



September 26, 2024

City of Kelowna

Urban Planning Department

1435 Water Street, V1Y 1J4

Kelowna, BC

Rezoning Application from RR2 – Small Lot Rural Residential to RR2cc – Small Lot Rural Residential with Child Care Centre, Major at 3466 Hall Road

Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RR2 – Small Lot Rural Residential to RR2cc – Small Lot Rural Residential with Child Care Centre, Major. The intent of the land use is to increase the capacity of the existing childcare centre from 8 children. The owner will occupy a portion of the single-detached dwelling will remain in place as the primary use on the property. Due to the location of the subject property and the desire for childcare in Kelowna, it is anticipated that this Rezoning application will benefit the community. Initially an additional portion of the home will be converted to allow more children to attend the daycare, between the hours of 7:30am to 5:00pm. No changes or renovations to the dwelling's exterior will occur as part of the application.

Infrastructure and Neighbourhood

The subject property is typical of the area with the home set forward allowing a nice sized rear yard. The front yard has also been upgraded with features such as turf, sandboxes, and other items relating to childcare. Existing on-site utilities will remain in place and will not be affected due to the unchanged footprint of the building. Neighbouring properties are exclusively single detached dwellings and are accustomed to the existing childcare use at the subject property.

Site Layout and Parking

The existing footprint of the single-detached dwelling will remain unchanged throughout the childcare development process. The existing building meets BC Building Code regulations for childcare centres; including bathrooms, hallways, play areas, and outdoor space. As shown on the attached Zoning Bylaw Table, the existing dwelling meets all regulations under the RR2 – Small Lot Rural Residential zone.

The parking configuration on the property uses the existing driveway for a total of 5 stalls, including a loading stall. As per Zoning Bylaw 12375, 1 stall is required per 11 children who attend the daycare.

Environmental Benefits

Since no new structures are being built, the root patterns of existing trees will be protected. Preservation of the natural environment is important to this project, as children will enjoy the opportunity to play outside.

Official Community Plan Conformance

3466 Hall Road is located within the Rural Residential designation, which supports a variety of housing options including single residential homes and secondary suites:

“Rural Residential lands support primarily single dwelling housing on larger lots, as well as complementary uses that do not place a significant burden on the limited utility and transportation infrastructure in these areas, such as home-based businesses, home based child care centres and secondary suites.”

Childcare center, major is also a primary use which is permitted in the RR2 – Small Lot Rural Residential zone, if the “cc” zone is approved. This proposal conforms to the 2040 OCP – Future Land Use direction of Rural Residential, as childcare a supported use. The following policy supports childcare in rural areas:

- *“Policy 8.4.6: Child Care Spaces. Consider the development of small-scale child care spaces including accessible, affordable and inclusive spaces that meet the needs of citizens living in Rural Lands. Larger scale child care facilities may be considered in conjunction with existing institutional facilities.”*

Project Benefits

“Creative Advantage Childcare” is the existing daycare on the subject property which functions as a secondary use. As previously mentioned, single-detached housing is the current principal use on the site. The existing daycare is well respected and greatly appreciated in the neighbourhood. Therefore, the childcare expansion is anticipated to benefit additional families in the community who require consistent childcare.

