

FOTENN



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RIVERSIDE PARK EARLY LEARNING CENTRE 2826 SPRINGLAND DRIVE



May 22, 2019

HISTORY OF THE RIVERSIDE PARK NURSERY SCHOOL CORPORATION AND THE NEW BUILDING PROJECT

- / RPNS was started by a group of concerned parents
- / RPNS has been an integral part of early learning experiences in our community for about 50 years
- / The Riverside Park Community's childcare needs have evolved
- / RPNS wants to address our community's diverse needs by building a free-standing, purpose-built, child care centre on the property at 2826 Springland Drive

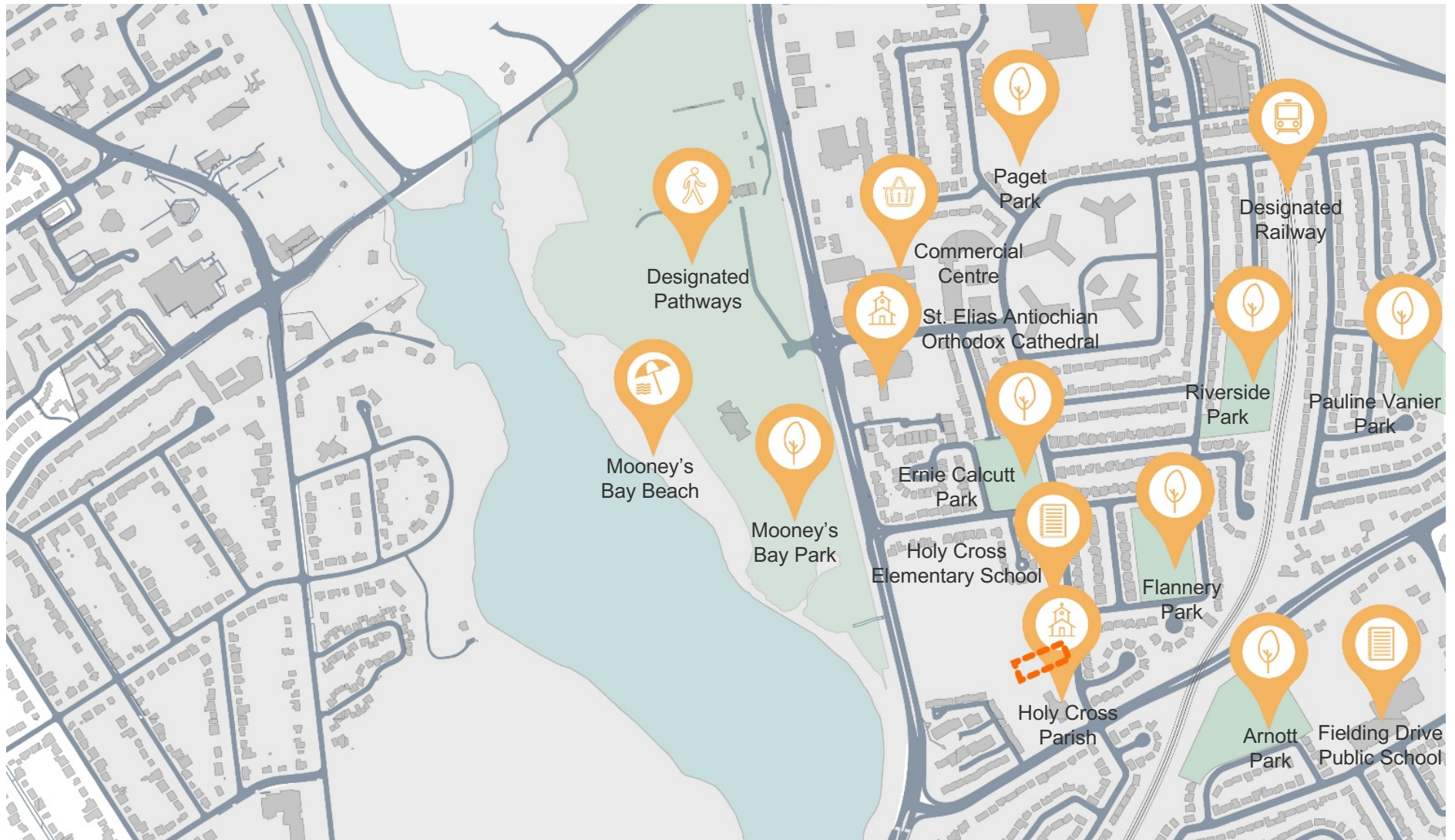
PROGRAMMING FOR THE NEW RIVERSIDE PARK EARLY LEARNING CENTRE

