
CITY OF KELOWNA

MEMORANDUM

DATE: December 5, 2007

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION No.: Z06-0014/DP06-0188

OWNER/APPLICANT: Watermark Developments Ltd. (John Hertay)

LOCATION: South of UBC Okanagan

PURPOSE: To seek Council approval for a 2-storey private preparatory school.

EXISTING ZONE: A1 – Agriculture 1 **PROPOSED ZONE:** P2 – Institutional

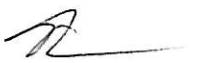
REPORT PREPARED BY: Danielle Noble

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9717 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0188 for a part of Lot 7, Plan 1638, Secs. 10 & 11, Twp 23, ODYD, located on Curtis Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Attachment "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 estimate value of the landscaping, as determined by a professional landscaper;
5. Registration of the Road Reserve Covenant, which has been executed by City officials, and confirmation of that from the Land Titles Office;



AND THAT the applicant be required to complete #4 # 5 of the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant is securing zoning to the P2 – Institutional zone in order to facilitate the construction of a private preparatory school. The Development Permit is seeking approval of the form and character of this educational/institutional building. A road reserve agreement has been secured to provide temporary legal access to the site.

2.0 ADVISORY PLANNING COMMISSION

At the regular meeting of the Advisory Planning Commission dated December 5, 2006, the following resolution was passed:

THAT the Advisory Planning Commission supports Development Permit Application No. DP06-0188, for South of University Way, Lot 7, Plan 1638, Sec. 11, Twp. 23, ODYD, by Watermark Dev. Ltd. (J. Hertay), to obtain a Development Permit for the form & character of a new private school (Aberdeen Hall) on a portion of the subject property.

3.0 THE PROPOSAL

The applicant is requesting approval of the Development Permit to facilitate the construction of a new private school. Referenced within the development plans are construction of a two-storey private school for the Aberdeen Hall Preparatory School. The conceptual layout of the buildings, parking areas, playing fields and outdoor amphitheatre are shown on the Aberdeen Hall Site Plan attached to this report.

The proposed development will consist of a private school building, temporary portables, and loading bay/ancillary utility area with provisions for considerable expansion plans on the principal building footprint. The first phase of the school will accommodate a range of school grades, with future development phases to incorporate additional buildings to eventually segregate the elementary from the high school grades.

The development is proposed to be phased into three future development stages. Future phases will involve additions onto the primary school site, with possible inclusions of pre-school building, basketball court, soccer field, tennis court, gymnasium and/or other combined uses, additional parking and turn around areas, and playground fields. This will be one of the first developments where the architecture and design details will establish a precedent for other anticipated developments within the Univeristy South Area Structure Plan.

The proposed school building will be modern in design with strong horizontal lines, aiming to blend in with the natural landscape. The mass of the buildings during future phases will be bisected by other buildings, and will be finished with a clear anodized aluminium window system. The general exterior finish of the school building will be dominated by pour in place concrete, complimented with natural tones of cemetitious panelling and steel canopies.

The incorporation of metals and natural finishes proposes to compliment the current natural finishes of the UBCO buildings, in addition to inspiring a natural and simplistic design theme for the remainder of the village centre.

The perimeter of the proposed development area is to be fenced with four foot page wire fencing to ensure safety and inclusion of all the students, to distinguish clear playground

boundaries for the outside recreation areas, to discourage wildlife in the immediate area from trespassing, and to provide delineated areas of no-trespass areas during future construction phases. Site lighting will also be strategically placed to ensure pedestrian safety without illuminating that portion of the property and contributing to excessive lighting resulting in light pollution.

The proposed P2 – Institutional zoned lot meets the P2 zone requirements as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Site Area (m ²)	71,000m ²	660m ²
Site Width (m)	360.1m	18m
Site Depth (m)	121.7m (min.)	30m
Site coverage (%) (for bldgs, parking, roads)	3.63% (all 3 phases)	60%
Total Floor Area (m ²)		
F.A.R.	0.016 (for phase 1)	1.0
Storeys (#)	2	3
Setbacks		
• Front	86.6m	6.0m
• Rear	39.7m	7.5m
• East Side	125.9m	4.5m
• West Side	257.0m	4.5m
Bicycle Parking	37	37
Loading Spaces	15 (+ 2 for buses)	15 (+2 for buses)
Parking Stalls (#)	78	28

4.0 SITE CONTEXT

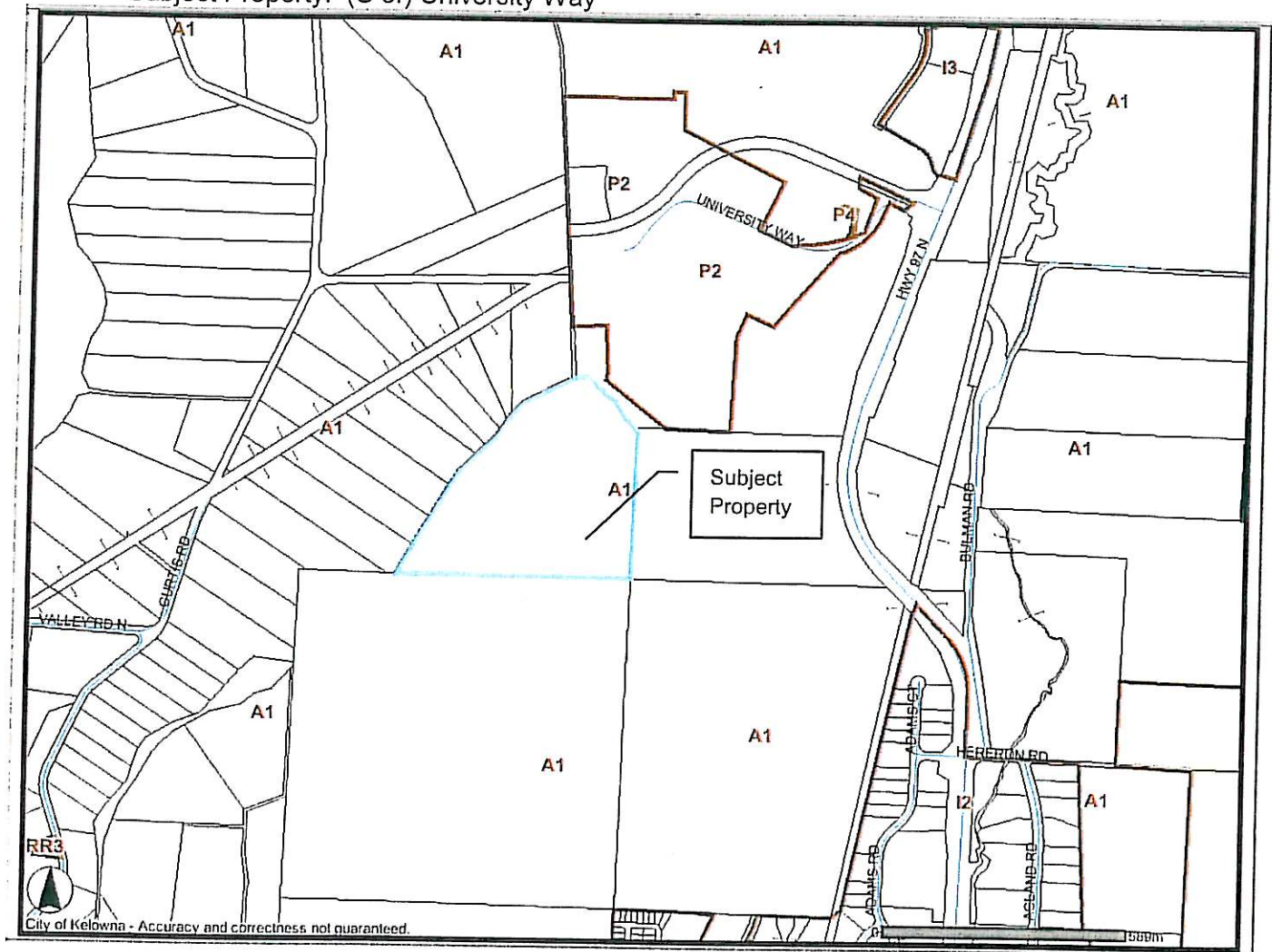
The Watermark Group is proposing to develop a 115 ha property (referred to as the University South Area Structure Plan) with the school site consuming 7.1 ha of that total. The property is located in an area of north Kelowna that segregates the new University of British Columbia Okanagan (UBCO) from other residential and industrial uses within close proximity. The entire property will be developed in multiple phases, with the highest density of the development to occur at the north end of the property, including the school site.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1 & P2 – Institutional; UBC Okanagan
- East - A1 – Agriculture 1; Rural agricultural (undeveloped)
- South - A1 – Agriculture 1; undeveloped
- West - A1 – Agriculture 1; rural residential & agricultural parcels.

