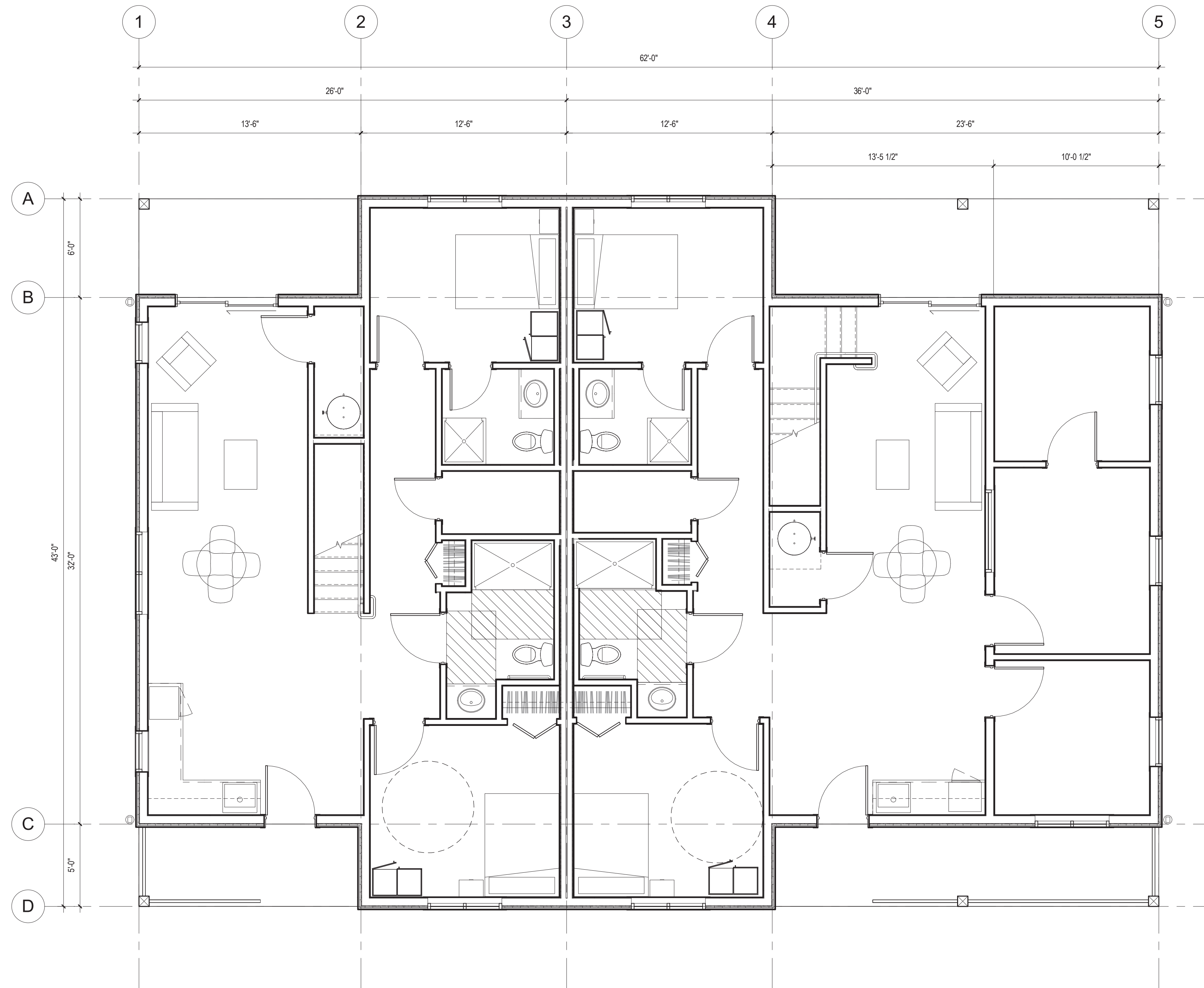
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1 MAIN FLOOR
 A011 SCALE: 1/4" = 1'-0"



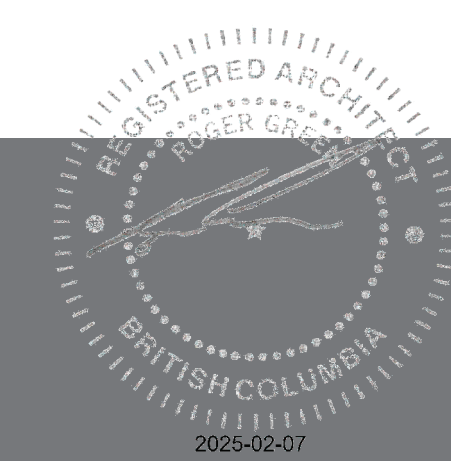
2 SECOND FLOOR
 A011 SCALE: 1/4" = 1'-0"



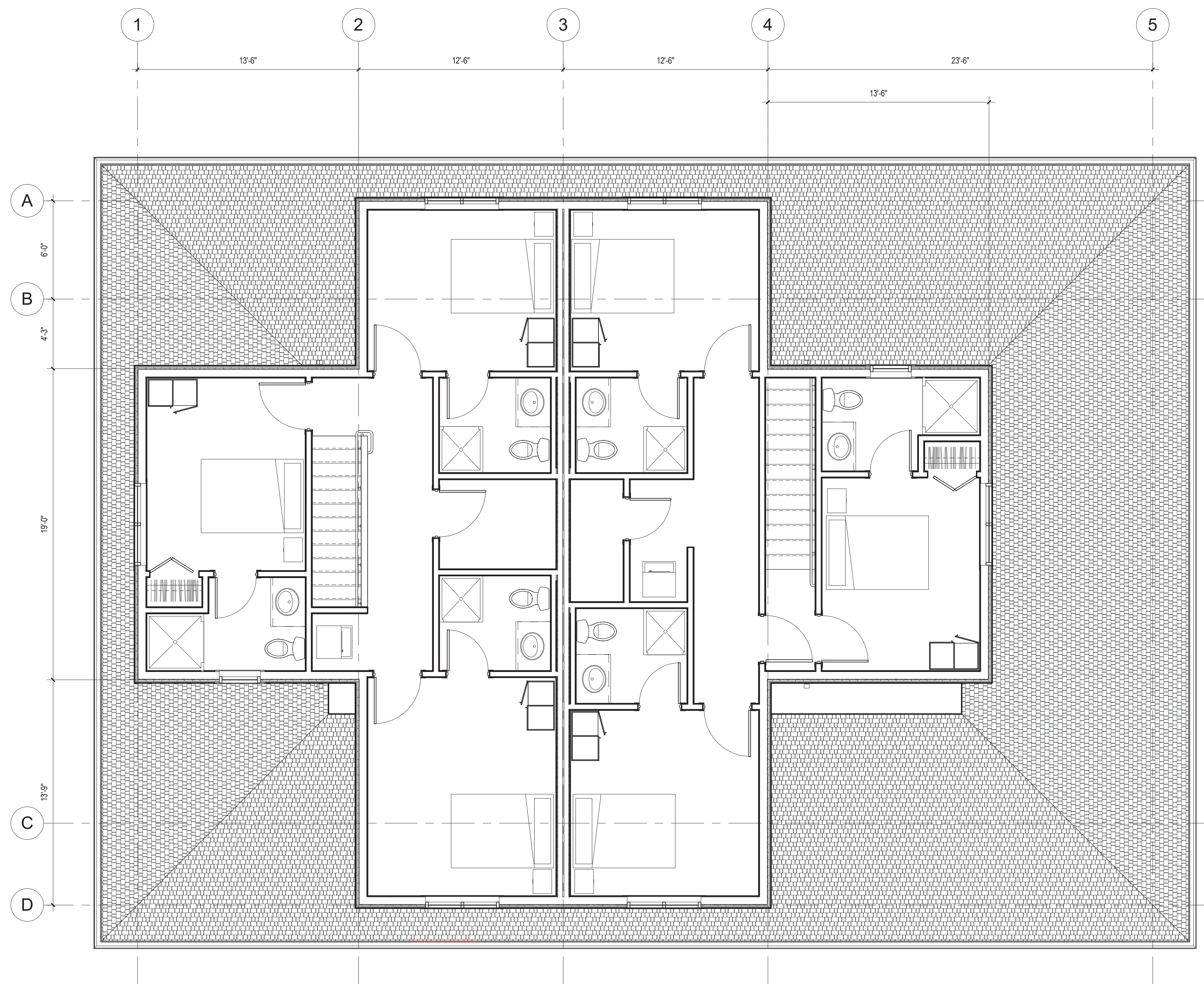
1 MAIN FLOOR
 A012 SCALE: 1/4" = 1'-0"

