

Development Permit DP17-0177



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

1211 Frost Road

and legally known as

Lot 1, DL 579, Similkameen Division Yale District, Plan EPP33403

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

Public Education Services (Middle School)

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision: December 4, 2017

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by December 4, 2019.

Existing Zone: P2 – Educational & Minor Institutional

Future Land Use Designation: EDINST – Educational/Major Institutional

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

Applicant: Justin Dyck, Craven Huston Powers Architects

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

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

- 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"; and
- d) 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.

This Development Permit is valid for two (2) years from the date of December 4, 2017 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 own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$428,172.18.
- b) An Irrevocable Letter of Credit in the amount of \$428,172.18.

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.**



MAIN FLOOR PLAN



SYMBOL LEGEND

- [illegible]

Department Legend

-
- | | | | | | | |
|-------|-------------|-----------|---------------|---------|--------|------|
| ADMIN | CIRCULATION | CLASSROOM | COLLABORATION | SERVICE | SHARED | SPED |
|-------|-------------|-----------|---------------|---------|--------|------|

This forms part of application

#DP17-0177



City of



Kelowna
COMMUNITY PLANNING



OVERALL SECOND FLOOR PLAN
1 : 175
NORTH

SECOND FLOOR PLAN

OKANAGAN MIDDLE JUNIOR SCHOOL
1211 Frost Road, Kelowna, BC

SCALE As indicated
JOB NO. 17018

DP2.1

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: cho@choarchi.com

reflects
CEHPA



City of

Kelowna
COMMUNITY PLANNING

Planner
Initials

TB



ROOF PLAN
1:200
NORTH

ROOF PLAN

OKANAGAN MIDDLE JUNIOR SCHOOL
1211 Frost Road, Kelowna, BC

SCALE 1:200
JOB NO. 177018

DP2.3

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9905 YOUNG ROAD
OKANAGAN, B.C. CANADA
V2P 4S3
TEL: 250.860.1345
FAX: 250.860.1346
EMAIL: info@chpaarchitects.com



CHPA
CREWELL HUSTON | POWERS ARCHITECTS



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

TB



- DP DRAWING LIST
- DP00 DEVELOPMENT PERMIT
 - DP01 SITE PLAN
 - DP02 RENDERINGS & SITE DETAILS
 - DP03 MAIN FLOOR PLAN
 - DP04 SECOND FLOOR PLAN
 - DP05 THIRD FLOOR PLAN
 - DP06 ROOF PLAN
 - DP07 ELEVATIONS
 - DP08 ELEVATIONS

DEVELOPMENT PERMIT

OKANAGAN MIDDLE JUNIOR SCHOOL
1211 Frost Road, Kelowna, BC

SCALE
JOB NO. 17018

DP0.0

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9905 YOUNG ROAD
ORILLIACK, B.C. CANADA
V2P 4S3
TEL: 250-861-1345
FAX: 250-861-1346
EMAIL: chp@chparchitects.com