4.1 SITE LOCATION MAP

Subject Property: (S of) University Way



5.0 CURRENT DEVELOPMENT POLICY

5.1 CITY OF KELOWNA STRATEGIC PLAN 2004 EDITION

The Strategic Plan objectives relating to development in general are:

- Manage human impacts on our natural environment, including Okanagan Lake and the surrounding hillsides.
- Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

5.2 KELOWNA 2020 – OFFICIAL COMMUNITY PLAN

The OCP establishes objectives for development within urban and village centres, requiring that all development should be an appropriate response to its physical context, or anticipated future context where an area is designated

for increased density or land use transition in the OCP. Additionally, all development should contribute to the creation of pedestrian-oriented streets and public spaces, encouraging a sense of community identity and sense of place (integration of development within larger community belonging, community cohesiveness). It is also suggested that appropriate, high quality, public spaces which provide links to surrounding areas and open space relief should be encouraged.

6.0 TECHNICAL COMMENTS

Technical comments have already been addressed through earlier phases of zoning application.

7.0 PLANNING & DEVELOPMENT SERVICES COMMENTS

The Planning & Development Services is supportive of the development to facilitate a private school use; in accordance with Council's approval of the OCP amendment application for the University South ASP land use designation. Staff have liaised with the applicant and have cooperatively made revisions to the site design and exterior finishings of the building.

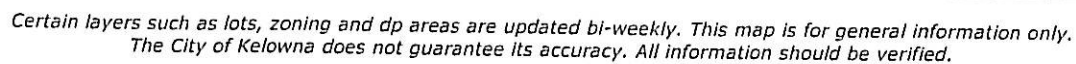
The applicant has worked diligently to incorporate several design details that Planning staff has recommended. Consequently, extensive revisions have been incorporated into the site plan, resulting in much more efficient land uses on the private school site and delineating vehicular traffic from student recreational activities that promote safety and improved traffic circulation for future phasing. The design components of the first phase of the building incorporate natural, rustic elements aiming to enhance the natural landscape and minimize visual impact on the hillside. Strong horizontal lines in the building lines establish a simplistic and natural architectural inspiration for future phasing on site and in the village centre.


for Shelley Gambacort
Current Planning Supervisor

Attach.
SG/DN

Attachments

- Subject Property Map
- Future Land Use Concept Plan Map
- Site Plan
- Floor Plans
- Building Elevations
- Landscape Plan



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 FAX: 415.441.1111
 EMAIL: info@meiklejohn.com

m+m
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 TEL: 415.441.1111
 FAX: 415.441.1111
 EMAIL: info@meiklejohn.com

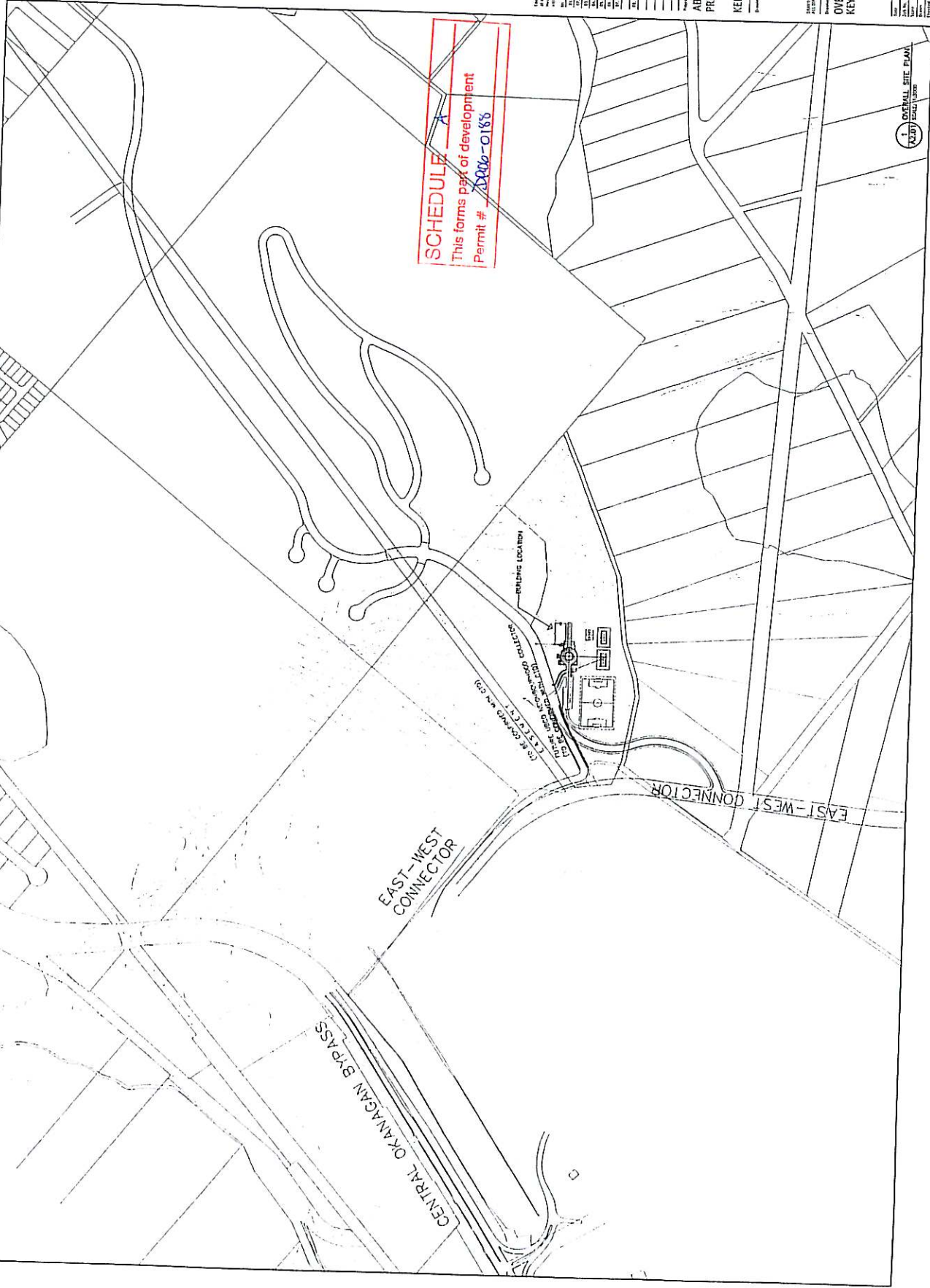


Project Name: ABERDEEN HALL PRIVATE SCHOOL
 Location: KELOWNA, B.C.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/10/00	Initial Design	AM	AM
2	10/10/00	Final Design	AM	AM
3	10/10/00	Construction Documents	AM	AM
4	10/10/00	Final Construction Documents	AM	AM
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9	10/10/00	Final Construction Documents	AM	AM
10	10/10/00	Final Construction Documents	AM	AM

A2.01 OF
 OVERALL SITE/
 KEY PLANS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/10/00	Initial Design	AM	AM
2	10/10/00	Final Design	AM	AM
3	10/10/00	Construction Documents	AM	AM
4	10/10/00	Final Construction Documents	AM	AM
5	10/10/00	Final Construction Documents	AM	AM