COTTAGE 2 - MAIN FLOOR PLAN

YOUTH RECOVERY CENTRE
 KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC



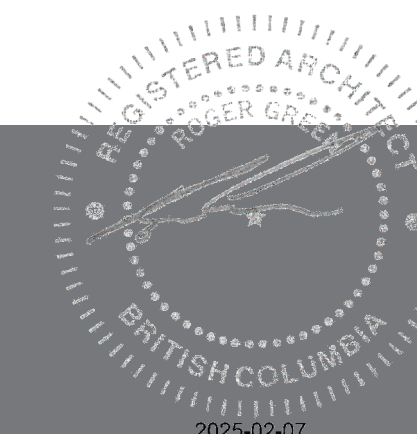
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1 SECOND FLOOR
 A012 SCALE: 1/4" = 1'-0"

COTTAGE 2 - SECOND FLOOR PLAN

YOUTH RECOVERY CENTRE
 KAP896 LOT 13 BLOCK 5 - VALLEY ROAD NORTH, KELOWNA BC

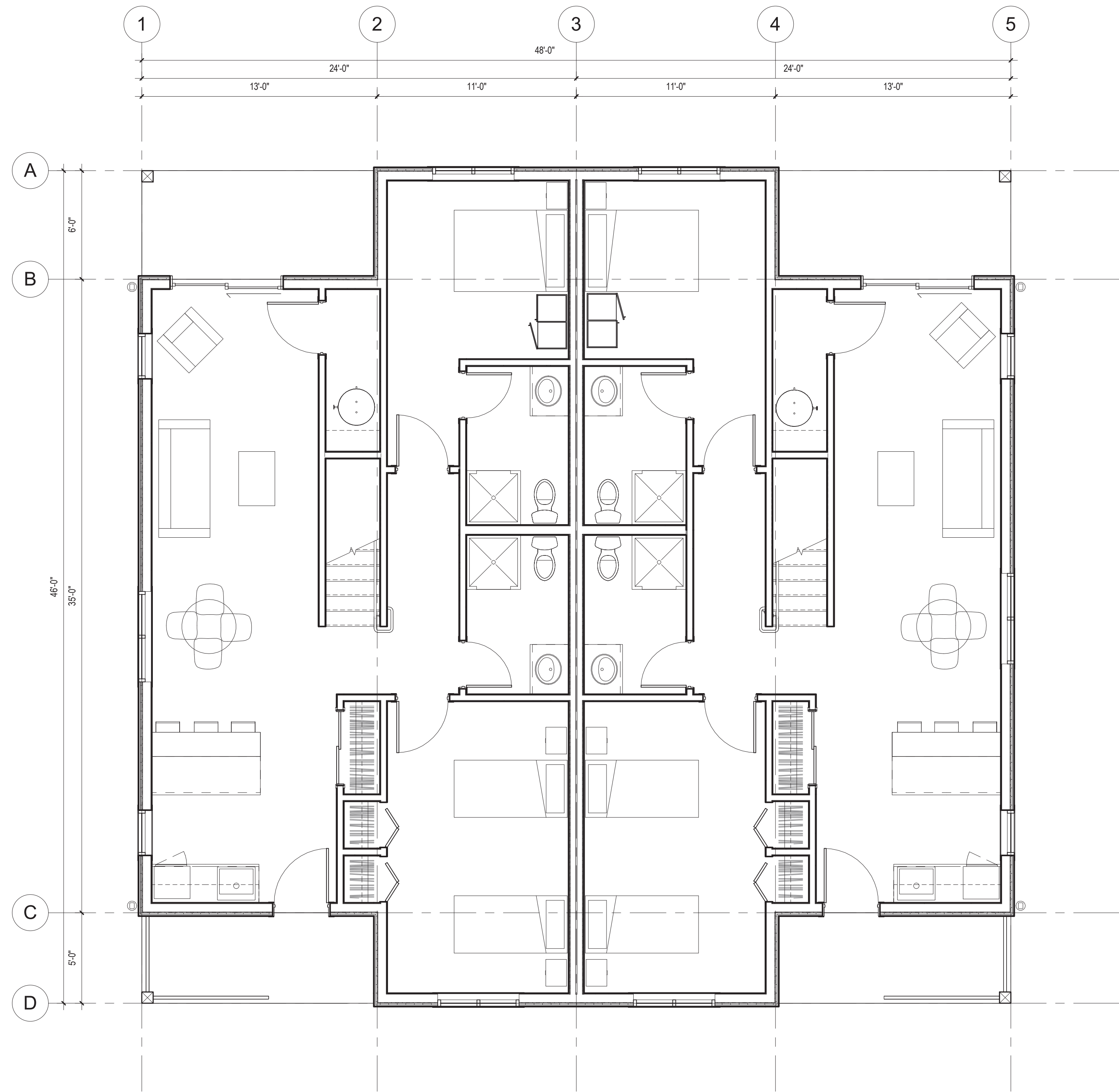


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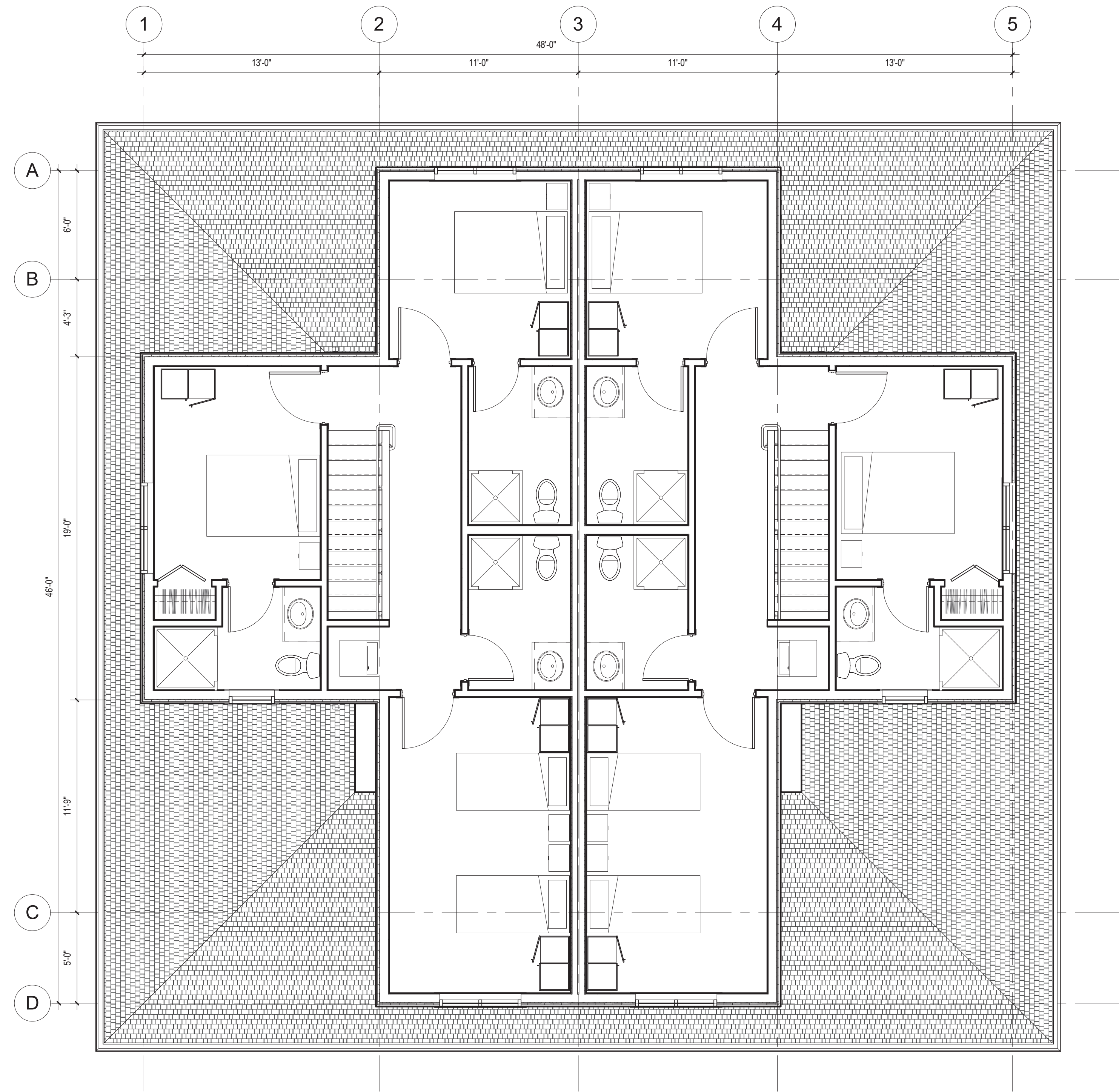
