

# ALC Non-Farm Use Application: Proposal Summary

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

ATTACHMENT: 2

FILE NO.: A 21-04

This is an application to allow for the construction of a School District early learning program facility on an existing elementary school property located in the ALR. This request is being submitted in line with ALC Decision #348/2019 (ALC file # 57814, CWK File # A 18-05). The proposed new development area covers 2% of the subject property.

## PROPERTY INFORMATION:

- Parcel Identifier: 010-346-961
- Legal Description: Lot 45, District Lot 506, Osoyoos Division Yale District, Plan 5381
- Civic: 1221 Hudson Road, West Kelowna, BC
- Property Area: 7.9 ha (5.8 ha located in the ALR)

The subject property has been used for institutional uses as Hudson Road Elementary School for over 40 years. The school was constructed in 1974 and has been operating continuously as an elementary school since that date. The property is zoned for institutional and assembly (P2) uses by the City of West Kelowna and the City's Official Community Plan designates the property for future institutional and assembly uses. A property map and site photos are attached to this summary.

## Surrounding Land Uses:

- North: Commercial – Sonic Car Wash
- East: Residential / single family homes
- South: Regional Park – Mt. Boucherie
- West: Residential / single family homes

## PROPOSAL:

The proposal is to allow the School District to construction of a 500m<sup>2</sup> (5,382 sq.ft) early learning program facility on the northwestern corner of the elementary school property. The facility will create 30 new childcare spaces and will accommodate both daycare and pre- and after-school programs. In keeping with other School District owned childcare facilities, this facility will be run in partnership with the Okanagan Boys and Girl's Club.



Figure 1. Context Map



Figure 2a. Photo taken from Hudson Rd looking towards the intersection of Hudson Rd & Alhambra Dr.



Figure 2b. Site Plan (yellow arrow depicts photo location/angle). Detailed site plan(s) are attached.

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## Development Footprint:

While still in the early planning stages, the total combined development footprint is 1,562m<sup>2</sup>, including the proposed childcare facility (500m<sup>2</sup>), two play areas (combined 380m<sup>2</sup>), and a proposed parking lot and access road (682m<sup>2</sup>). The proposed new development footprint covers 2% of the total property. The property has easy access from Hudson Road and the proposed location requires a small access road and limited grading of the property allowing for a reduced development footprint. The access road is proposed at the same location as the existing operations access off Hudson Road.

## Proposed Fill:

The parking lot and access road will be paved and the play areas will be a mix of gravel, bark mulch or rubberized surface for a safer play area. It is anticipated that a maximum of 1,600m<sup>2</sup> of imported material (structural fill, concrete/asphalt and/or gravel) will be required to accommodate the proposed footprint. Exact fill depths and materials have not yet been determined at this time.

## Timing of Project:

In October 2020, the School District applied for provincial funding to create new childcare facilities at six school sites throughout the Central Okanagan, including the Hudson Road property. The provincial funding application decision is anticipated in spring 2021. If approved, the School District would begin the planning process immediately, with target construction to begin in Spring 2022.

## Justification for the proposed use:

In 2020, a licensed childcare inventory was developed for the Central Okanagan to understand the current childcare supply and determine the necessary childcare space targets needed for the Central Okanagan's growing population. The results of this report<sup>1</sup> showed that the Central Okanagan is an area where families have difficulty finding childcare and that there is not enough childcare space to meet demand. The majority of existing childcare providers carry a waitlist and care for school-aged children was identified as an area of high need. As can be seen in the below tables, West Kelowna requires a significant number of childcare spaces to be constructed to meet the growing demand.

Table 11. City of West Kelowna space creation targets:  
Ages 0 to 5

Year	Projected Child Population	Total Spaces Needed to Maintain Current Access Rate (19.7)	Total Spaces Needed to Maintain Target Access Rate (30)
2019	2005	395	602
2020	2020	398	606
2022	2036	401	611
2025	2052	404	616
2030	2068	407	620

To meet at target of 620 spaces for children ages 0 – 5 by 2030, West Kelowna will need an average of 23 new spaces per year over the next 10 years.