1. OVERALL SITE PLAN
 1/2" = 1' SCALE



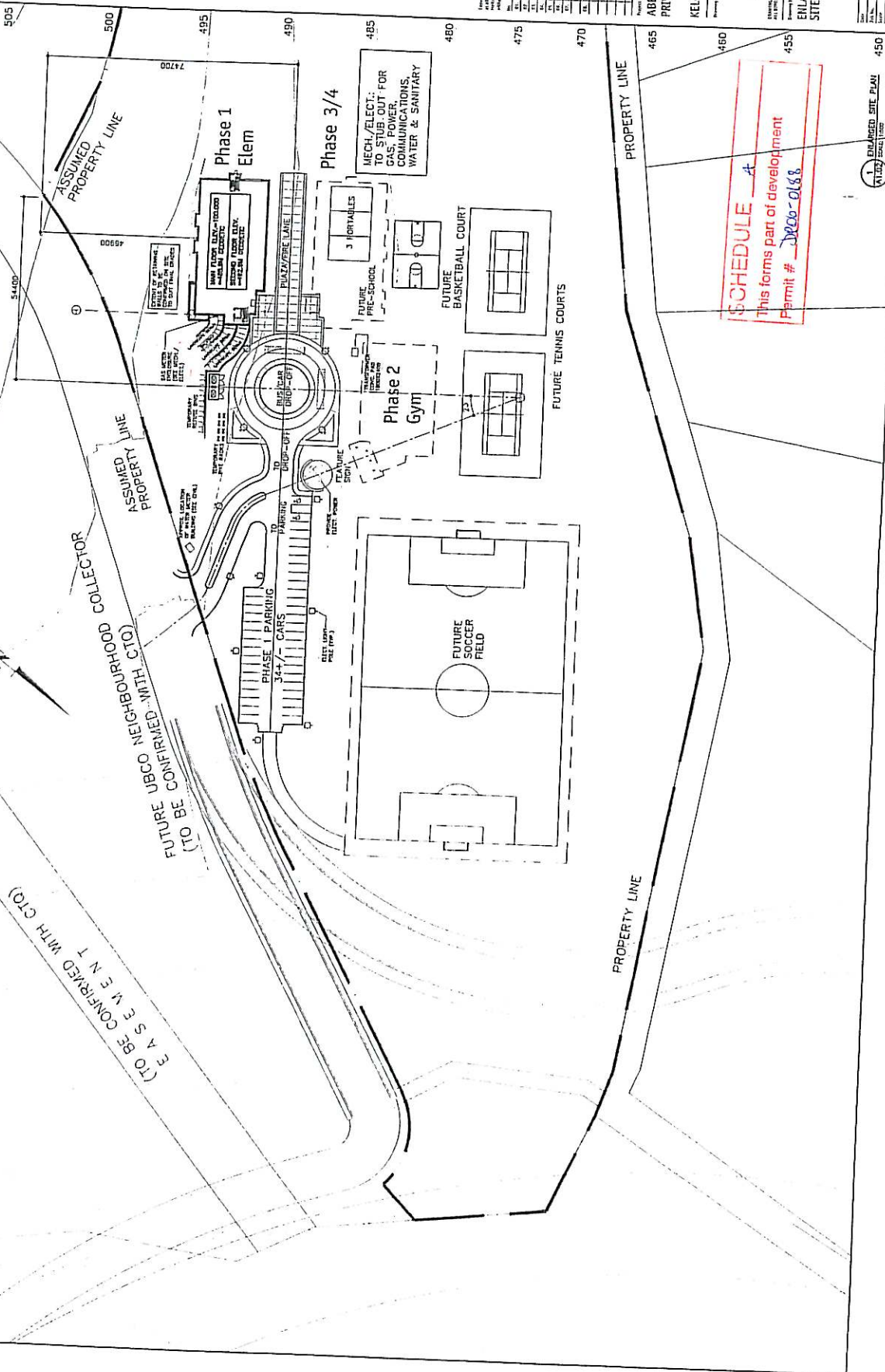
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	On	Off	Amount earned (in days)	Amount used (in days)
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Project Type
ABERDEEN HALL
PRIVATE SCHOOL
KELOWNA, B.C.

A2.02^{OF.}

ENLARGED
SITE PLAN

Date	2007-08-21
Job No.	61 442
Issue	45 100000
Owner	PRINCE
Project	61 442





SCHEDULE B
 This forms part of development
 Permit # D006-088



222 MAIN STREET
VANCOUVER, B.C.
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EMAIL: info@meiklejohn.ca

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MEIKLEJOHN ARCHITECTS INC.



DP Amendment
Nov. 28, 2006



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NO.	DATE	DESCRIPTION
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10	2006.11.28	DP Amendment

Project Title
ABERDEEN HALL
PRIVATE SCHOOL
KELOWNA, B.C.

Drawing Number

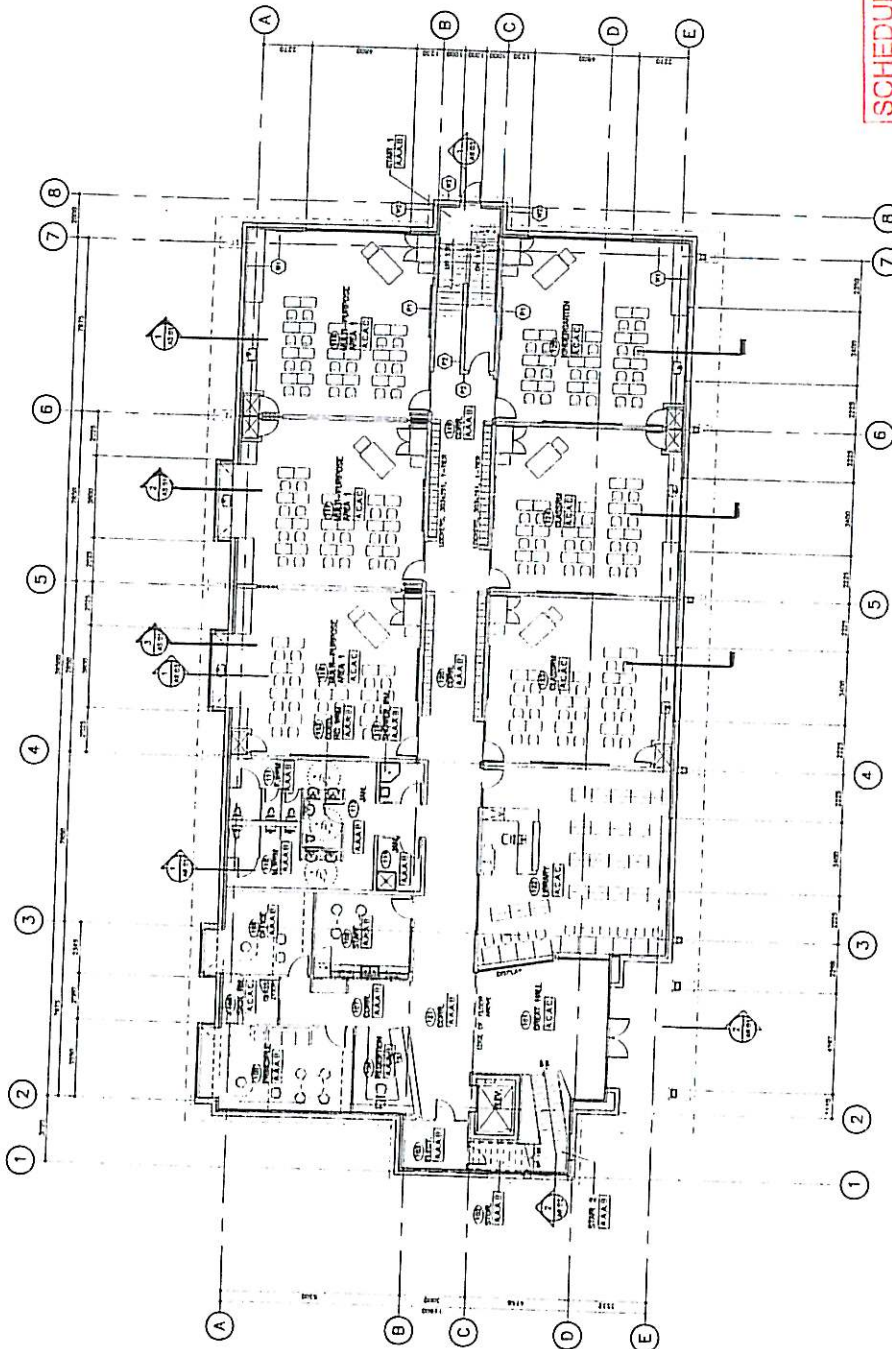
A3.01
OF

STANDARD AREAS ARE IN SQUARE METERS
ALL DIMENSIONS SHALL BE PERIODS TO 200

Drawing Title

MAIN
FLOOR PLAN

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Volume	1,100.00
Perimeter	220.00
Notes	1. N/A