ISSUED FOR DEVELOPMENT PERMIT
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PROJECT: 23898
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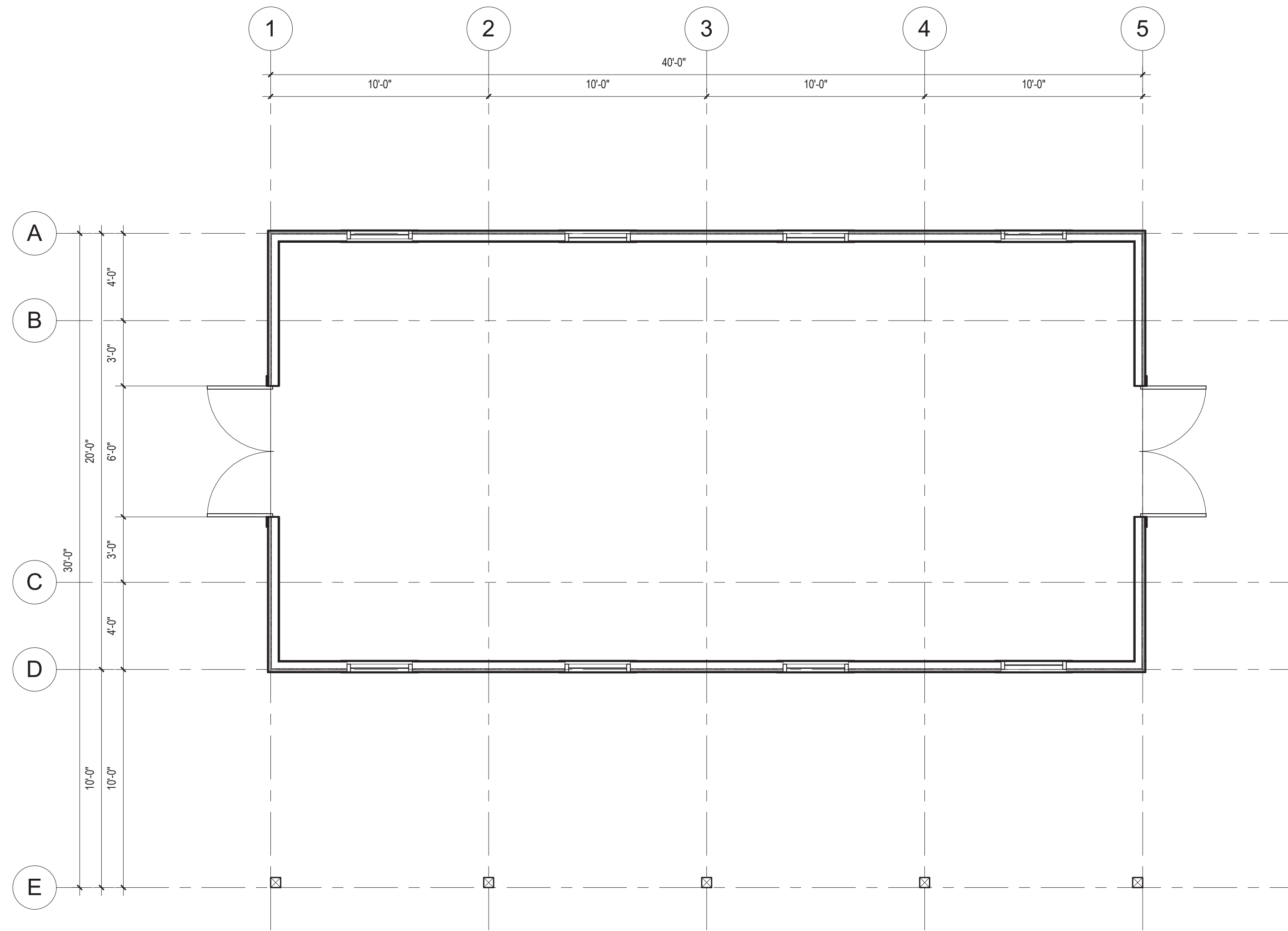
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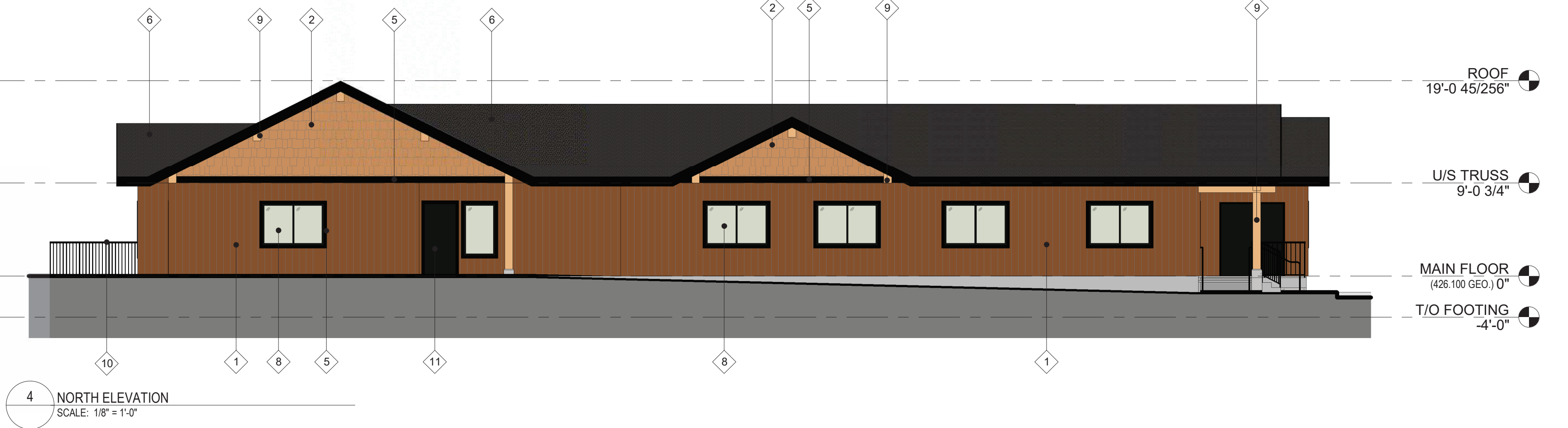
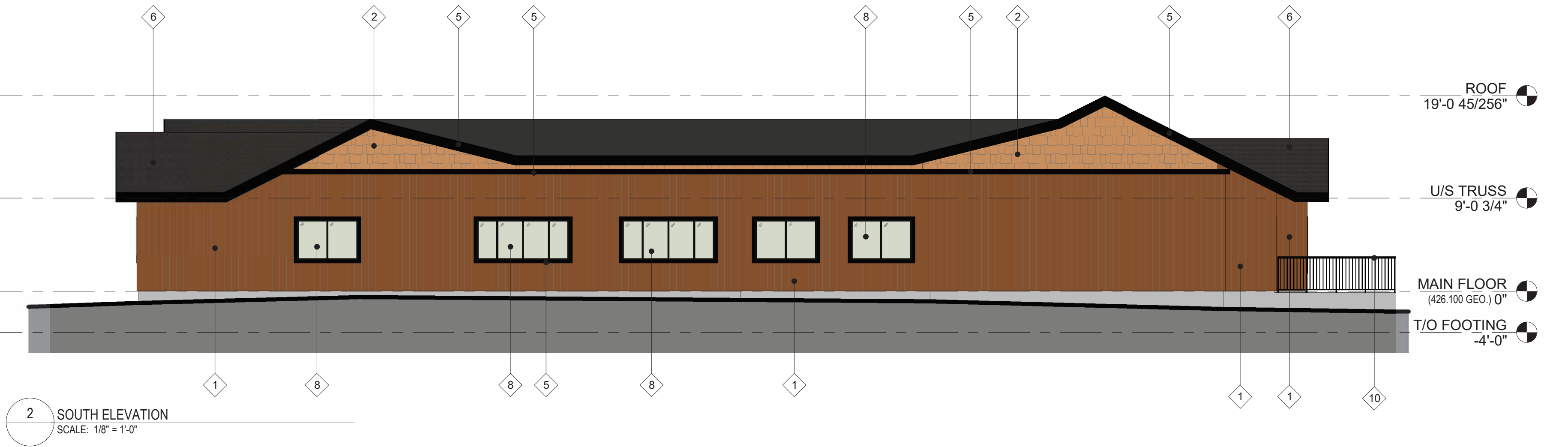
1 MAIN FLOOR
 A013 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
 A013 SCALE: 1/4" = 1'-0"



