

The logo for the City of Kelowna, featuring a stylized circular emblem with a geometric, woven pattern, positioned to the right of the text "City of Kelowna".

Existing Zone: P2- Educational & Minor Institutional

School District 23 (SD23) is proposing a portable classroom for Raymer Avenue Elementary school to accommodate the new all day Kindergarten program as set out by the Ministry of Education. The one room facility is planned for the east side of the existing school property close to the library and gymnasium. Although staff reviewed the proposal and supplied the applicant with comments on the design, Staff have been informed that this temporary unit is one of 140 standard portables that are delivered throughout the Province to support the new all-day

R

Kindergarten program. As a result, no improvements to complement the existing school's colour palette are proposed.

It is noteworthy that Raymer Elementary school is reaching its ultimate life span and is being considered in SD23's 5 year capital plan for replacement.

4.0 Proposal

4.1 Project Description

The proposed 122m² portable consists of a large classroom area with two sinks and a washroom that is accessible by persons with disabilities. It is situated such that the entrance faces north with easy access to the main entry area off Richter Street.

The pre-finished portable colour palette includes naturally stained cedar siding on the upper 1/3 portion of the building and corrugated metal siding on the lower 2/3. An existing door on the east elevation will be rendered inoperable for this application. Lighting is provided at the entrance door.

Additional parking required by the Zoning Bylaw is proposed off Tutt Street utilizing an existing curb cut which will not disturb any mature street trees. Bicycle racks are being relocated to accommodate the new parking area. The school is only serviced by one bus which stops on the boulevard on Richter Street.

Existing on-site landscaping will remain unchanged. The site is surrounded by a number of large trees which will not be disturbed by either the placement of the portable or the creation of additional required parking.

4.2 Site Context

The subject property is the on Raymer Avenue between Richter Street and Tutt Street in the Pandosy South Urban Centre. The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North	RU6 - Two dwelling housing (note: a rezoning application has had third consideration to rezoning all properties directly to the north to C4 - Urban Centre Commercial in order to accommodate the proposed mixed use development.)
West	C4 - Urban Centre Commercial
East	RU6 - Two Dwelling Housing
South	C4 - Urban Centre Commercial and RM3 - Low Density Multiple housing

4.3 Subject Property: 657 Raymer Avenue



4.4 Zoning analysis

The proposed application meets the requirements of P2- Educational & Minor Institutional zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	18,915 m ² or 4.67 acres	660 m ²
Lot Width	87.48 m	18 m
Lot Depth	217.07 m	30 m
Development Regulations		
Site Coverage (buildings)	17 %	40 %
Site Coverage (buildings/parking)	21 %	60 %
Development Regulations for Proposed Portable		
Height	1 storey	3 storeys / 13.5 m
Front Yard	86 m	6.0 m
Side Yard (east)	6.6 m	4.5 m
Side Yard (west)	72.4 m	4.5 m
Rear Yard	115.99m	7.5 m

Other Requirements		
Parking Stalls (#)	32 spaces	2 per classroom @ 16 class rooms = 32 spaces

5.0 Current Development Policy

Kelowna 2030 - Official Community Plan

Objective 5.32 Ensure the development of institutional facilities meets the needs of residents.

Policy 5.1 Planning for School Sites.¹ Ensure the identification of school sites in appropriate locations during the planning of new neighbourhoods or intensification of existing neighbourhoods, based on the size and composition of the projected school age population. Encourage joint use of and stronger relationships between school facility and community recreation facilities.

Policy 5.5 Location of Schools.² Plan residential and other development such that schools (public and private) can be viably operated in central and easily accessible areas such as the City Centre, Town Centres, Highway Centre or Village Centres. Encourage retention of schools, and location of new schools, in central and easily accessible areas. Locations within the Urban Centres should be promoted wherever possible.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Building & Plumbing Permits required.
- 2) Hard Surfacing required to entrance.

6.2 Development Engineering Department

See attached.

6.3 Fire Department

The Fire alarm system from the main school should be extended to the portable classrooms.

7.0 Application Chronology

Date of Application Received: April 11, 2011

Advisory Planning Commission May 10, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on May 10, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP11-0060, for 657 Raymer Avenue, to evaluate the form and character of a proposed portable for an existing school site.