SCHEDULE B

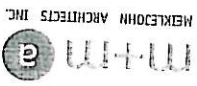
This forms part of development

Permit # D06-0198

1 MAIN FLOOR PLAN
SCALE: 1:100

222 AVENUE STREET
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DP Amendment
 Nov. 28, 2006



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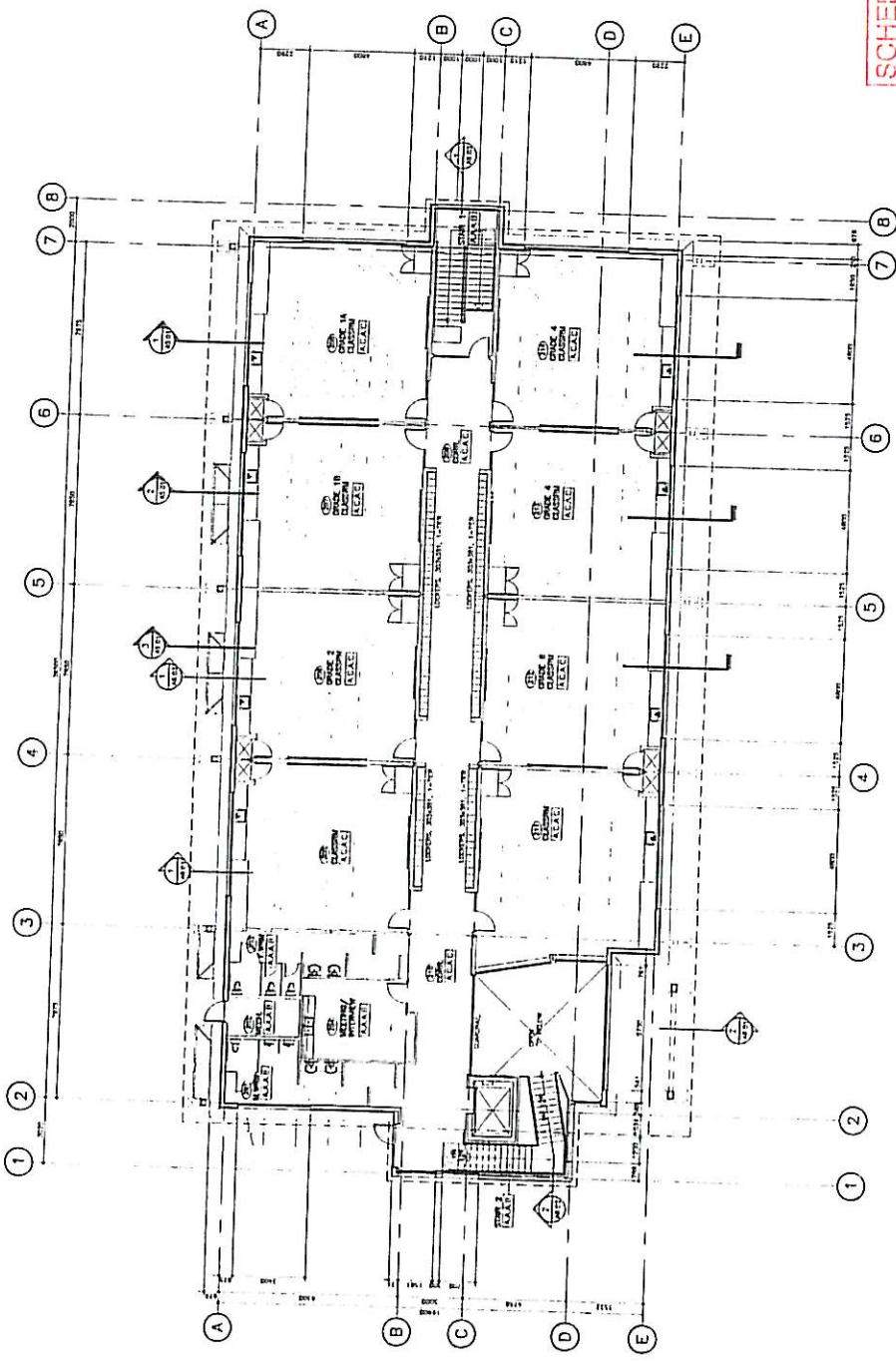
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6	11/28/06	MEK	REVISION
7	11/28/06	MEK	REVISION

Project Title
 ABERDEEN HALL
 PRIVATE SCHOOL
 KELOWNA, B.C.

Sheet Number
A3.02 OF 3

Project Title
 ABERDEEN HALL
 PRIVATE SCHOOL
 KELOWNA, B.C.

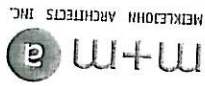
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6	11/28/06	MEK	REVISION
7	11/28/06	MEK	REVISION



SCHEDULE B
 This forms part of development:
 Permit # 2006-0186

1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MECKLEBORN ARCHITECTS, INC.
 1000 N. 10TH ST., SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.MECKLEBORNARCH.COM



Item	Description	Quantity	Unit	Notes
1	Painted Steel Decking	100	SF	
2	Painted Steel Joists	10	LF	
3	Painted Steel Beams	10	LF	
4	Painted Steel Columns	10	EA	
5	Painted Steel Trusses	10	EA	
6	Painted Steel Bracing	10	EA	
7	Painted Steel Roofing	10	SF	
8	Painted Steel Siding	10	SF	
9	Painted Steel Windows	10	EA	
10	Painted Steel Doors	10	EA	
11	Painted Steel Stairs	10	EA	
12	Painted Steel Railings	10	LF	
13	Painted Steel Fencing	10	LF	
14	Painted Steel Gates	10	EA	
15	Painted Steel Signage	10	EA	
16	Painted Steel Lighting	10	EA	
17	Painted Steel Vents	10	EA	
18	Painted Steel Pipes	10	LF	
19	Painted Steel Fittings	10	EA	
20	Painted Steel Fasteners	10	EA	

ABERDEEN HALL
 PRIVATE SCHOOL
 KELOWNA, B.C.