1 MAIN FLOOR
 A014 SCALE: 1/4" = 1'-0"

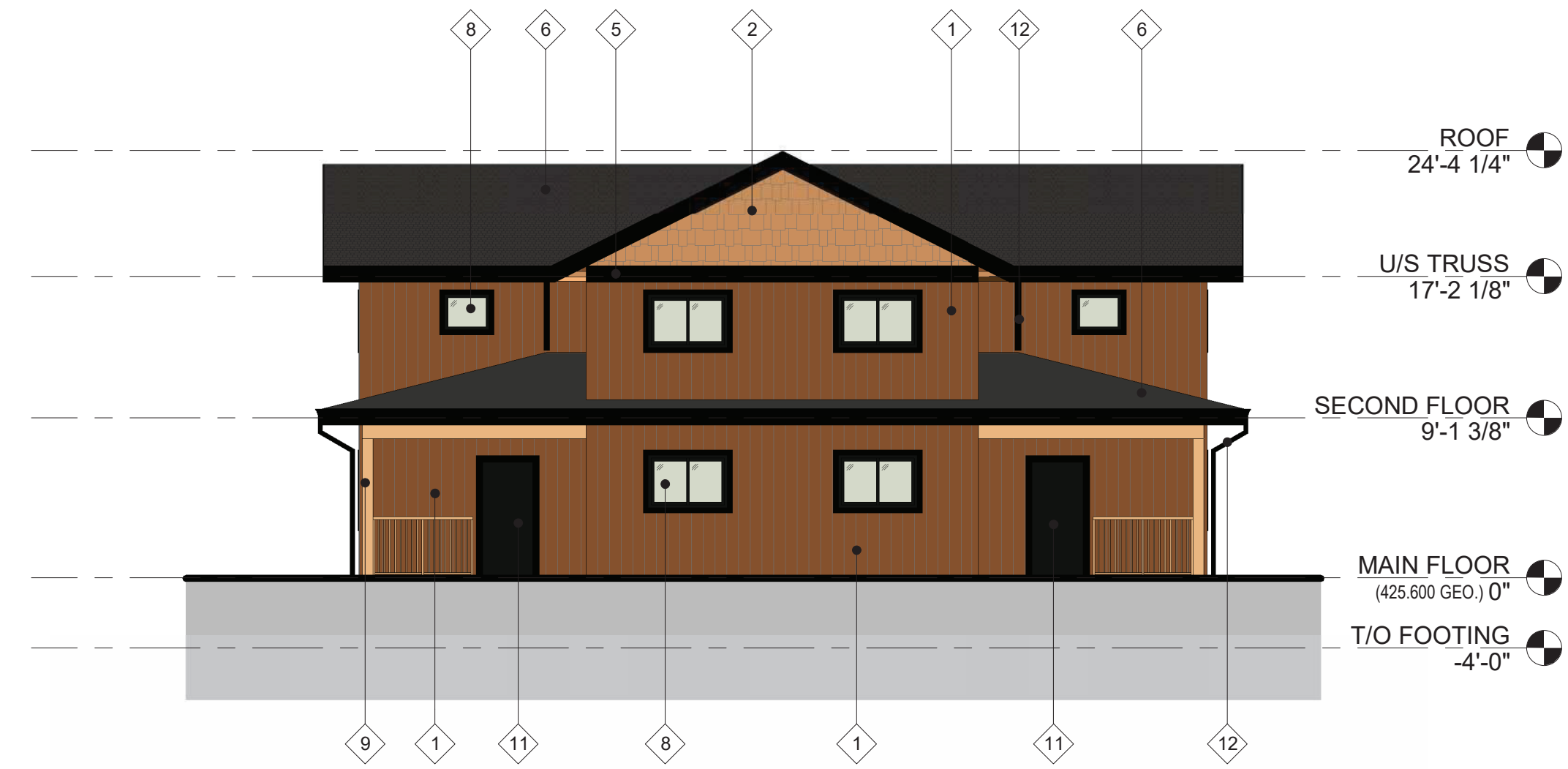


EXTERIOR FINISHES LEGEND

- | | |
|--|---|
| 1 VINYL SIDING
MANUFACTURER: KAYCAN
TYPE: BOARD AND BATTEN
COLOUR: MAHOGANY | 7 ALUMINUM STOREFRONT GLAZING
FRAME COLOUR: BLACK ANODIZED
GLAZING: LOW-E GLAZING |
| 2 VINYL SIDING
MANUFACTURER: KAYCAN
TYPE: SHAKE
COLOUR: SPICE | 8 VINYL WINDOWS
FRAME COLOUR: BLACK
GLAZING: LOW-E GLAZING |
| 3 CEMENT BOARD SIDING
MANUFACTURER: JAMES HARDIE
TYPE: BOARD AND BATTEN
COLOUR: PAINTED TO MATCH KAYCAN MAHOGANY | 9 HEAVY TIMBER ACCENT FRAMING
SPECIES: TBC |
| 4 CEMENT BOARD SIDING
MANUFACTURER: JAMES HARDIE
TYPE: HARDIE SHINGLE - STRAIGHT EDGE PANEL
COLOUR: PAINTED TO MATCH KAYCAN SPICE | 10 ALUMINUM GUARD
COLOUR: BLACK |
| 5 TRIM BOARD
MANUFACTURER: KAYCAN
TYPE: WOOD GRAIN
COLOUR: BLACK | 11 METAL DOOR
FRAME COLOUR: BLACK
DOOR COLOUR: BLACK |
| 6 ASPHALT SHINGLE
COLOUR: GREY | 12 GUTTER AND DOWN SPOUTS
COLOUR: BLACK |



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



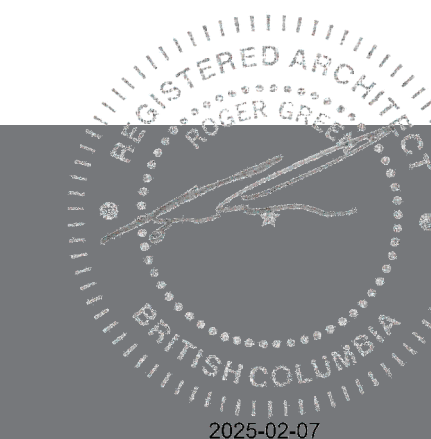
3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