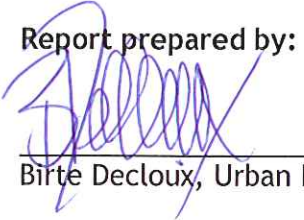
¹ Official Community Plan 2030 chapter 5 page 5.30

² Official Community Plan 2030 chapter 5 page 5.30

Anecdotal comments:

The Advisory Planning Commission supported the Development Permit, however, commented that they are not pleased with the colour palette. They acknowledge it is beyond the control of the School District and hoped the School District's 5 Year Capital Plan is completed at the earliest possible date.

Report prepared by:



Birte Decloux, Urban Land Use Planner

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

Attachments:

Subject property Map

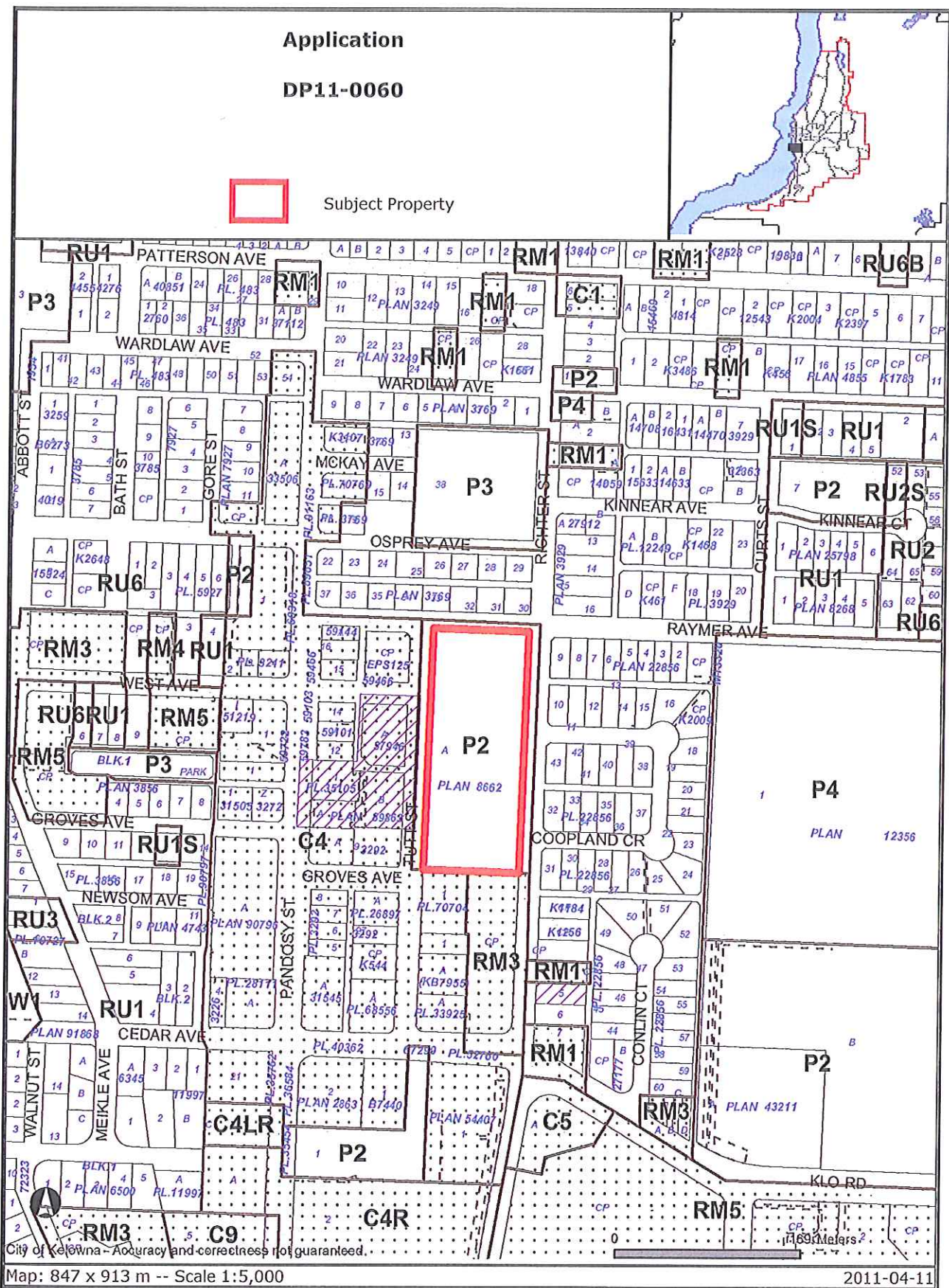
Site Plan