CHPA
CREATED | HISTORY | PRESENT | FUTURE

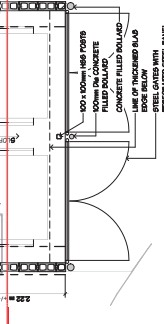
This forms part of application

DP17-0177

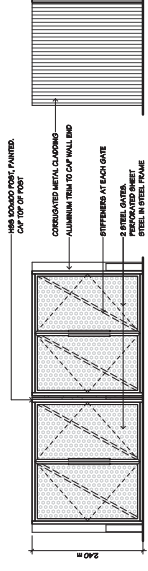


METAL C. ADDING AT OUTSIDE WALL FACE

Planner
Initials

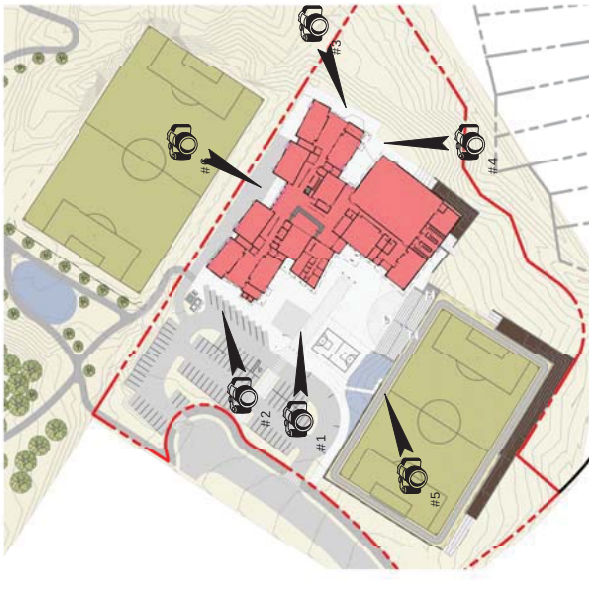


ENLARGED GARBAGE & RECYCLING ENCLOSURE PLAN



GARBAGE ENCLOSURE - SOUTH

GARBAGE ENCLOSURE - WEST



 SITE PLAN VIEW REFERENCES
1 : 1,000



NORTH

DP1.1

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 793 9445
FAX: 604 793 9446
EMAIL: chp@chparch.com

CHP Architects



#1 - VIEW FROM PARKING LOT



#3 - EAST ELEVATION



#4 - GYM ELEVATION



#2 - WEST ELEVATION



#5 - VIEW FROM SOUTH SOCCER FIELD



#6 - VIEW FROM NORTH SOCCER FIELD

RENDERINGS & SITE DETAILS

OKANAGAN MIDDLE JUNIOR SCHOOL

1211 Frost Road Kelowna BC

SCALE As indicated
JOB NO. 17018

SCHEDULE

B

This forms part of application
DP17-0177

Planner
Initials

TB



JOHN R. DICK
REGISTERED ARCHITECT
BRITISH COLUMBIA
JUL 13 2017

OKANAGAN MIDDLE JUNIOR SCHOOL

1211 Frost Road, Kelowna, BC

JULY 2017
JOB No. 17018





ISSUED FOR / REVISION	
1	17/07/13 Development Permit
2	
3	
4	
5	

SCHEDULE

This forms part of application

DP17-0177



DETERMINING THE EFFECTS OF THE

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 12,324 cu. m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 9,222 cu. m. / year
WATER BALANCE = 3,177 cu. m. / year

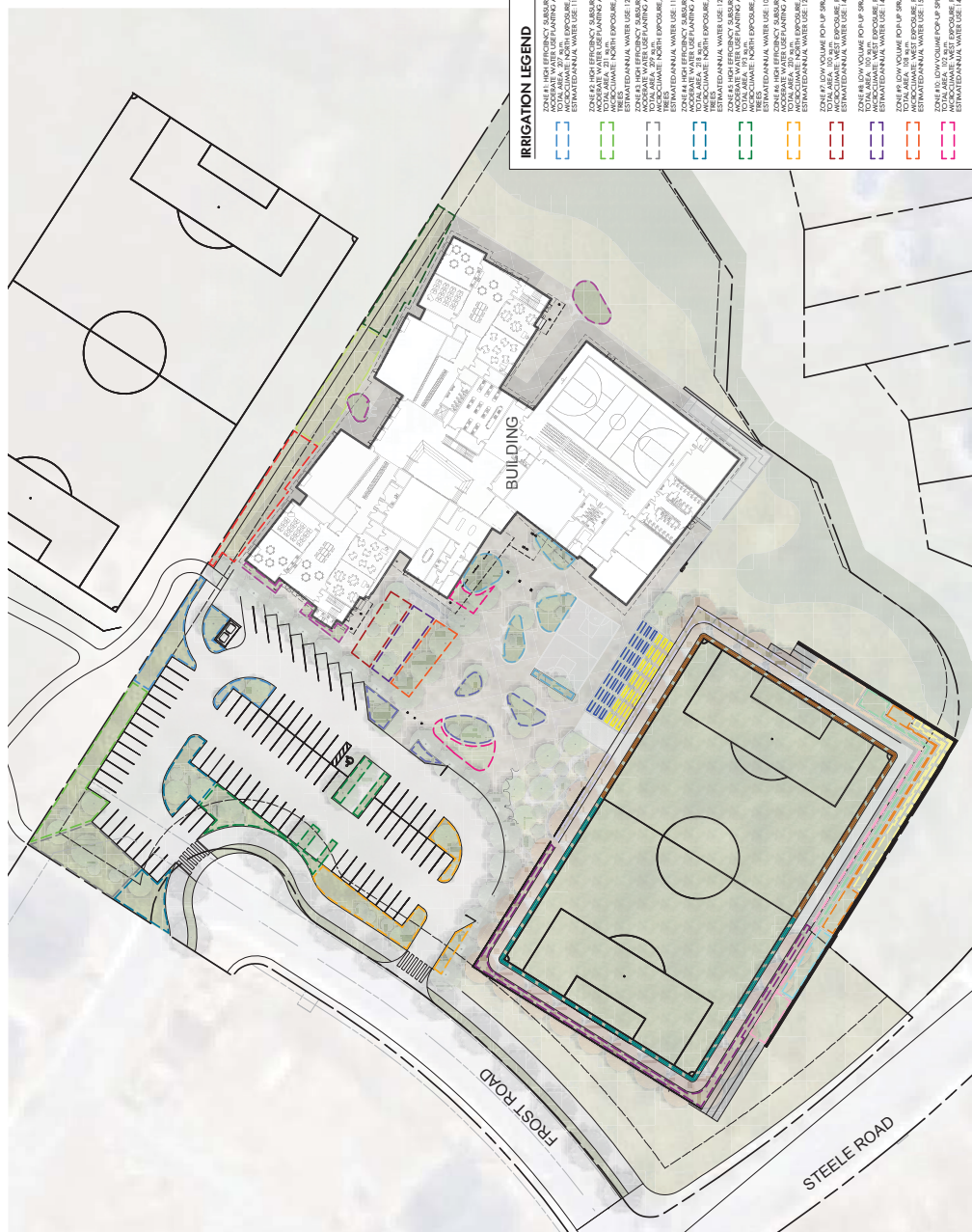
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