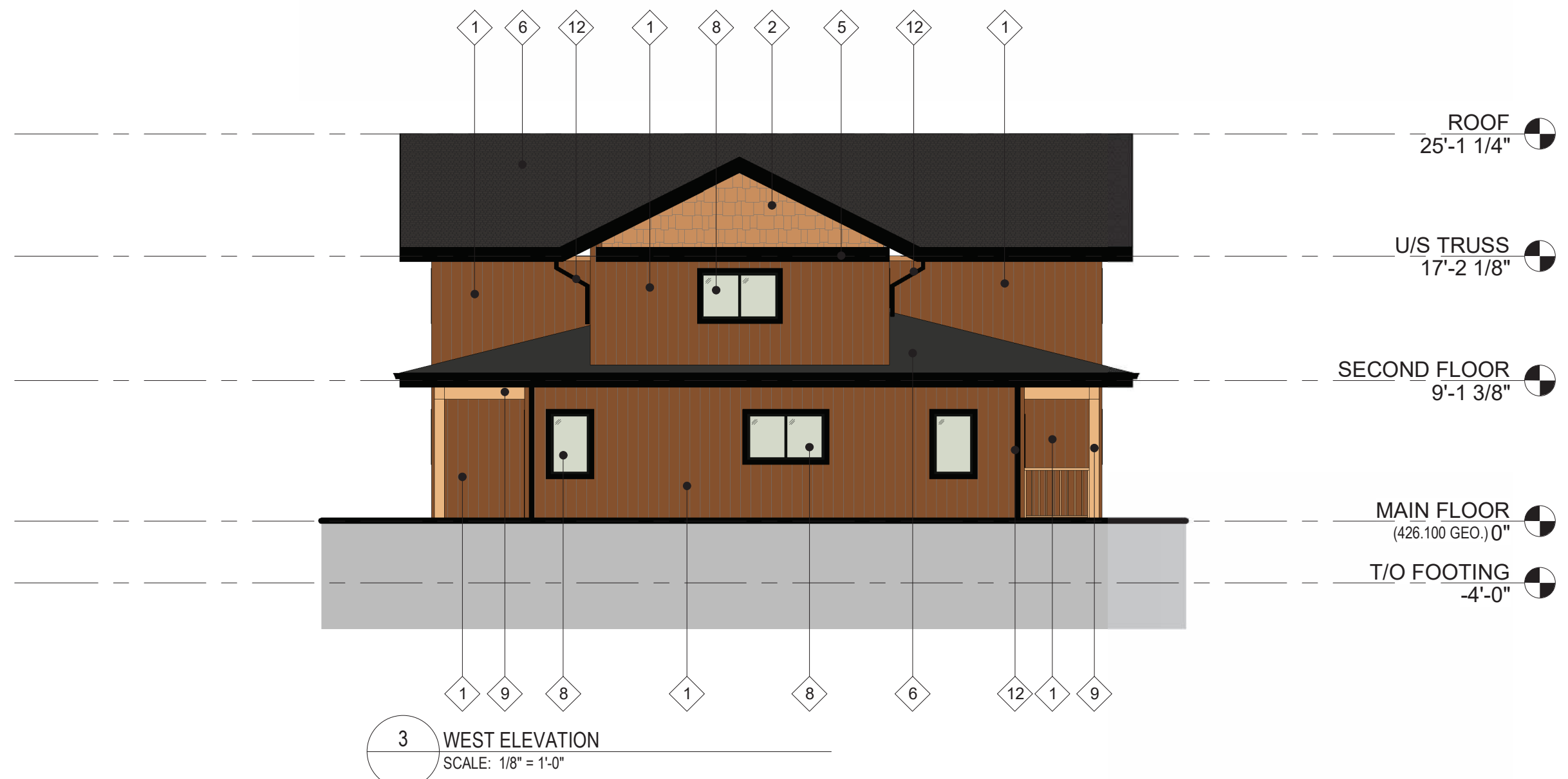
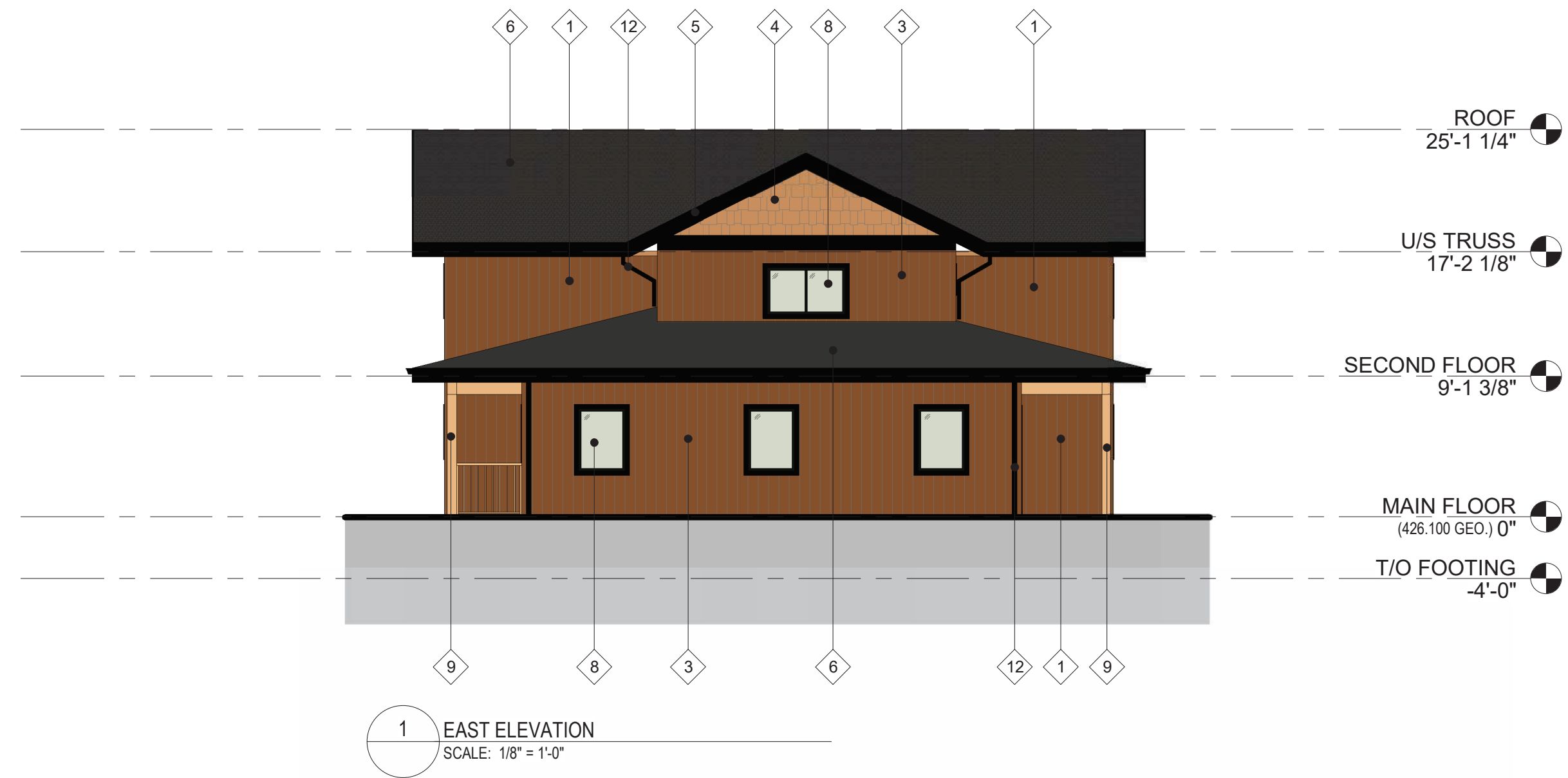