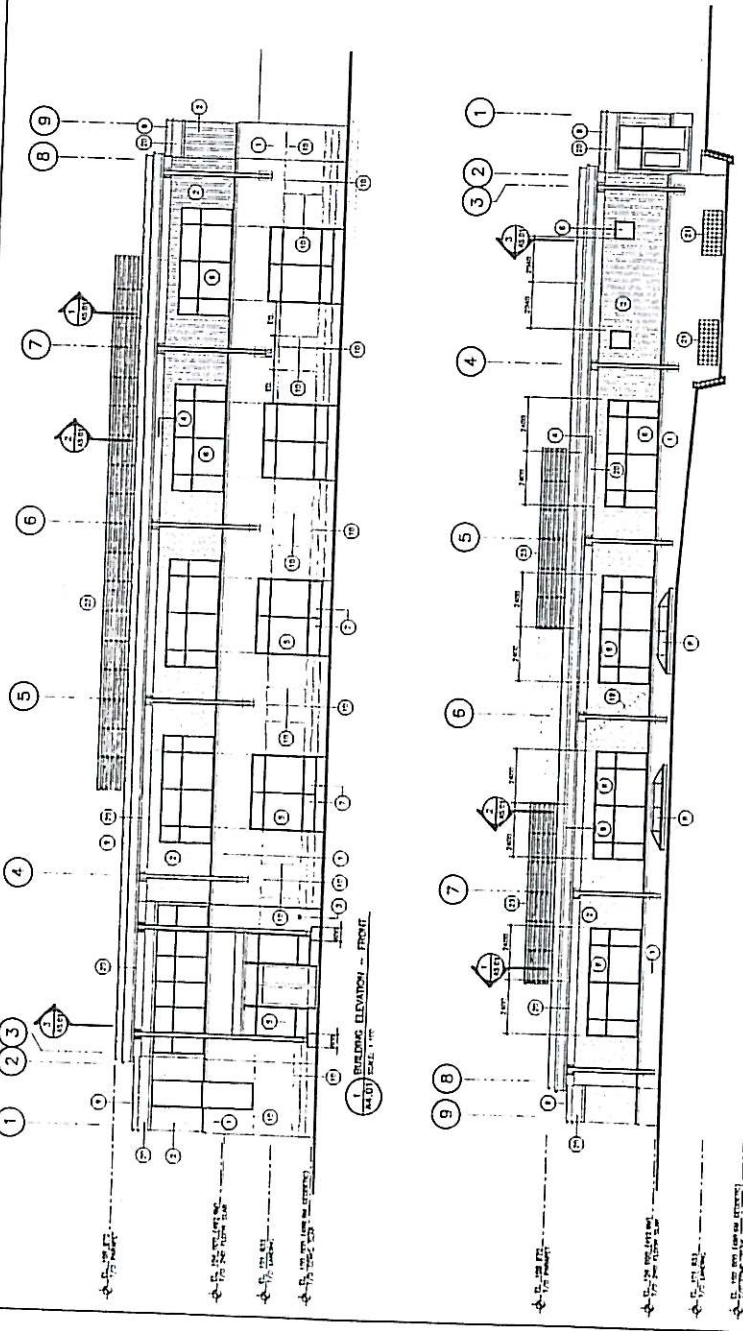
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BUILDING
 ELEVATIONS

Item	Description	Quantity	Unit	Notes
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2	Painted Steel Joists	10	LF	
3	Painted Steel Beams	10	LF	
4	Painted Steel Columns	10	EA	
5	Painted Steel Trusses	10	EA	
6	Painted Steel Bracing	10	EA	
7	Painted Steel Roofing	10	SF	
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17	Painted Steel Vents	10	EA	
18	Painted Steel Pipes	10	LF	
19	Painted Steel Fittings	10	EA	
20	Painted Steel Fasteners	10	EA	

BUILDING ELEVATION KEY NOTE:

1. REFER TO PLANS & SECTIONS & SPECIFICATIONS FOR MATERIALS & FINISHES.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
3. ELEVATIONS SHALL BE CHECKED BY THE ARCHITECT AT A LATER DATE PRIOR TO CONSTRUCTION OF THE BUILDING.
4. EXPOSED CLIP, CORNER, JOINT, AND FINISH SHALL BE AS SHOWN.
5. PAINTED STEEL SHALL BE AS SHOWN.
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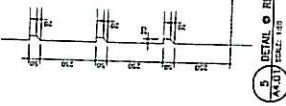


1. BUILDING ELEVATION - FRONT
 SCALE 1:100

2. BUILDING ELEVATION - REAR
 SCALE 1:100

3. BUILDING ELEVATION - LEFT SIDE
 SCALE 1:100

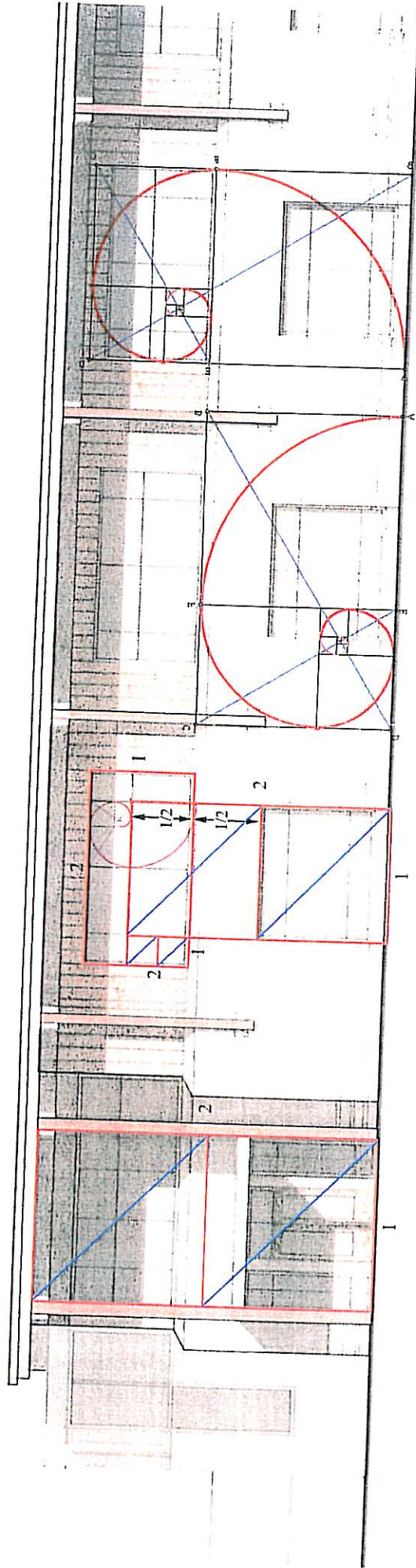
4. BUILDING ELEVATION - RIGHT SIDE
 SCALE 1:100



SCHEDULE B
 This forms part of development
 Permit # 2006-0186



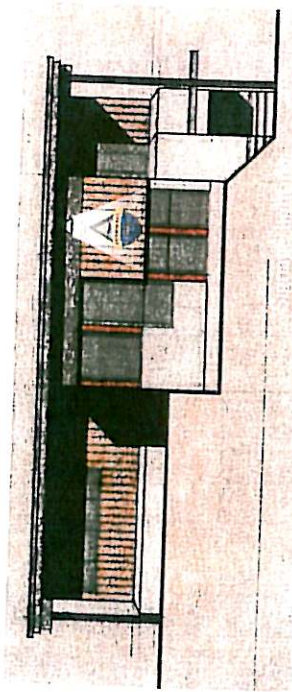
SCHEDULE B
This forms part of development
Permit # 2006-0186