IRRIGATION LEGEND

[illegible]

IRRIGATION NOTES

- REGULATION PRODUCT IN AN IRRIGATION SYSTEM SHALL BE EXCEEDED THE REQUIREMENTS OF THE WATER USE REGULATION BY LAW NO. 1486 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF BILGOLYA BY LAW NO. 1 (SCHEDULE 3).
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED SCHEDULING DEVICE, WATER METER, AND A SET OF GATE VALVES LOCATED OUTSIDE THE BUILDING, ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIME SHALL UTILIZE AN ANNUAL ET VALUE OF 7 (MONTH INCREMENTAL 50% TYPE, SLOPE, AND MICROCLIMATE).
- SMART IRRIGATION SYSTEMS SHALL INCORPORATE TECHNOLOGY TO MONITOR SOIL MOISTURE, SOIL pH, AND DIFFERENT SMALL INCREMENTS TECHNOLOGY TO MONITOR SOIL TEMPERATURE, SOIL SALINITY, AND DIFFERENT SMALL INCREMENTS TECHNOLOGY TO MONITOR SOIL HUMIDITY AND SOIL AERATION.
- IRRIGATION PIPES SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5 LPS PER METER.
- FLOW SENSOR IN A WATER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW IN CASE OF AN IRRIGATION WATER LEAK.





