

REPORT TO COUNCIL



Date: December 4, 2017

RIM No. 0940-00

To: City Manager

From: Community Planning Department (TB)

Application: DP17-0177

Owner: The Board of Education of
School District No. 23 (Central
Okanagan)

Address: 1211 Frost Road

Applicant: Justin Dyck, Craven Huston
Powers Architects

Subject: Development Permit

Existing OCP Designation: EDINST – Educational/Major Institutional

Existing Zone: P2 – Educational & Minor Institutional

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP17-0177 for Lot 1, DL 579, Similkameen Division Yale District, Plan EPP33403, located at 1211 Frost Road, 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 be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER 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 the form and character of a proposed middle school (public education service).

3.0 Community Planning

Community Planning supports the Development Permit for the proposed middle school as the form and character meets the majority of the Official Community Plan (OCP) Comprehensive Development Permit Area Design Guidelines (Section 5.0 of this Report).

The 3 storey massing of the building with varying roof levels allows the school to achieve the necessary building area, while minimizing the footprint. This is an important consideration in order to maximize the limited open space on-site for sports fields, parking area and protecting the existing mature vegetation. While typical middle schools generally have larger overall sites, this objective is becoming increasingly challenging to achieve as the availability of urban land is becoming more scarce. Staff are supportive of the partnership between the middle school and the adjacent community park in order to creatively extend the services provided by each facility. A joint-use agreement will feature the sharing of the parking lot, sports fields and public washrooms to gain land use efficiencies, cost savings, and overall public benefits in addition to the Neighborhood Learning Centre (NLC) opportunity.

The design of the building uses a variety of durable materials in regional colours, and provides additional architectural detailing at the entrance way to emphasize this feature and further contributes to a human scaled building.

The site layout and landscaping achieves other OCP objectives including: interaction between Public and Private open space; promoting interaction and movement through the site; accessible design; and meeting Landscape and Water Conservation Requirements. This is achieved through providing a variety of gathering and active spaces, provision of a Public Multi-Use Pathway, and wheelchair accessible pathways and washrooms.

4.0 Proposal

4.1 Background

The subject property was identified in the Neighbourhood 3 Area Structure Plan for the Ponds Area. All servicing requirements and engineering requirements were identified at the time of rezoning. A preliminary site plan identified the school closer to Steele Road, and the site plan has evolved since that time to relocate the school nearer to the back of the subject property.

4.2 Project Description

The proposed school has been located on the North Eastern corner of the site where there are relatively flat existing grades minimizing disturbance to the adjacent slope. The building is 3 storeys in height, and the location on the lower grades allows the building height to be kept below the geodetic maximum to preserve views for the neighbouring home. A variety of roof levels on all facades utilizing low sloped roofs achieve the development guidelines regarding massing and height.



Figure 1: Artistic Rendering of Courtyard

The proposed materials and colours achieve authenticity and regional expression through the selection of a variety of durable and vandalism-resistant materials, and colours that represent Kelowna's landscape. Muted colours compliment the grassy natural surrounds, with several bold colours to create a dynamic and fun façade, providing interest to the young population. The steel construction is accented with glass, wood, and brick masonry contributing to the human scale and providing further visual interest. Large glazing areas are broken into horizontal and vertical elements and serve to connect the public and private spaces through a suitable transition.



Figure 2: Rendering of Gym Area



Figure 3: Rendering of Entrance Area

The Landscape Plan provides for a variety of gathering spaces, and active spaces including a small amphitheater, soccer field, and various seating areas. Landscape planting boxes serve as concrete seating in the courtyard. The proposed Water Conservation Plan includes the appropriate ratios of "no" water use, "low" water use, and "medium/high" water use through a mix of landscape materials including turf, lawn, shrubs, trees, and natural grasses. Through the review process two mature trees that had survived the 2003 fires were identified, and the applicant has provided a tree retention plan that will retain one of the trees.

A Multi-Use Pathway that connects the public pathway network from the north-east side of the site to Frost Road encourages interaction and movement through the site. Alternate transportation options are encouraged through the provision of bike racks and pathway connectivity. Vehicle circulation is at the top of Frost Road and landscaping is incorporated into the parking lot and walkways to soften the amount of

hard surfaces. All garbage and recycling is screened from view, and attention to Crime Prevention through Environmental Design concepts were used when locating pathways and landscaping.

Overall, the form and character and site layout meets the majority of the design guidelines while providing a visual interesting, active, and functional design.

4.3 Site Context

The subject property is located on the corner of Steele Road and Frost Road in the Ponds neighbourhood. The neighbourhood is a predominantly residential neighbourhood with a variety of housing types and lot sizes offered. Nearby parks and trails connect the school to the large trail network. It is anticipated that the school will provide a desired amenity in the neighbourhood and will increase the walk score of nearby homes and developments.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks & Open Space RU3 – Small Lot Housing	Park Single Family Residential
East	P3 – Parks & Open Space	Park
South	P3 – Parks & Open Space	Park
West	RU1h – Large Lot Housing (hillside)	Vacant

Subject Property Map: 1211 Frost Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 14: Comprehensive Development Permit Area:

OBJECTIVES

- Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
- Promote a high urban design standard and quality of construction for future development that is coordinated with existing structures;
- Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
- Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
- 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;
- Promote alternative transportation with enhanced streetscapes and multimodal linkages.

6.0 Technical Comments

6.1 Building & Permitting Department

- Building Department to complete full review at Building Permit.

6.2 Development Engineering Department

- All Development Engineering Requirements met under Z13-0023

7.0 Application Chronology

Date of Application Received: July 14, 2017
Date of Tree Retention Plan Received: October 26, 2017

Report prepared by: Trisa Brandt, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

DRAFT Development Permit DP17-0177
Schedule "A": Site Plan and Floor Plans
Schedule "B": Elevations, Materials, and Renderings
Schedule "C": Landscape Plan and Tree Retention Plan