- / The RPELC will create 88 child care spaces in a two-story, five-classroom building
- / The RPELC will offer care for Infants, Toddlers and Preschoolers (0-5 years)
- / The RPELC will provide high-quality, affordable child care for our community
- / Programming will include forest school programming and an intergenerational component

ESSENTIAL PARTNERSHIPS

- / The Province of Ontario through the Ministry of Education and the City of Ottawa Children's services
- / The Riverside Churches
- / Canoe Bay
- / Andrew Fleck Children's Services

CONTEXT



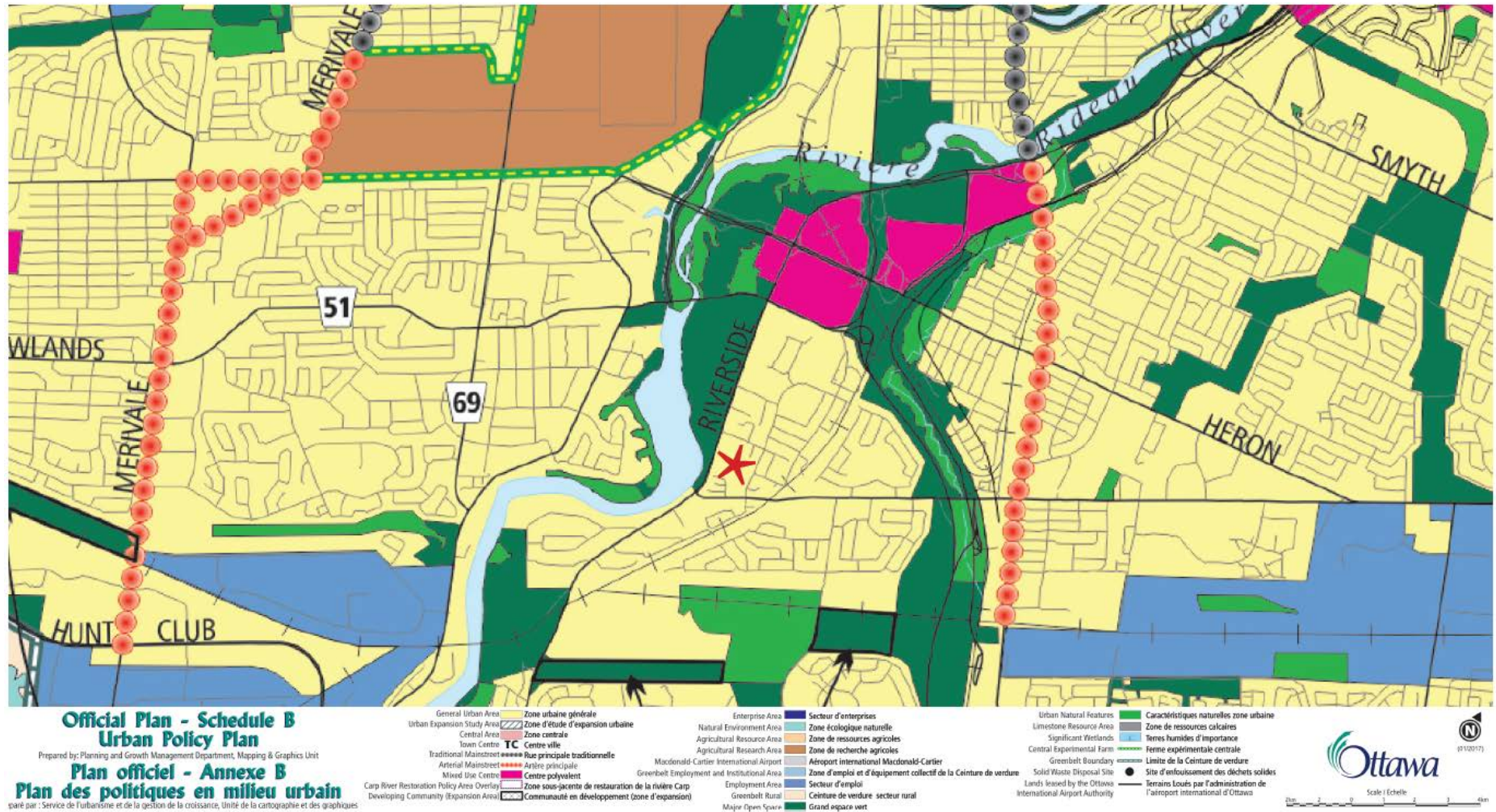
CONTEXT CONTINUED



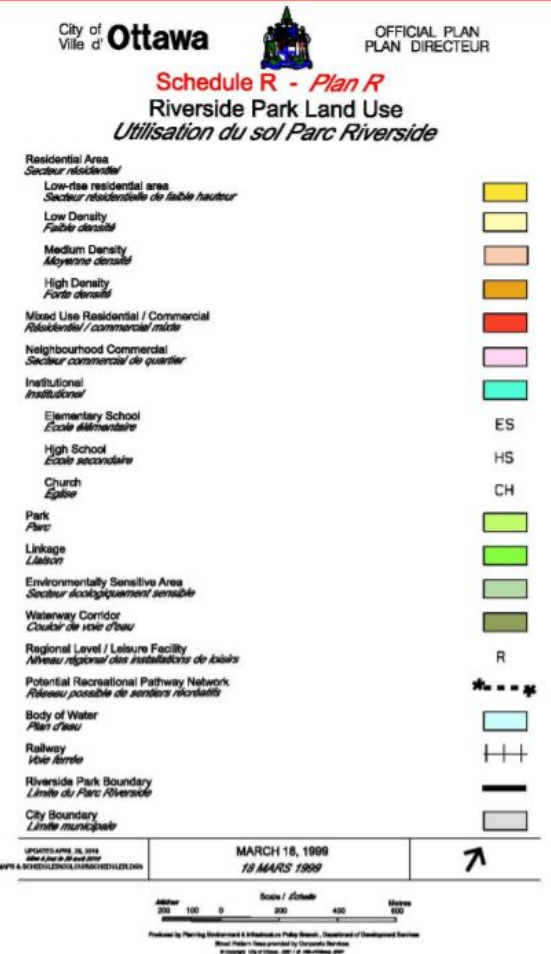
PROPOSED PARK SPACE



POLICY & REGULATORY FRAMEWORK – OFFICIAL PLAN



The map displays the City of Kelowna, British Columbia, with various land use zones. A red star is located in the central part of the map, near the intersection of the main road and the waterfront. The zones are color-coded: R (Residential) in green, HS (High Density Residential) in yellow, CH (Community) in orange, ES (Employment) in blue, and others in various shades of green and yellow. The map also shows the waterfront area, including the lake and the city's boundary. A scale bar at the bottom indicates distances in meters (0, 200, 400).



POLICY & REGULATORY FRAMEWORK – ZONING BY-LAW



SITE PLAN



KEY PLAN

PROJECT STATISTICS

SITE AREA:	1,775 M ²
LANDSCAPED (SOFT) AREA:	850M ²
(48%)	
BUILDING FOOTPRINT:	408 M ²
(23%)	
BUILDING GFA (as per Zoning):	500 M ²
BUILDING HEIGHT:	8.3 M
PERMITTED:	15.0 M
CAR PARKING PROVIDED:	9
REQUIRED:	10
BIKE RACKS PROVIDED:	8
REQUIRED:	2
TOTAL CHILDREN:	88
STAFF REQUIRED:	15