Tax. no.	Species	Avg Height (m)	DW (kg/m²)	TFA (extra m²)	VPL (valve m³)	Crown Spread (m)	Description	Recommendations	SUE	Category
T1	Picea jezoensis	Y	10	360	1138	1.92	3-1-3 Good vitality. Minor dead wood in crown, suppressed by T2	Minor protective treatment required. Expect recovery from dead wood.	12+	C
T2	Picea jezoensis	EM	16	260	3805	3.48	2-3-4 Good vitality, typical form. Minor dead wood in crown. Broken top branches, minor steep slope near road	Reins & protect. Inspect & remove dead wood. Minor development. Remove dead wood.	20+	B
T3	Picea jezoensis	EM	18	470	9935	5.84	5-4-5 Good vitality. Typical form for species. Narrow, insipid shade. Minor damage to lower branches	Will be adversely impacted by development. Reins & protect. Minor development. Remove dead wood.	14+	B
T4	Picea jezoensis	EM	15	320	4633	3.84	3-3-2 Good vitality, typical form for species. Minor damage to lower branches	Reins & protect. Inspect & remove dead wood. Minor development. Remove dead wood.	20+	B
T5	Picea jezoensis	EM	17	340	523	4.08	6-2-6 Moderate vitality. Minor damage to stem. Minor unbranched crown. Minor repair hanging up in tree.	Will be adversely impacted by development. Minor development. Remove dead wood. Minor repair hanging up in tree.	20+	B
T6	Picea jezoensis	EM	18	460	9182	5.4	5-8-4-3 Good form. Minor insipid shade. Minor Crown distorted due to grass pressure.	Will be adversely impacted by development. Minor development. Remove dead wood.	20+	B
T7	Picea jezoensis	EM	19	600	10288	7.2	4-6-5-3 Moderate vitality. Narrow, insipid shade. Minor damage to crown level.	Will be adversely impacted by development. Minor development. Remove dead wood.	20+	B
T8	Picea jezoensis	EM	16	320	4833	3.84	3-3-5 Moderate vitality. Low bud density. Minor slightly firm and chronic. Probably overgrazed crown.	Will be adversely impacted by development. Minor development. Remove dead wood.	10+	C
T9	Picea jezoensis	EM	15	270	6194	4.44	4-3-3-5 Good vitality. Narrow, insipid shade. Minor damage to crown.	Will be adversely impacted by development. Minor development. Remove dead wood.	20+	B
T10	Picea jezoensis	EM	19	360	9542	4.2	4-5-2-4 Good vitality. Good form. Minor dead wood in crown.	Will be adversely impacted by development. Minor development. Remove dead wood.	20+	B
T11	Picea jezoensis	EM	13	440	8759	5.28	4-4-4-4 Moderate vitality. Minor dead wood in crown. Fine stem and branches	Will be adversely impacted by development. Minor development. Remove dead wood.	10+	C
T12	Picea jezoensis	EM	14	410	7606	4.92	5-4-6-4 Moderate vitality. Good form. Minor dead wood in crown.	Will be adversely impacted by development. Minor development. Remove dead wood.	20+	B
T13	Picea jezoensis	EM	11	330	6882	4.68	4-4-4-3 Good vitality, typical form. Minor dead wood in crown. On up steep from cutting close	Reins & protect. Inspect & remove dead wood. Minor development. Remove dead wood.	20+	B
T14	Picea jezoensis	EM	10	330	4848	3.72	3-3-4-5 Moderate vitality. Narrow, insipid shade. Tree dead wood in crown.	Will be adversely impacted by development. Minor development. Remove dead wood.	20+	B
T15	Picea jezoensis	EM	10	380	6533	4.56	3-3-3-3 Dead. Moderate vitality. Typical form for species. Minor damage to crown. Soil levels altered. Low bud density. Minor dead wood	Reins & protect. Expect recovery from dead wood. Minor development. Remove dead wood.	10+	C

AGE CLASS Y: young (newly planted) S: seedling M: fully mature L: late or over-mature	DBH Diameter at Breast Height (1.4 m) TPA Tree protection zone-square metres TPZ Tree protection zone-radial metres	CROWN SPREAD Extent of crown to cardinal points DESCRIPTION Condition & defects RECOMMENDATIONS Summary of development impacts &/or appropriate corrective actions
--	---	--

● CATEGORY 1 TREE GROUP

● CATEGORY 2 TREE GROUP

● CATEGORY 3 TREE GROUP

● CATEGORY 4 TREE GROUP

● TREE PROTECTION ZONE (TPZ)

● TREE TO BE REMOVED

EXTENT OF SCRUB RETAINED

EXTENT OF SCRUB REMOVED

TREE PROTECTION FENCING

20'x20' framework with orange corners (information shared with landowner)

NOTE: Trees retained for scrub extent should be assessed for ADEQ to work on (red and grey trees investigated for denotification)



no.	species	age class	max. DIH height (mm)	TPZ no. of stems (m)	description	recommendations	SULE category
01	<i>Ponderosa pine</i>	EM	14	300	Small group of narrow-crowned trees with a few dead trunks and a few trunks of damaged and scrub.	Will be adversely impacted by development. Remove trees.	20+
				5	Good quality and general condition		B

TREE ASSESSMENT

ISSUED FOR / REVISION	
1	17-09-01 50% Review
2	17-10-06 70% Review
3	17-10-20 Building Permit
4	17-10-26 Tree Assessment
5	

SCHEDULE

This forms part of application

DP17-0177

Planner initials

TB

334

FOUR BARTON

PLANNING BOARD

APPROVED

17-041

NO

1500

SCALE

DRAWING NUMBER

City of Ke...