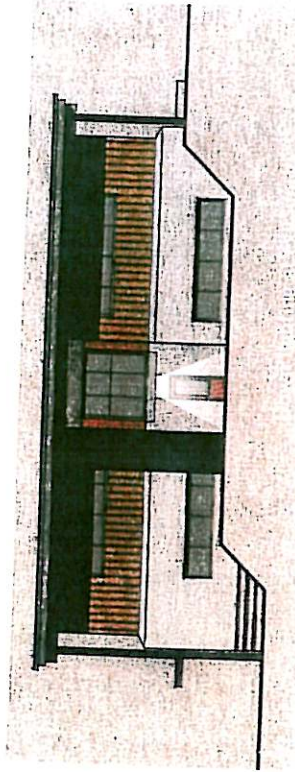
ELEVATIONAL PROPORTIONING METHOD

177 + 177 a NOVEMBER 21, 2005





EAST ELEVATION

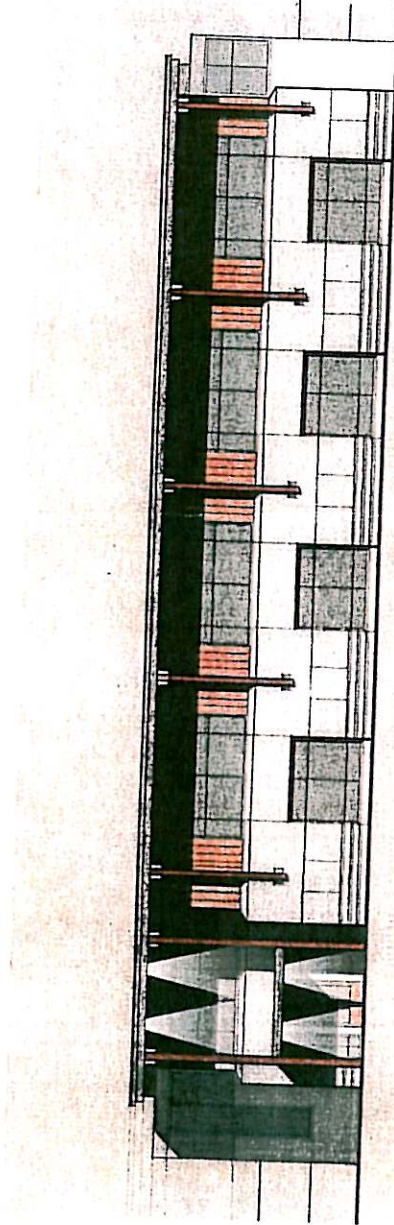


WEST ELEVATION

SCHEDULE B

This forms part of development

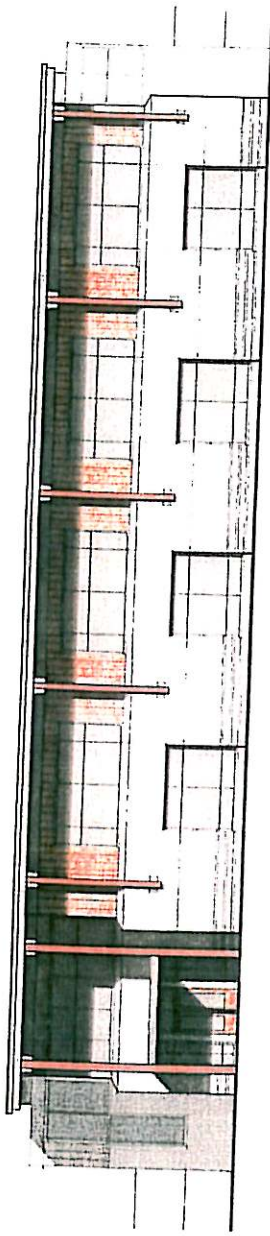
Permit # **2006-0188**



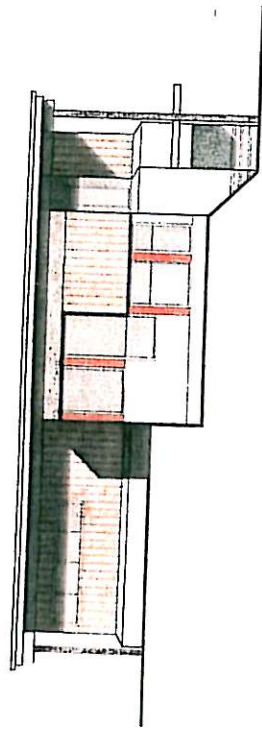
NORTH ELEVATION

77 + m a . NOVEMBER 21, 2005





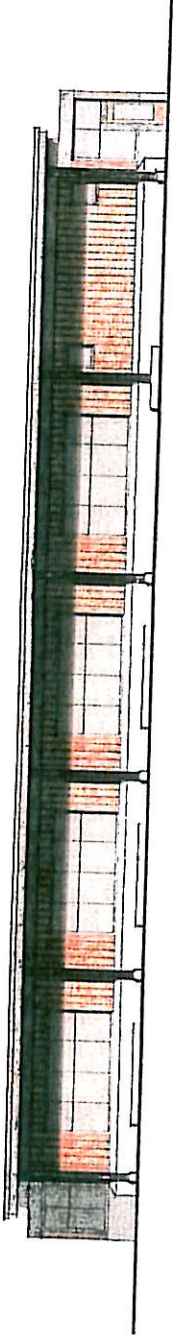
NORTH ELEVATION



EAST ELEVATION
SCALE 1/16" = 1'

SCHEDULE B
This forms part of development
Permit # D000-0188





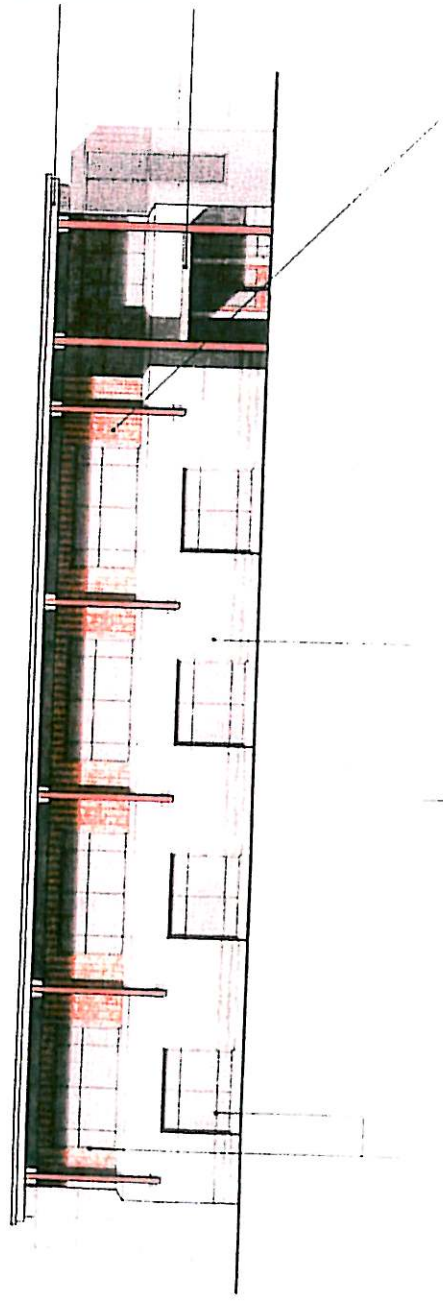
SOUTH ELEVATION



WEST ELEVATION
SCALE 1/16" = 1'

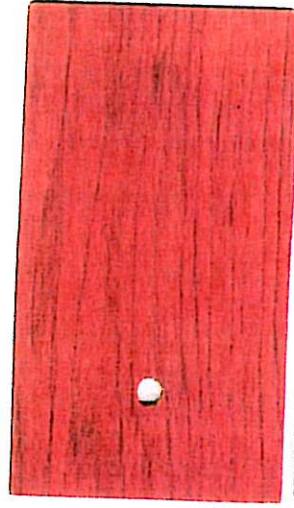
SHEET # B
 1151 NORTH EAST OF 21ST STREET
 PROJECT # 2006-0155





METAL FASCIA
BENJAMIN MOORE HC-167

STEEL CANOPY
BENJAMIN MOORE HC143



CEMENTITIOUS PANEL TO MATCH
CEDAR STAINED WOOD COLUMNS BENJAMIN MOORE HC-50

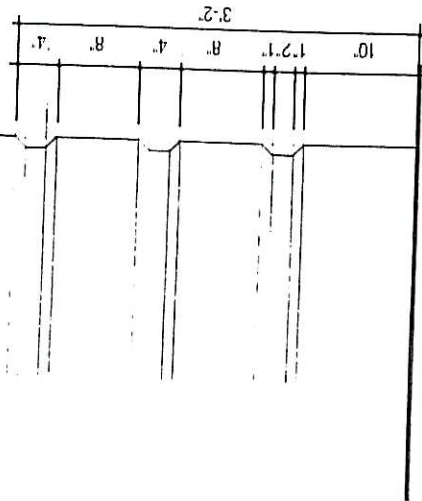


SACK FINISHED, POURED-IN-PLACE CONCRETE

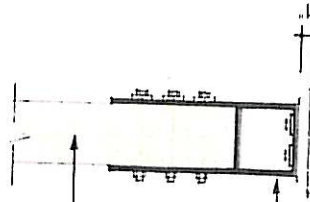
CLEAR ANNOXIDIZED ALUMINUM WINDOW SYSTEM

SCHEDULE B
This forms part of development
Permit # 2006-0188





WOOD COLUMN



STEEL BRACKET

POURED IN PLACE
CONCRETE

COLUMN BASE
SCALE 1" = 1'-0"