4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

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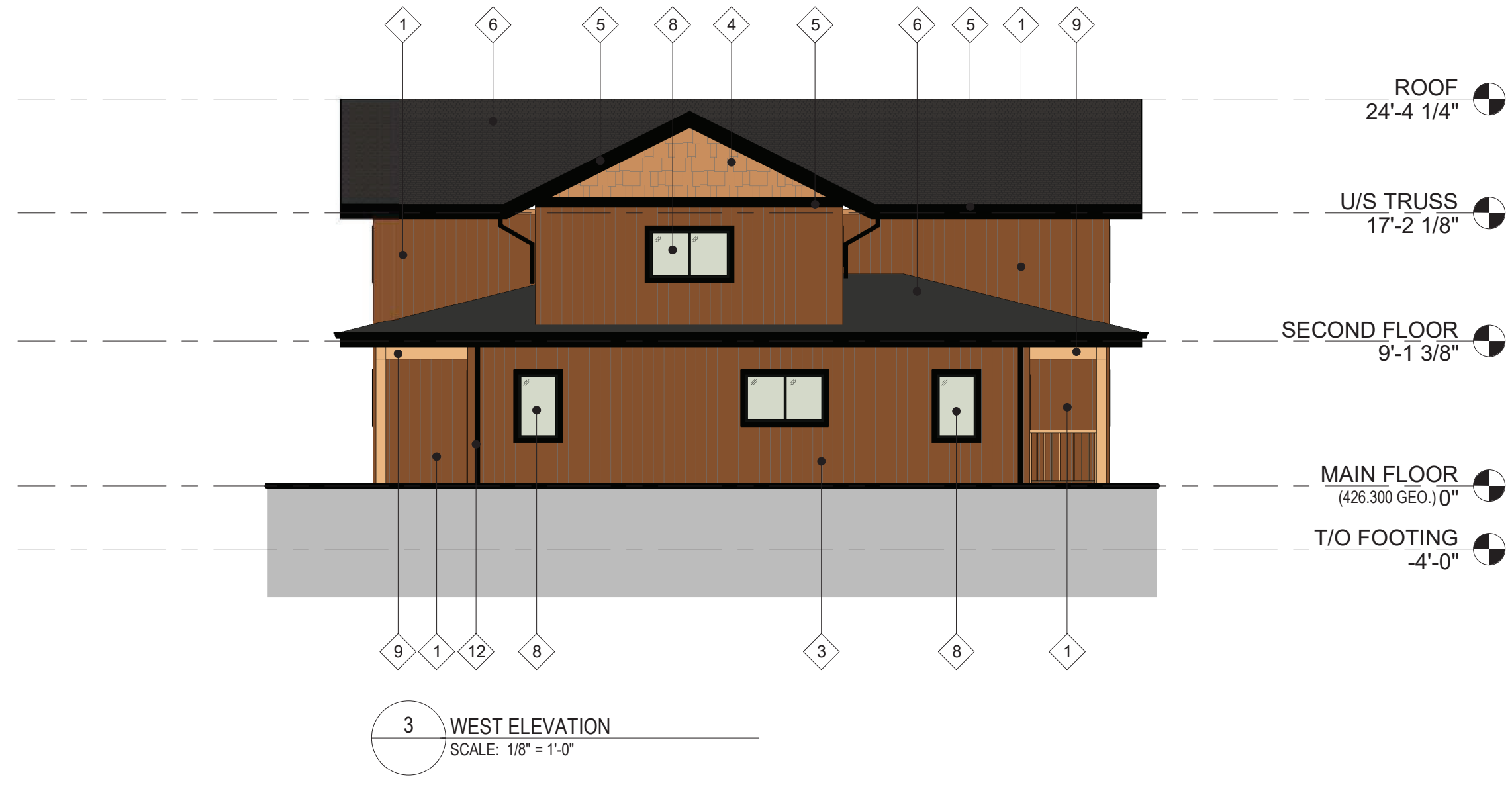
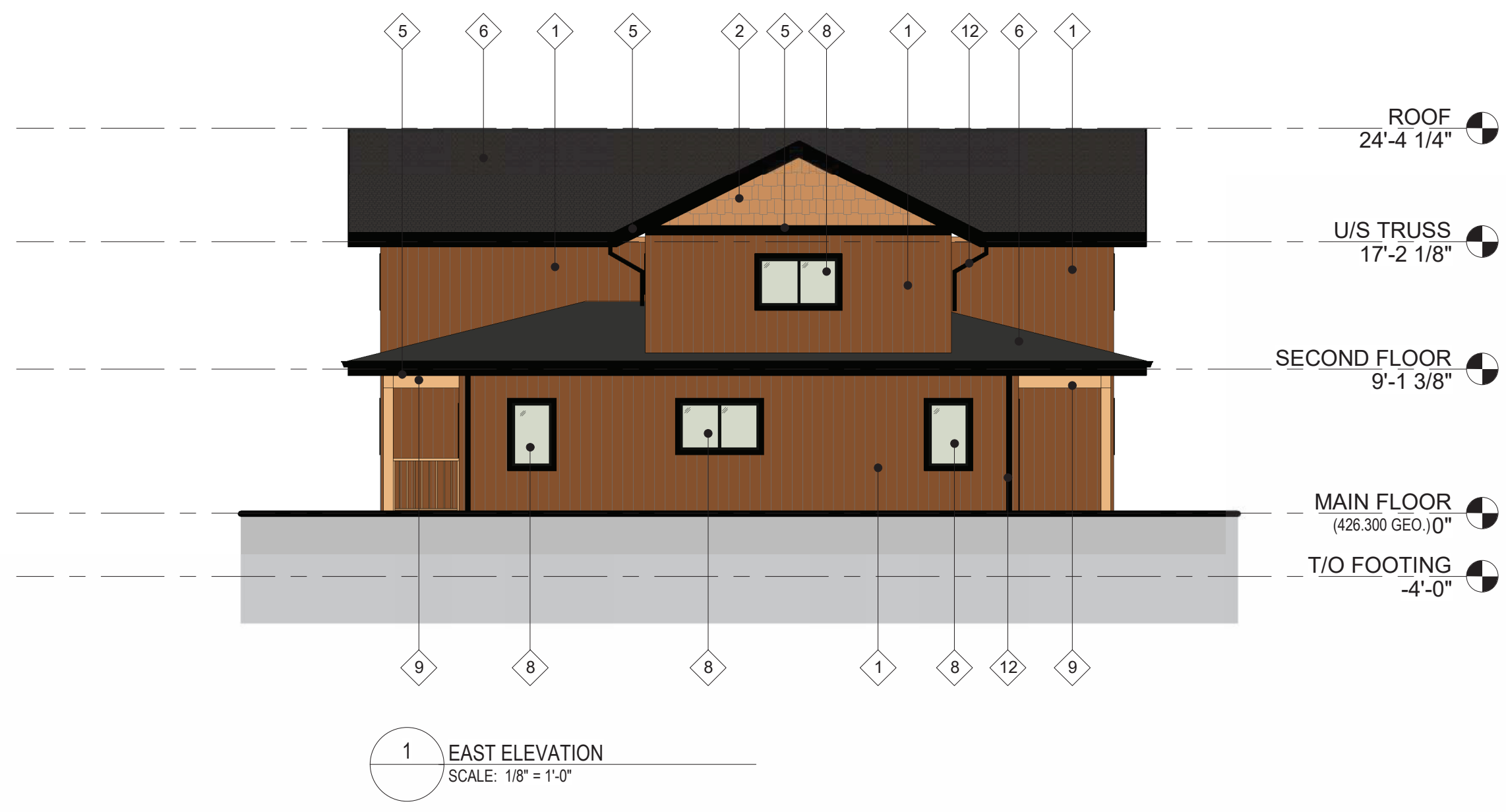
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|--|---|
| <p>1 VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: BOARD AND BATTEN
 COLOUR: MAHOGANY</p> <p>2 VINYL SIDING
 MANUFACTURER: KAYCAN
 TYPE: SHAKE
 COLOUR: SPICE</p> <p>3 CEMENT BOARD SIDING
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 COLOUR: PAINTED TO MATCH KAYCAN 'MAHOGANY'</p> <p>4 CEMENT BOARD SIDING
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 MANUFACTURER: KAYCAN
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 COLOUR: BLACK</p> <p>6 ASPHALT SHINGLE