Elevation Drawings

Colour elevations

Photos of immediate neighbourhood

Development Engineering Comments & supporting E-mail

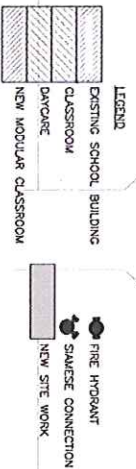


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

MAY 31 2011

CITY OF KELOWNA

Land Use Management

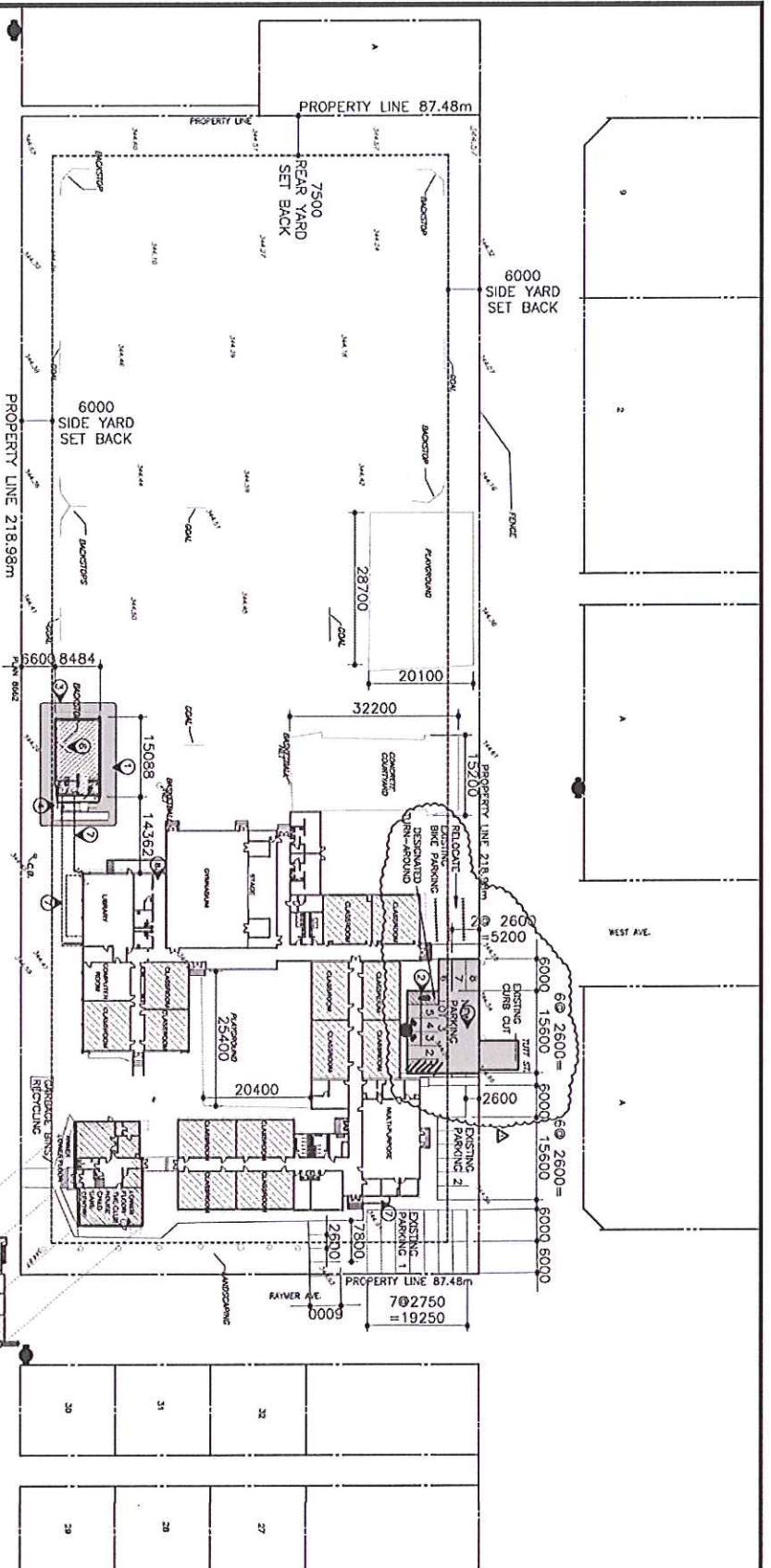


- GOODYARD
CRITERIA**
- 1 NEW ASPHALT APRON
 - 2 PARKING STALL AS REQUIRED BY CITY
 - 3 RESTORE EXISTING LANDSCAPING
 - 4 NEW STAIR & NEW HAND & GUARD RAILS AS REQUIRED
 - 5 REMOVE & RELOCATE EXISTING BACK STOP PATCH AND MAKE GOOD EXISTING SITE WORK (FINISHES TO MATCH EXISTING)
 - 6 PROVIDE NEW PROX. READER
 - 7 EXISTING HANDICAP ENTRANCE