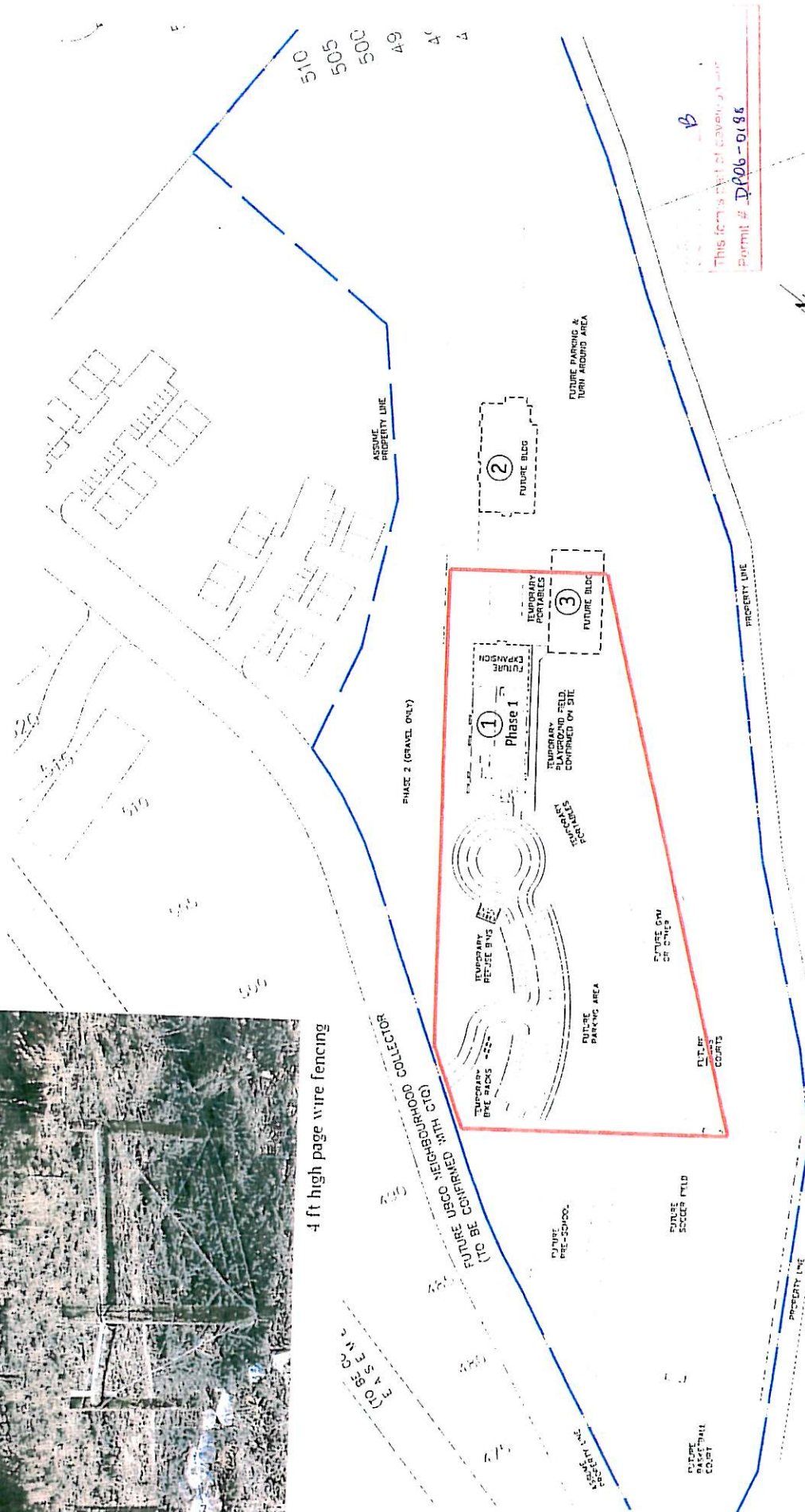
1
AT.02
ENLARGED SITE PLAN
SCALE: 1"=50'

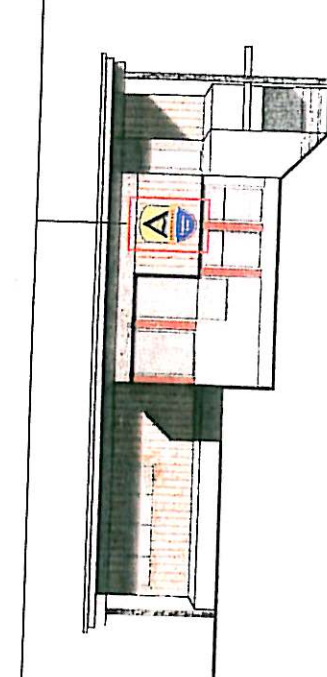
*Fencing for future phases will be determined in coordination with JDL Construction to ensure the safety of the students.

NOVEMBER 21, 2006

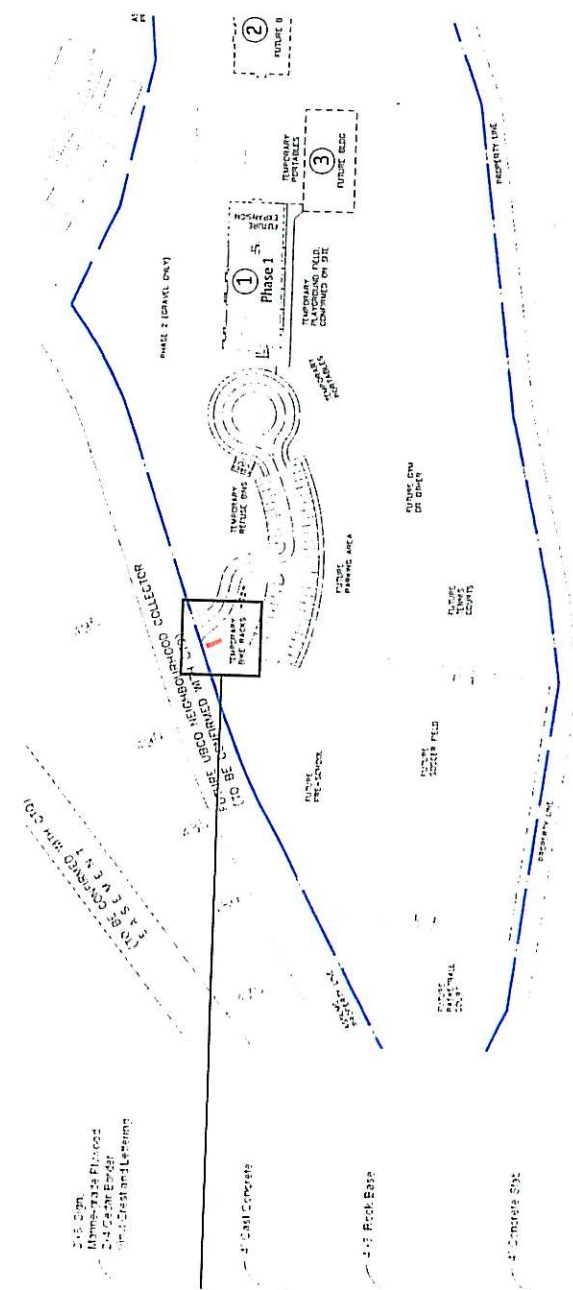
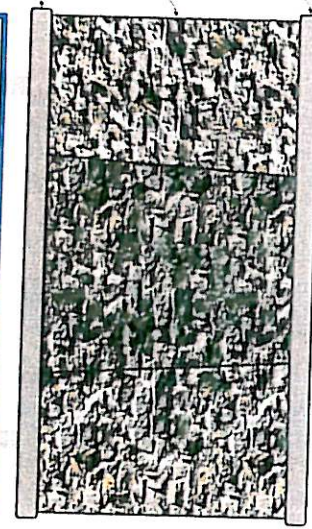
34