NE AXO



NW AXO

VIEWS



Southwest View along Multi-Use Pathway

VIEWS



View towards main entrance

VIEWS



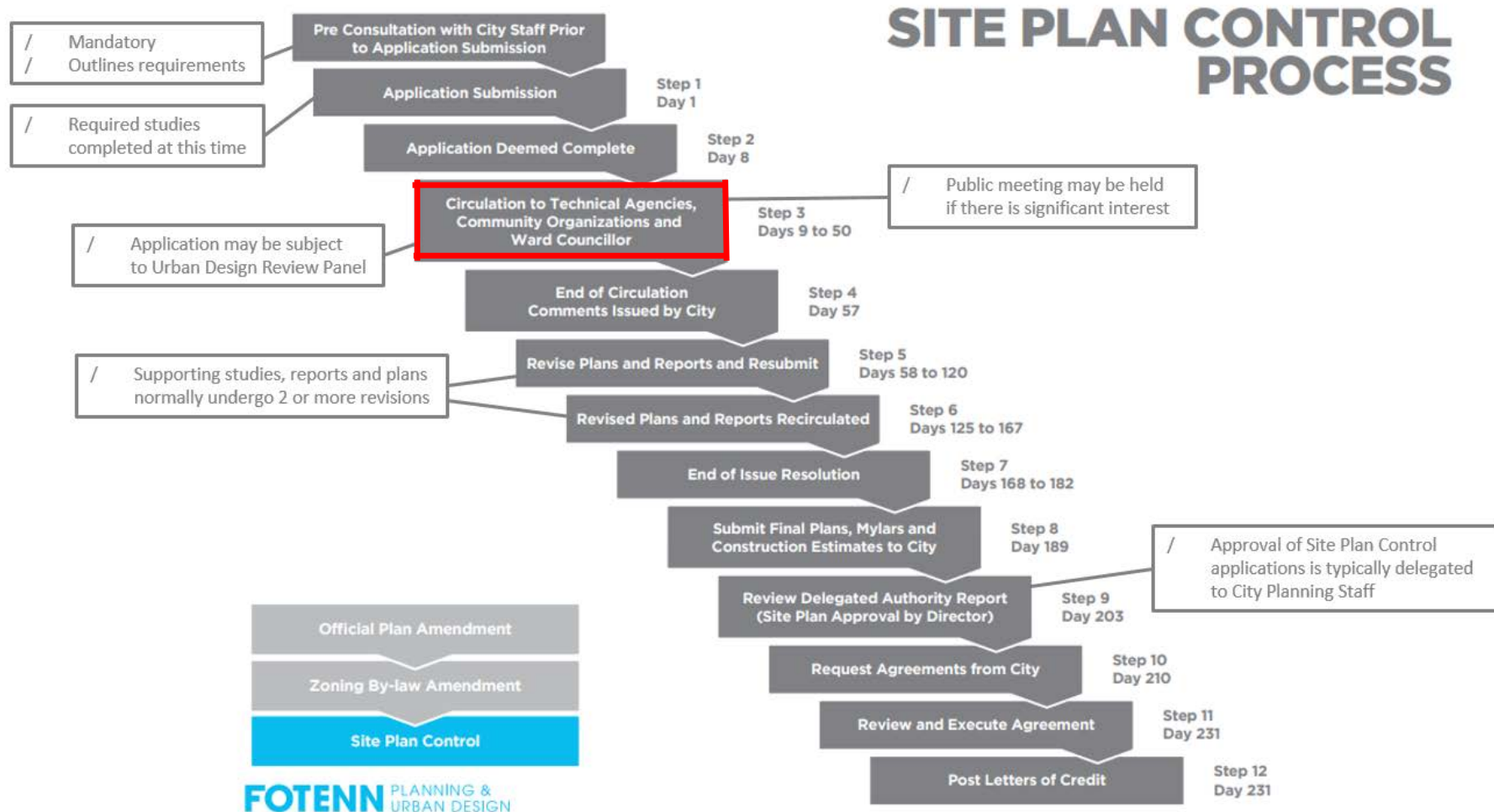
Northeast View from Outdoor Play Area

VIEWS



Aerial View from Northeast

SITE PLAN APPLICATION PROCESS



SITE STATISTICS AND REQUIRED VARIANCES

Zoning Mechanism	Zoning Provision	Proposed
Building Height	15m	8.3m
Front Yard Setback	6m	25m
Rear Yard Setback	7.5m	17.9m
Interior Side Yard Setback	3m	5m (south) 0.9m (north)
Parking Spaces	10	9
Bicycle Parking Spaces	2	8
Drive-Aisle Width	6.7m	6m

QUESTIONS