20000000	LEGAL DESCRIPTION: LOT 4 PLAIN 8662 0.0000 ACRES
P2- EDUCATION & MINOR INDUSTRIAL	
AR6: C4-S00TH PANDOSY TOWN CENTRE	
1. PORTABLE CLASSROOM ADDITION	
SITE AREA=	19,150m2
EXISTING SCHOOL AREA= 28777.5m2	
EXISTING PARKING AREA= 3244m2	
NEW PORTABLE= 1722m2	
TOTAL BUILDING AREA= 32444m2	= 17%
CHARGES RECYCLING	
PICK-UP DRINKWARE= 152m2	
EXISTING PARKING LOT 1= 3259m2	
EXISTING PARKING LOT 2= 1250m2	
NEW PARKING LOT 3= 2250m2	
PARKING & SWEEPING= 6000m2	
TOTAL SITE COVERAGE= 21%	
GROSS BUILDING AREA= 36990m2	
NET BUILDING AREA= 20244m2	
FLOOR AREA RATIO= 0.15	

PARKING	32
PARKING REQUIRED 2 STALLS PER CLASSROOM	
TOTAL CLASSROOMS = 13+1 = 14 CLASSROOMS	
TOTAL DAYCARE CLASSROOMS = 4 CLASSROOMS	
TOTAL CLASSROOMS = 18	
TOTAL PARKING STALLS REQUIRED = 32 STALLS	
TOTAL PARKING STALLS PROVIDED = 32 STALLS	
SPACE FOR 58 BIKE STALLS	

EXISTING
SITE PLAN
1
P1



PROJECT TITLE
SCHOOL DISTRICT 23
PORTABLE CLASSROOM
PROJECT

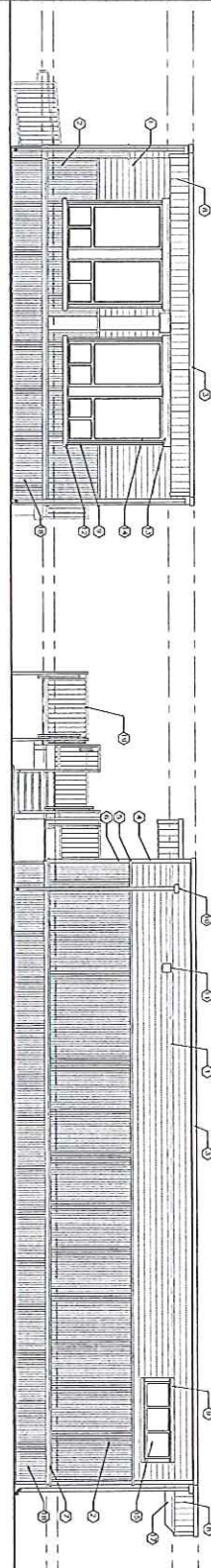
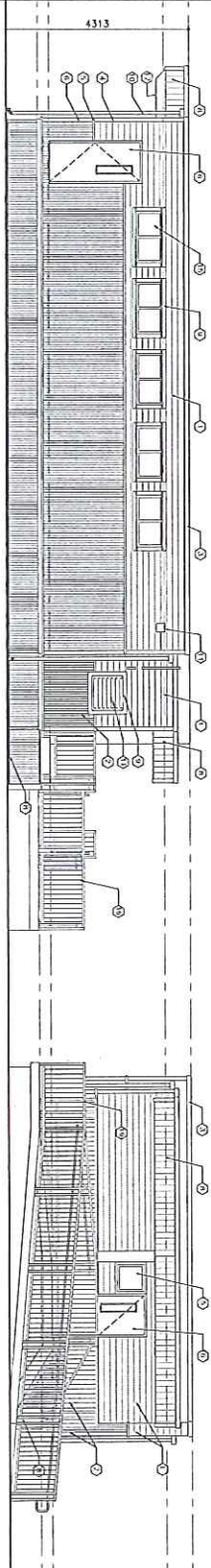
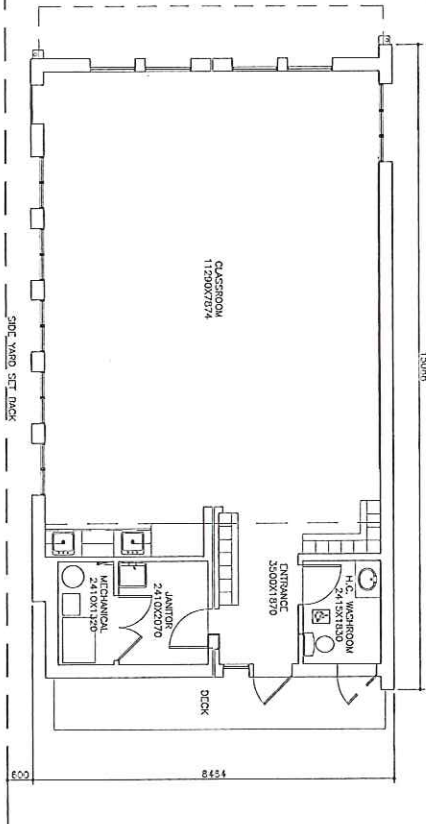
Raymer
Elementary