 COLOUR: GREY</p> | <p>7 ALUMINUM STOREFRONT GLAZING
 FRAME COLOUR: BLACK ANODIZED
 GLAZING: LOW-E GLAZING</p> <p>8 VINYL WINDOWS
 FRAME COLOUR: BLACK
 GLAZING: LOW-E GLAZING</p> <p>9 HEAVY TIMBER ACCENT FRAMING
 SPECIES: TBC</p> <p>10 ALUMINUM GUARD
 COLOUR: BLACK</p> <p>11 METAL DOOR
 FRAME COLOUR: BLACK
 DOOR COLOUR: BLACK</p> <p>12 GUTTER AND DOWN SPOUTS
 COLOUR: BLACK</p> |
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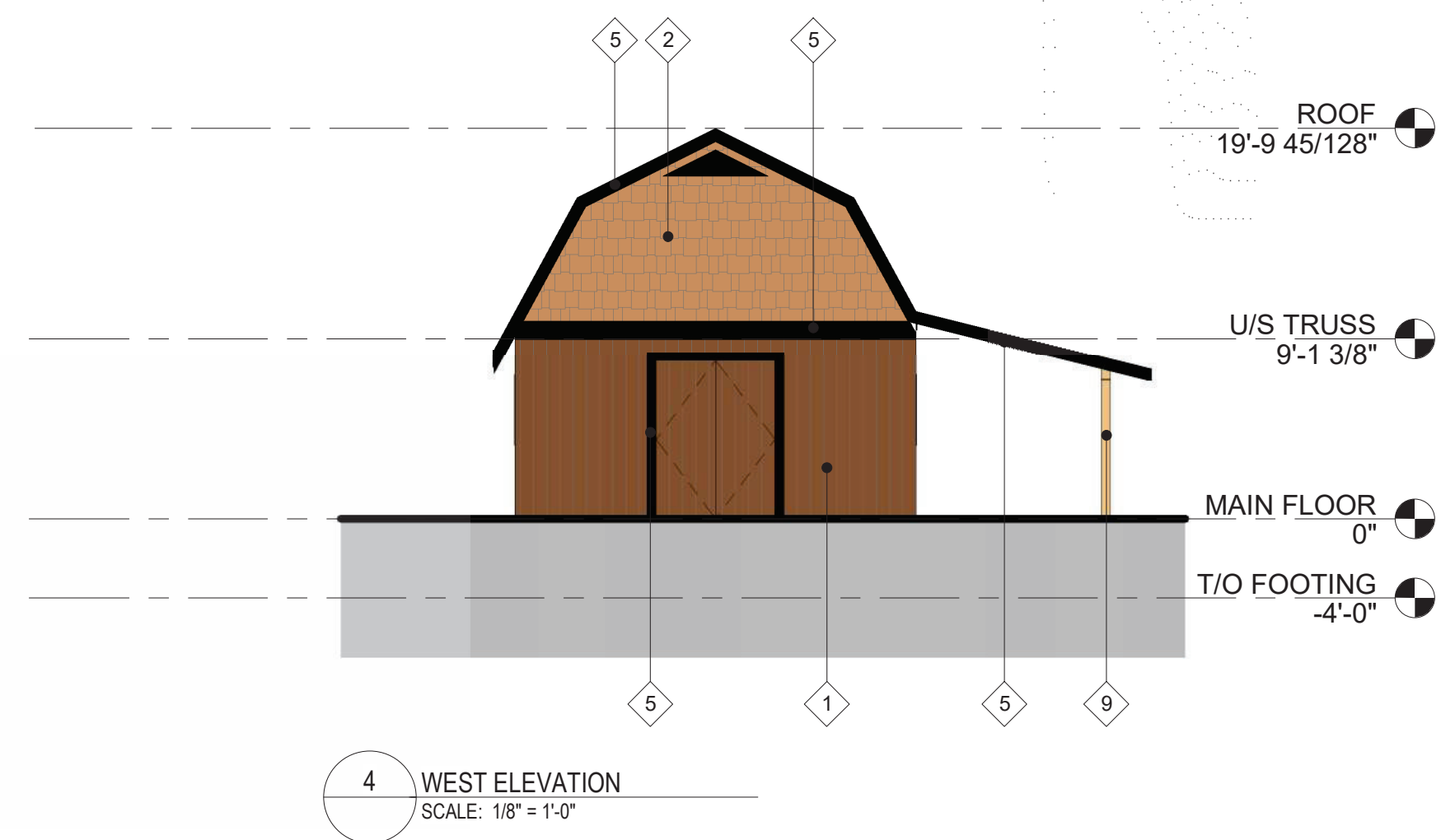
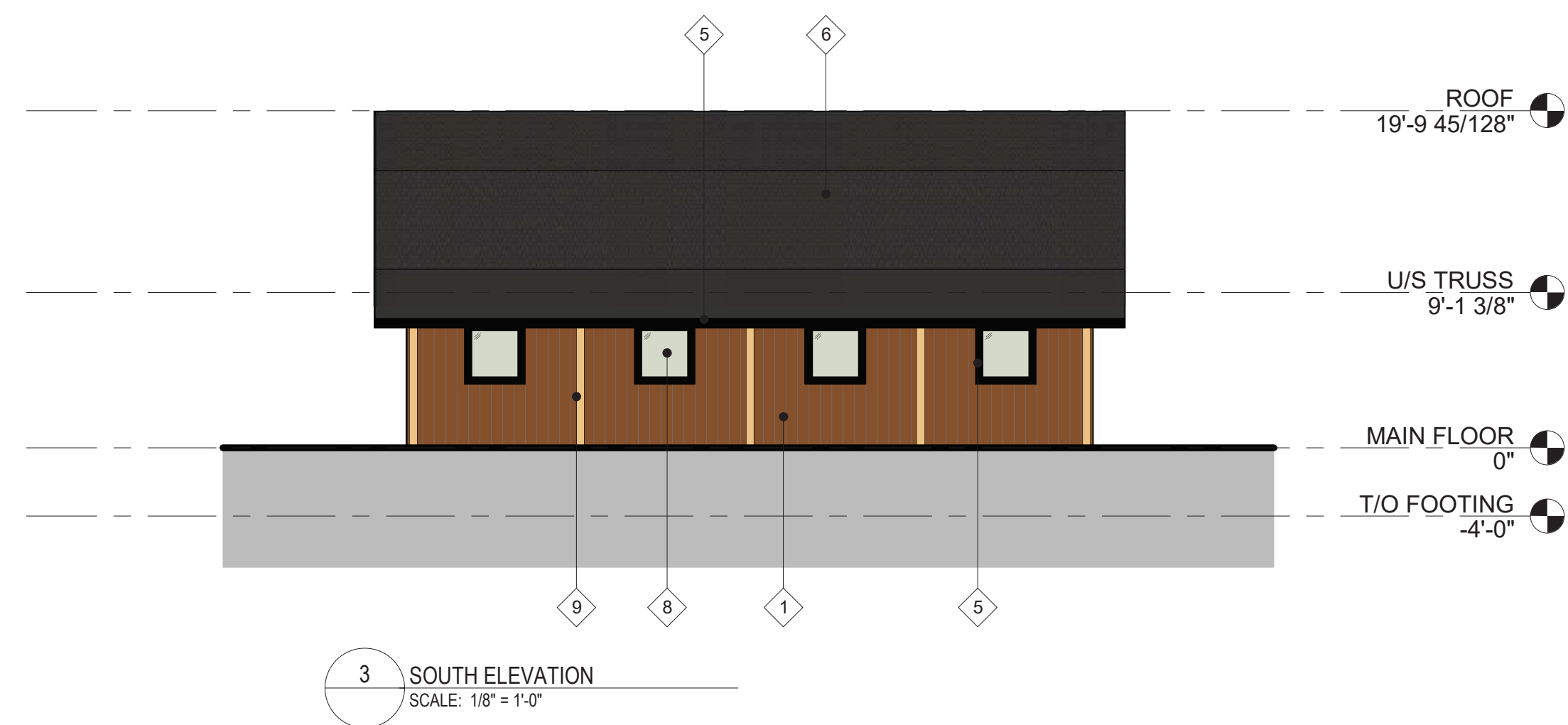
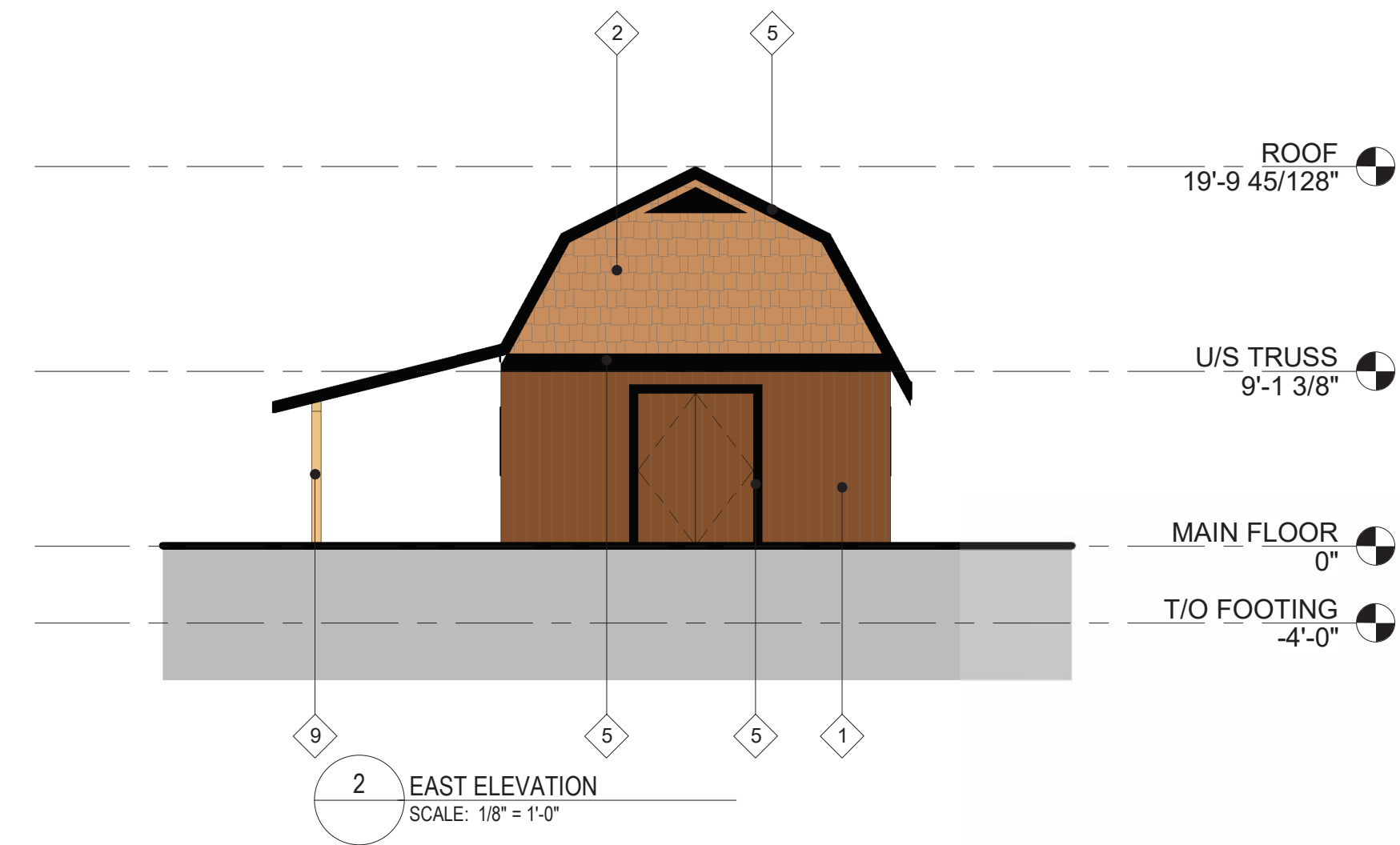
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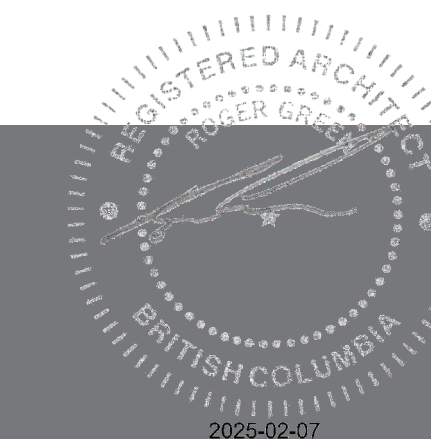
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FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