Figure Source: *The Care for Our Kids Report*: dated July 2020.

Table 15. City of West Kelowna space creation targets:  
Ages 6 to 12

Year	Projected Child Population	Total Spaces Needed to Maintain Current Access Rate (22.1)	Total Spaces Needed to Maintain Target Access Rate (80)
2019	4620	1022	3696
2020	4664	1119	3731
2022	4677	1123	3742
2025	4662	1119	3729
2030	4817	1156	3854

To meet at target of 3854 spaces for children ages 6 – 12 by 2030, West Kelowna will need an average of 283 new spaces per year over the next 10 years.

The report further found that West Kelowna families face logistical challenges with existing childcare locations and many indicated that their preference was to have their childcare centre near a school. One of the key recommendations from the report was to consider joint-use agreements between public institutions and non-

<sup>1</sup> *The Care for Our Kids Report: Community Childcare Planning, Central Okanagan, prepared by Urban Matters CCC, draft dated July 2020.*

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profit childcare providers to help facilitate the creation of additional childcare spaces in the community; and continue to advocate for childcare to be integrated with elementary schools.

## Rationale for Hudson Road Elementary School Location:

Currently there are several childcare facilities operating out of existing elementary schools in West Kelowna, including an afterschool care facility at Hudson Road Elementary School. When tasked with finding a location for a new childcare facility in one of the West Kelowna elementary school sites, the School District looked at land availability, access to major corridors and the location of the property in relation to other childcare facilities and anticipated population growth.

With these factors in mind, the Hudson Road Elementary School location was identified as a central location within the city, with good access from the highway and limited impact of

increased traffic on existing residential areas. Having the childcare facility located on the elementary school property provides administrative efficiency's that have been proven in other elementary school locations, especially with the existing after school program at this location.

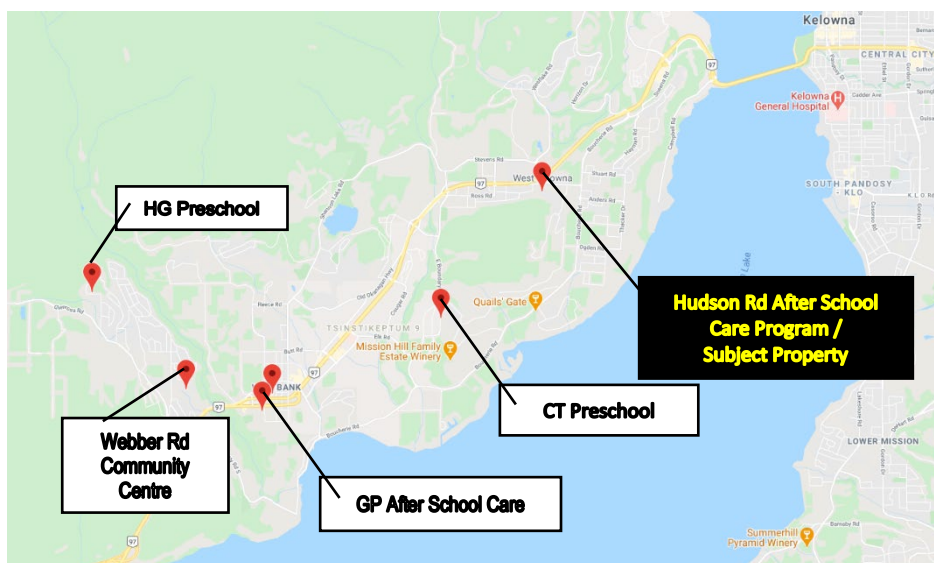


Figure 3. School District Early Learning Program Centres



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## OVERALL PROPERTY MAP SHOWING ALR BOUNDARY





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## SITE PHOTOS



Photo 1 taken from Hudson Rd looking towards intersection of Hudson Rd and Alhambra Rd.



Photo 2 taken from Alhambra Rd looking east towards proposed early learning centre location.