KELOWNA B.C.

SITE PLAN

2010-021 A1

- EXTERIOR FINISHES - STANDARD
- ① 1/2" HORIZONTAL SHIP LAP CEDAR SIDING, STAINED "NATURAL CEDAR"
 - ② VERTICAL 2" x 2" SHIP LAP CEDAR SIDING, STAINED "NATURAL CEDAR"
 - ③ 2" x 4" METAL ROOF CAP, BLACK CO2502
 - ④ 2" x 4" ROCKET CEDAR OUTSIDE CORNER, STAINED "NATURAL CEDAR"
 - ⑤ 2" x 4" METAL TRANSITION FLASHING, BLACK CO2502
 - ⑥ 2" x 4" METAL OUTSIDE CORNER, MATCH CLADDING
 - ⑦ 2" x 4" METAL BOTTOM FLASHING, BLACK CO2502
 - ⑧ 1/2" VERTICAL SHIP LAP CEDAR SIDING, STAINED "NATURAL CEDAR"
 - ⑨ 2" x 4" ROCKET CEDAR WINDOW TRIM, PAINTED "BLACK"
 - ⑩ SCUPPER & 3" RAIL, PAINTED "BLACK"
 - ⑪ METAL VENT HOOD, PAINTED "BLACK"
 - ⑫ 2" x 4" METAL WRAPPED WOOD WINDOW SILL, PAINTED "BLACK"
 - ⑬ ROLL-SHUTTER (INC. CASE/TRACK), "METALLIC SILVER"
 - ⑭ VINYL FRAME WINDOW, "BEECE"
 - ⑮ SECURITY SCREEN, "BEECE" TO MATCH WINDOW
 - ⑯ METAL DOOR & FRAME, PAINTED "BLACK"
 - ⑰ EXPOSED CEDAR BEAMS, "NATURAL CEDAR"
 - ⑱ SINGING, TO GALVALUME MATCH SIDING
 - ⑳ STAIRS & RAMPS, ALUMINUM