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

SECTION 7.0 INSTITUTIONAL						
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 General Guidelines	N/A	1	2	3	4	5
a. Design institutional buildings to respond to the Design Foundations and General Guidelines while respecting the need for functional (e.g. access or parking) or site-specific design solutions.						5
b. Key institutional buildings may incorporate landmark or emblematic design features, such as prominent vertical elements, significant corner treatments, and entry plazas or large extensions of the public realm.	N/A					
c. In large-scale projects, demonstrate variety in massing and materiality.	N/A					
d. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. a school, a hospital, a museum).						5

ATTACHMENT B

This forms part of application
DP24-0165

Planner
Initials

AK



City of
Kelowna
DEVELOPMENT PLANNING

August 14, 2024

City of Kelowna
Development Services
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8960



**Re: The Bridge Youth & Family Services Society– Youth Recovery Centre
Valley Road North**

Hello,

MQN Architects have been engaged by the Hall Family Foundation for the Bridge Youth & Family Services Society to develop a new Youth Recovery Centre.

The greater Kelowna area is experiencing an ever-increasing number of youth who are dealing with serious substance use challenges. At the same time, Kelowna has very limited capability to help these youth access withdrawal and treatment services.

The Bridge Youth & Family Services and The Hall Family Foundation have partnered to help ameliorate this situation in our community. Our concept is to create a friendly and welcoming campus of care for youth, experiencing substance use disorders, who want to turn their lives around.

The campus of care will feature four key components:

- Withdrawal management services (detox)
- Treatment and recovery services
- Aftercare & Transitional housing
- Agriculture (care farming) and animal assisted therapy working with distressed animals.

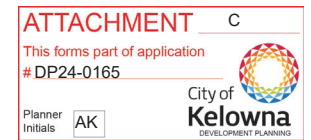
For this campus of care to function optimally, the project requires an urban setting with rural components. This would include features such as being close to city services; (bus routes, schools, emergency services, police services and shopping) while also having an agricultural setting for land based learning and the animal assisted therapy operation.

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Finding the appropriate site was a challenge, but with the help of the City of Kelowna Property Services Department, we were able to identify a city owned property that met the required criteria. When the City learned of our intentions and that this project is to be entirely funded with charitable donations, the city looked at ways to assist. We now understand the City may be prepared to support this charitable undertaking by granting us a rent free 99 year lease for this City of Kelowna owned parcel of land.



Design Concept

The proposed architectural design is for a Youth Recovery Centre on Valley Road North in Kelowna (KAP 896 Lot 13 Block 5). This project includes the development of five buildings: three cottages, a centre learning hub and a barn building. These buildings are designed as one and two storey buildings with a scale consistent with the size of other buildings in this semi-rural setting.

The 2.9 acre project site is located in the Glenmore neighbourhood. The Valley Road North area consists of a number of single family houses and small farm operations. The site for this proposed project has been subdivided off an existing farm property which shares access through the project property and is a residual parcel from a planned road alignment many years ago. Topography includes a rolling site with natural wetlands to the Northeast. Previous use of this property has been for agricultural purposes.

This site is currently zoned A2 Agricultural / Rural Residential and is outside the Agricultural Land Reserve. For this project the City of Kelowna Planning department has recommended a text amendment to the A2 zone to allow for this project under the Temporary Shelter Services use. The proposed project design does not anticipate any zoning variances.

The Youth Recovery Centre has been designed as a campus model. Youth who are using this facility will be staying in one of three cottage buildings which are further divided into a total of six houses. These houses include five bedrooms and associated living spaces. One of the houses has been developed with additional spaces to be able to function as a detoxification centre to address youth with higher medical needs. In addition to the housing, there is a centralized Learning Hub building which is designed to provide meals, recreation and learning within a common location. The Learning Hub also contains office space for staff as well as cooking and central laundry areas. The final building proposed in this project is a barn this space is planned as a part of the farming operation around this site to provide youth with an opportunity learn skills and interact with farm operations through an animal assisted treatment therapy program. By providing services through a number of small buildings, this project deinstitutionalizes the treatment process, providing youth with a safe space to receive help to put their lives back together.

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Working with the existing site topography, required setbacks from ALR lands and zoning setback requirements, the project is designed following the property alignment from southwest to northeast. The project is situated primarily to the southwest of the site to avoid the existing natural drainage wetland area as identified by Okanagan Environmental Health & Safety.

The form and character of the proposed buildings have been developed to fit into the existing North Glenmore neighbourhood and all buildings are 1 to 2 stories and have their mass broken up into components consistent with the scale and character of the neighbourhood. The buildings are proposed with residential style cladding and roofing to blend in with the existing neighbourhood.

Thank-you for your assistance in making this project a reality as we believe that this is an important facility for addressing the needs of our community.

Regards



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