4 ft high page wire fencing





Aberdeen Hall wall sign to be located on East Facade facing turn around

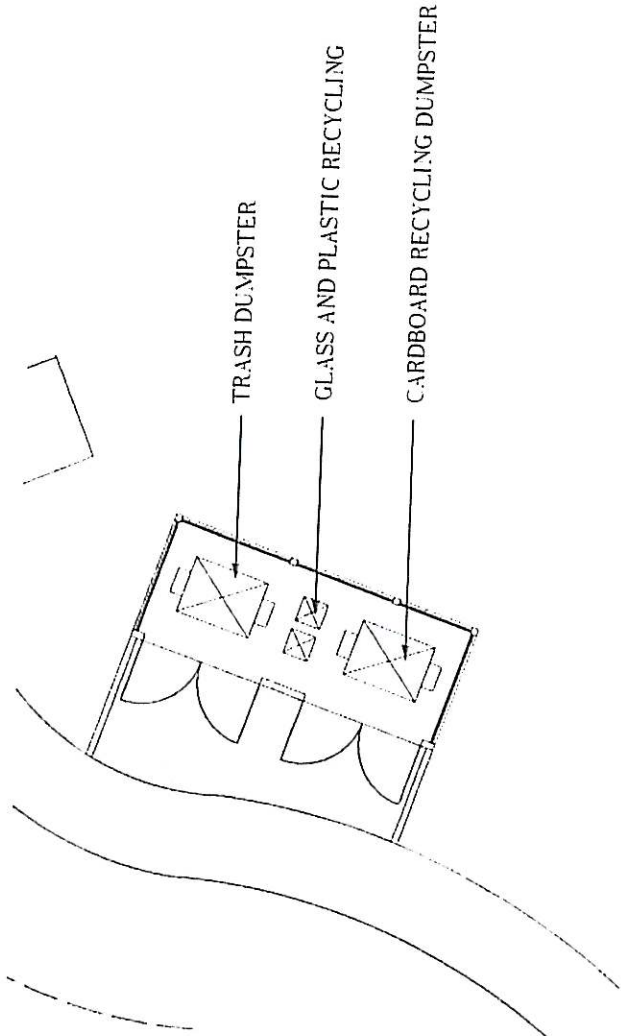


Aberdeen Hall monument sign to be located at the entry to the site



SIGNAGE

Unit of development
2006-01-68



SCHEDULE B
 This forms part of the permit
 Permit # 2006-0188



TRASH ENCLOSURE

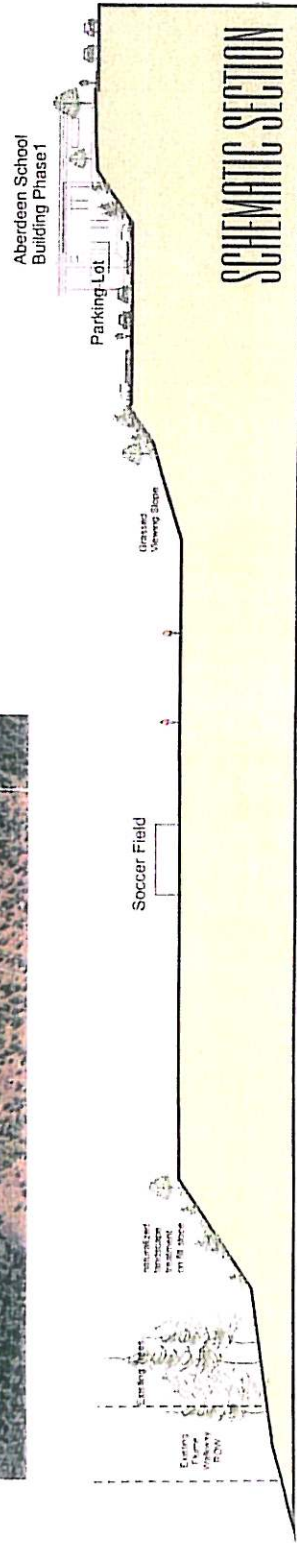
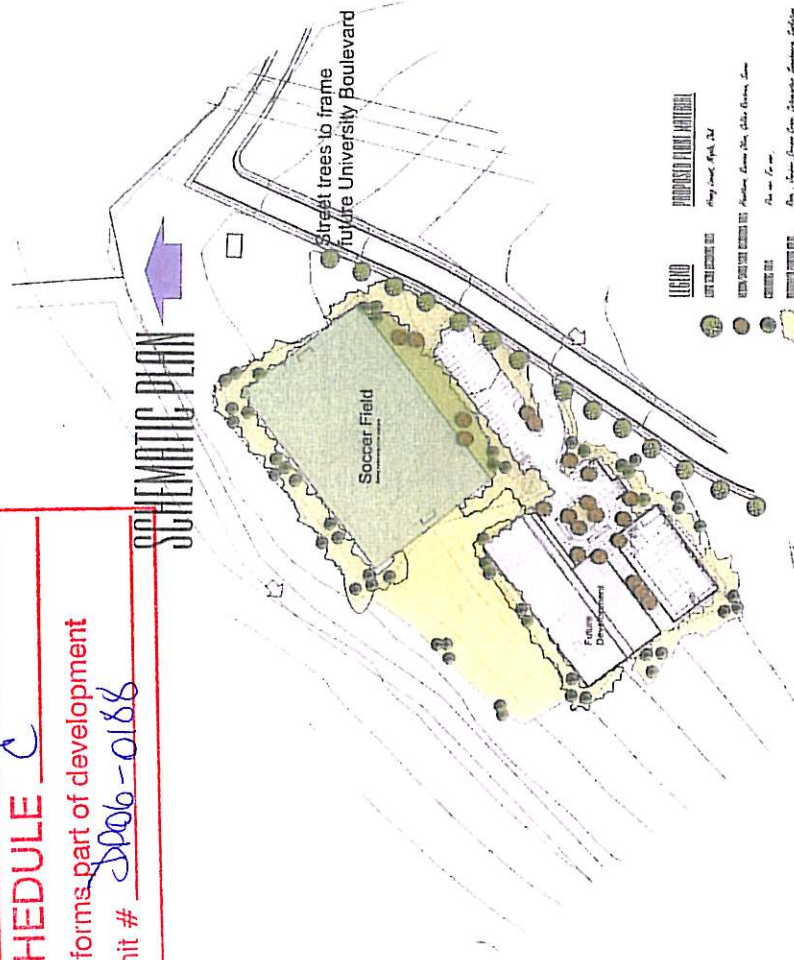
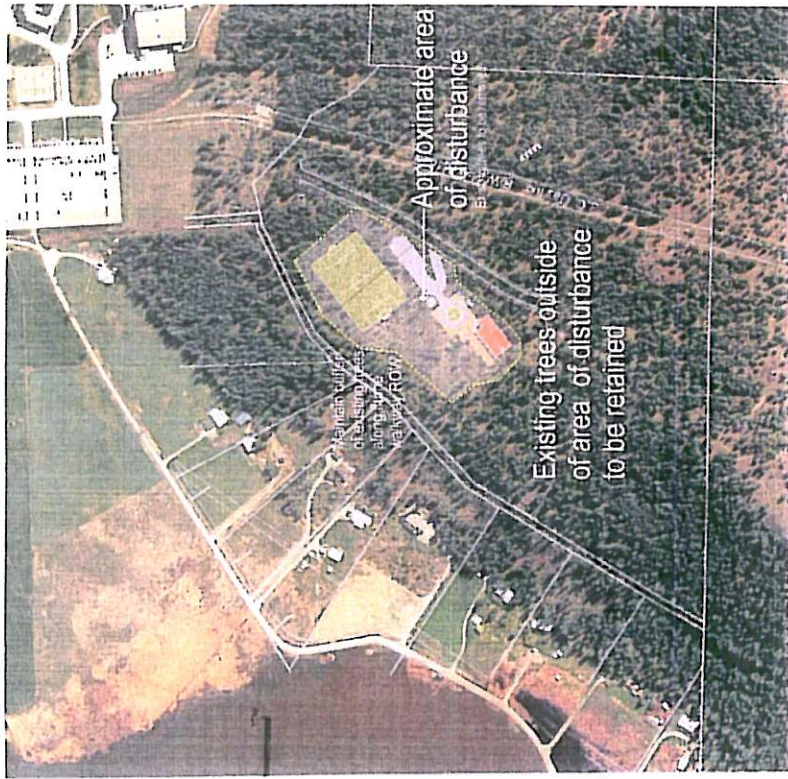
Aberdeen Hall Private School

Schematic Landscape Plan

NTS

CTQ

SCHEDULE C
This forms part of development
Permit # 0006-0188



10115
This plan is a schematic, illustrating general areas of plantings and arrangements, and the proposed planting, grading, and drainage. It is not intended to be a final plan. It is intended to be a preliminary plan, and the final plan shall be subject to the approval of the City of Denver, Colorado.