METRIC

ALL DIMENSIONS IN METRIC UNITS
UNLESS OTHERWISE SPECIFIED

DATE: _____

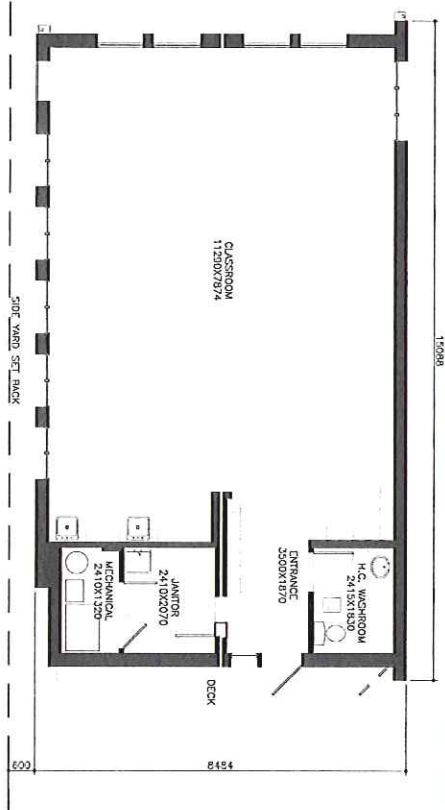
DISCUSSION: _____

PROJECT TITLE:
SCHOOL DISTRICT 23
PORTABLE CLASSROOM
PROJECT

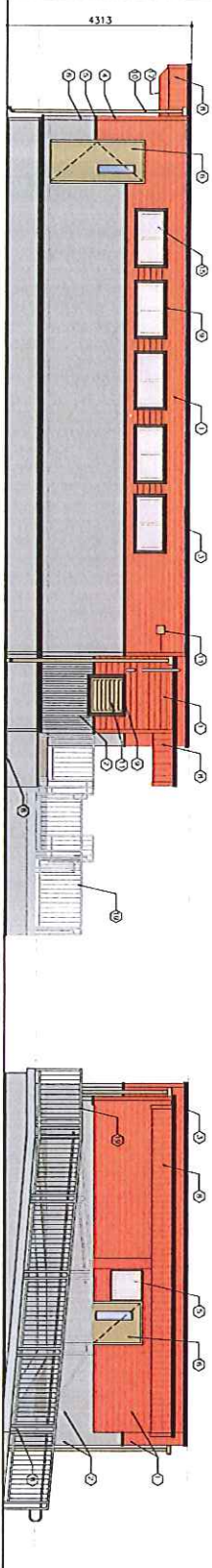
Raymer
Elementary
KELLOWNA, B.C.

PORTABLE
FLOOR PLAN
& ELEVATIONS

DATE: 2010-01-21
DRAWN BY: M. J. JONES
CHECKED BY: M. J. JONES
PROJECT NO.: 2010-021
REVISION NO.: A2

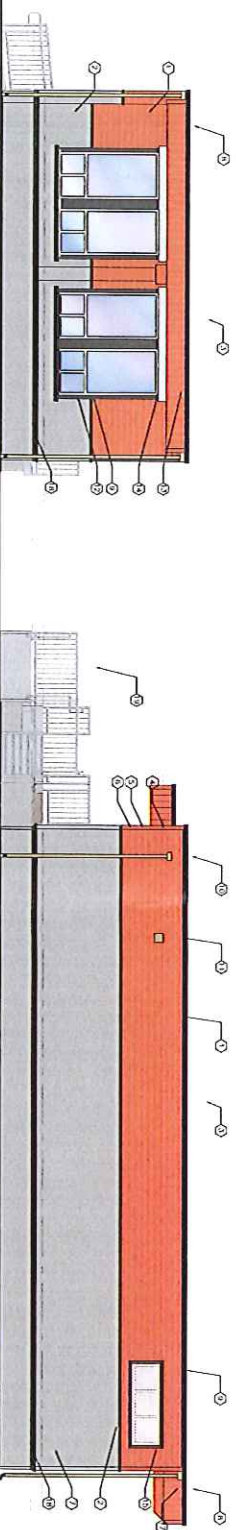


1 PORTABLE CLASSROOM FLOOR PLAN
P2 SCALE 1/8" = 1'-0"



2 EAST ELEVATION
A2.1 SCALE 1/8"=1'-0"

3 NORTH ELEVATION
A2.1 SCALE 1/8"



4 SOUTH ELEVATION
A2.1

5 WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



1 RAYMER AVENUE NORTH ELEVATION
A3 2006 FEB



2 RAYMER AVENUE SOUTH ELEVATION
A3 2006 FEB



3 RICHTER STREET WEST ELEVATION
A3 2006 FEB



4 RICHTER STREET EAST ELEVATION
A3 2006 FEB



5 SCHOOL FIELD NORTH ELEVATION
A3 2006 FEB



6 SCHOOL FIELD SOUTH ELEVATION
A3 2006 FEB



8 TUTT STREET WEST ELEVATION
A3 2006 FEB



9 TUTT STREET EAST ELEVATION
A3 2006 FEB



7 AERIAL VIEW
A3 2006 FEB

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SCALE

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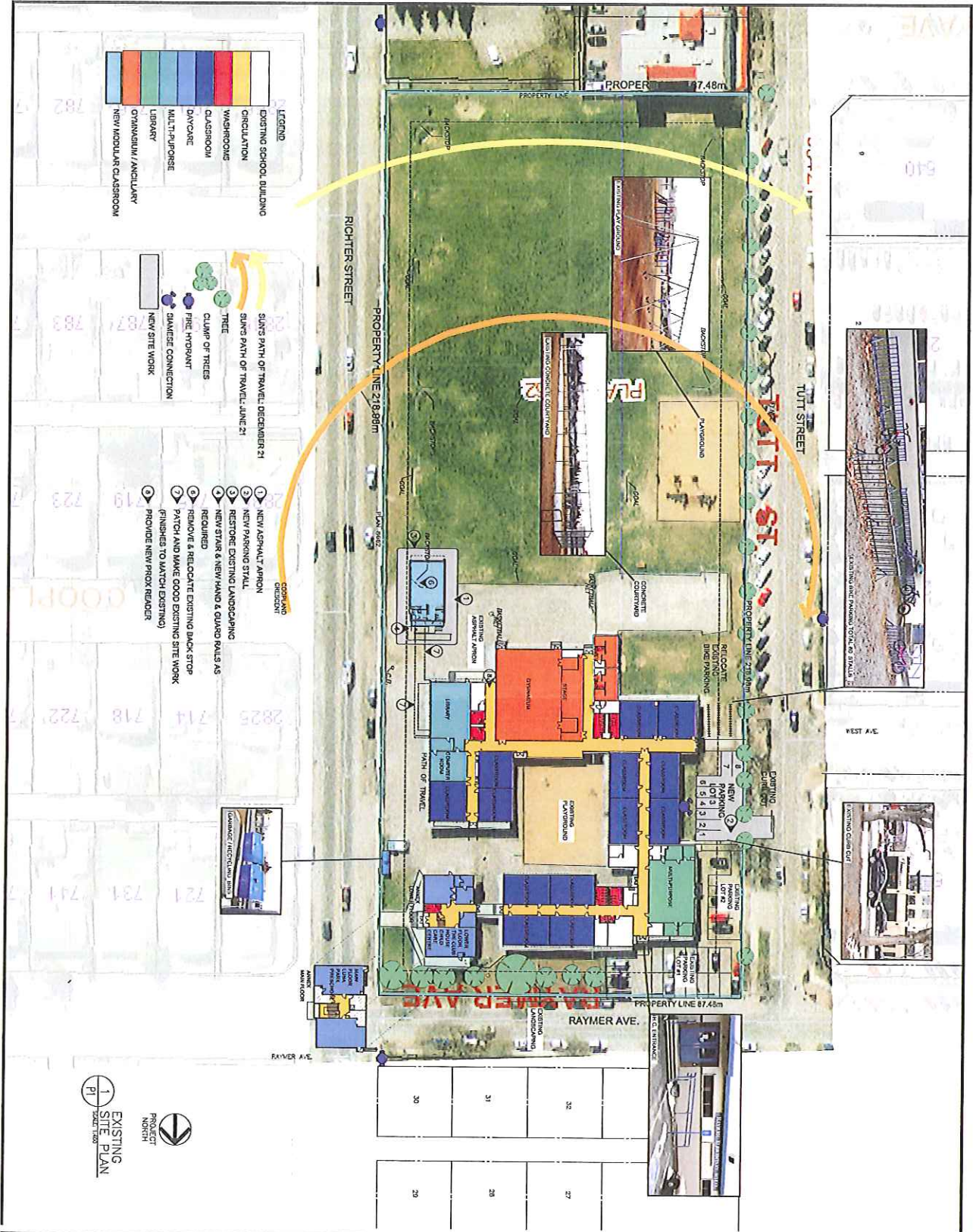
NO. DATE DESCRIPTION

PROJECT TITLE
SCHOOL DISTRICT 23
PORTABLE CLASSROOM
PROJECT

Raymer
Elementary
KELLOWNA

NEIGHBOURHOOD
PHOTOGRAPHS

DATE 2010.03.15
PROJECT DATE JAN 15 2010
CNO FILE 2010-021-A3
2010-021 A3



<p>cei ARCHITECTURE PLANNING INTERIORS VANCOUVER, VICTORIA, KILGORE TEL: 604.278.1111 WWW.CEIARCHITECTURE.COM</p>		<p>CONSULTANT</p>	
<p>PROJECT TITLE SCHOOL DISTRICT 23 PORTABLE CLASSROOM PROJECT</p>		<p>CLIENT SCHOOL DISTRICT 23</p>	
<p>DATE 2010-02-1</p>		<p>DESIGNER cei</p>	
<p>SCALE 1:100</p>		<p>DATE 2010-02-1</p>	
<p>PROJECT NO. 2010-021</p>		<p>DATE 2010-02-1</p>	

CITY OF KELOWNA
MEMORANDUM

Date: May 13, 2011
File No.: DP11-0060

To: Land Use Management Department (BD)

From: Development Engineering Manager

Subject: Portable Classroom Lot A Plan 8662 **Raymer Elementary**

Development Engineering Services comments and requirements pertaining to this application are as follows:

- (a) The submitted drawings indicate that the classroom portable will have washroom facilities as well as a mechanical room. Servicing to this portable will be provided by extending existing on-site services.
- (b) Hydrant coverage for the new classroom portable and other fire protection requirements are subject to the Fire Department's review and approval.
- (c) Dedicate a SRW (4.5m x 6.5m) over the existing Fortis facilities located approximately 35m south of the north west corner of the property.
- (d) Parking modules must meet bylaw requirements.
 - (i) On-site turning movements are to be designed so as to provide vehicles with a designated turn-around area so that vehicles can exit the school property in a forward direction.
 - (ii) The existing parking area at the Raymer / Tutt corner requires modification. Provide a designated access and egress location that is at the furthest distance possible from the intersection.
 - (iii) A revised site access and egress design as well as the parking lot configuration must be approved by Development Engineering prior to issuance of this permit.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf

Birte Decloux

From: Steve Muenz
Sent: Friday, June 10, 2011 11:50 AM
To: Birte Decloux
Cc: Tim McLennan (TMcLennan@ceiarchitecture.com)
Subject: RE: 2010-021/3.6-2 - SD23 Modular Expansion - Raymer Elementary DP 11-0060

Birte:

This is to confirm that I discussed the existing parking area at the Raymer/Tutt corner with Tim McLennan and the City's safety concern. Tim indicated that the existing concern will be addressed during the site's redevelopment during the next 5 years. I accepted this strategy with the understanding that through Tim the School District continues to be aware of this safety concern and that the City will not be held libel as to any incidents that occur due to this unsafe situation.

As to the parking layout, I would suggest that stall #1 be the "Designated Turn-Around as this stall can facilitate all the stalls currently listed as #1-#8. The stall that is currently designated as the "Designated Turn-Around can become stall #1.

Steve Muenz, P.Eng, Development Engineering Manager
Development Services

TEL 250 469-8625
FAX 250 862-3314

City of Kelowna 1435 Water Street, Kelowna, BC V1Y 1J4 kelowna.ca

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From: Birte Decloux
Sent: June 9, 2011 2:08 PM
To: Steve Muenz
Subject: FW: 2010-021/3.6-2 - SD23 Modular Expansion - Raymer Elementary DP 11-0060

Hi Steve

Please confirm in writing that you accept the original site plan as provided for the application. I require this information to proceed to Council with the DP.

Thanks for your help!

Birte Decloux, Land Use Planner
Land Use Management

TEL 250 469-8608
FAX 250 862-3320

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From: Tim McLennan [mailto:TMcLennan@ceiarchitecture.com]
Sent: Friday, May 27, 2011 3:51 PM
To: Birte Decloux
Cc: jshoemak@sd23.bc.ca; kkovacs@sd23.bc.ca
Subject: 2010-021/3.6-2 - SD23 Modular Expansion - Raymer Elementary DP 11-0060

Hi Birte,

As discussed, please refer to the following in response to the comments received from Development Engineering related to DP 11-0060:

Comment (a) – this appears to be for information only

Comment (b) – this will be provided during the BP application process, but has been reviewed and complies with BCBC 2006.

Comment (c) – the district is more than willing to do this, but the process takes time and is subject to the SD board meeting times which adjourn for the summer. SD23 can provide a letter of intent to address this condition to secure release of the DP.

Comment (d) (i) – Refer to the attached revised site-plan which addresses this comment.

Comment (d) (ii) – I spoke with Steve Muenz this afternoon and made him aware that this work is not accommodated in the budget provided by the ministry for the portable project. I indicated to Steve that Raymer is in the District's 5 year capital plan for replacement and he was satisfied that the existing condition will be addressed when the new school is constructed.

Comment (d) (iii) – Refer to our response to comments i and ii above.

Regards,

Tim McLennan MRAIC
Partner
CEI Architecture Planning Interiors
VANCOUVER VICTORIA KELOWNA LOS ANGELES
www.ceiarchitecture.com

KELOWNA STUDIO
100-1060 Manhattan Drive V1Y 9X9
T. 250.861.1887 F. 250.861.1810

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