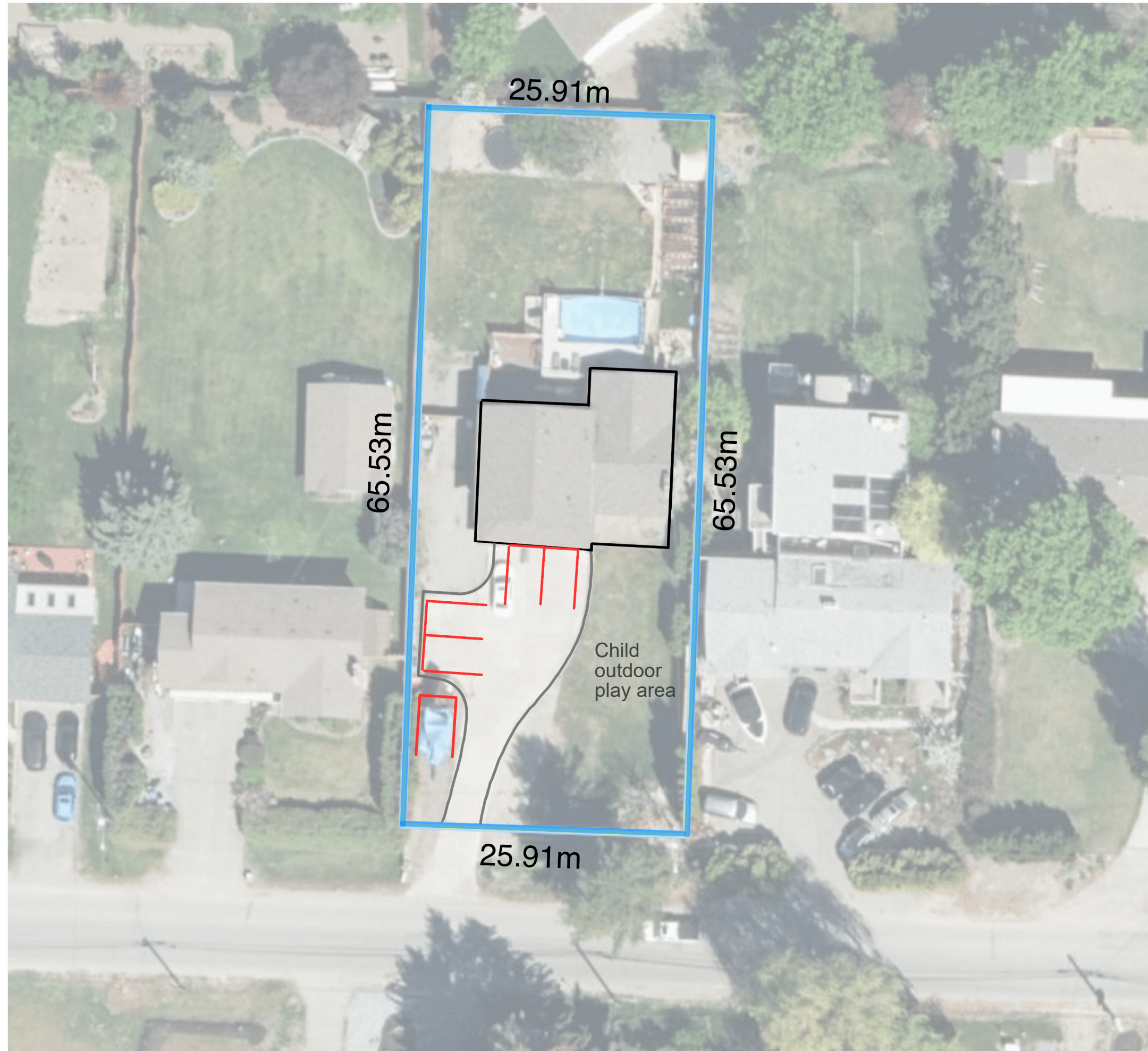
3466 Hall Road is an ideal location for a childcare center, major due to the availability of indoor space, yard space, and easy proximity to schools, parks, and suburban areas in East Kelowna. Due to the success of the existing daycare, Zoning Bylaw / OCP conformance, and location, we believe this project creates much needed childcare expansion in the City of Kelowna. For any questions regarding the application, please contact Urban Options Planning Corp. at the undersigned.

Regards,

Urban Options Planning Corp.
By its authorized signatory, Birte Decloux, RPP MCIP

3466 Hall Road

Rezoning "cc" child care - Site plan





ZONING ANALYSIS TABLE

ADDRESS: 3466 Hall Road

ZONE: RR2 – Small Lot Rural Residential

PROPOSAL: Rezoning to allow the “cc” subzone for childcare.

SITE CONTEXT		PROPOSAL
Future Land Use (2040 OCP)		Rural Residential
Transit Supportive Corridor		No
Subdivision or Consolidation Required		N/A
Adjacent Land Uses	N: Single-Detached Housing (RR2 – Small Lot Rural Residential) S: Single-Detached Housing (RR2 – Small Lot Rural Residential) E: Single-Detached Housing (RR2 – Small Lot Rural Residential) W: Single-Detached Housing (RR2 – Small Lot Rural Residential)	
Uses (current)	Principal: SFD Secondary: Childcare (in family)	
DEVELOPMENT REGULATIONS		PROPOSAL
	RR2 ZONE	
SITE DETAILS		
Lot Area	1,600m ² or 10,000m ² for no sewer lot	1,697.88m ²
Site Width	18.0m or 20.0m for corner lot	25.91m
Site Depth	30.0m	65.53m
Minimum Building Envelope Area	140.0m ²	1,129.05m ²
BUILDING DETAILS		
Site Coverage of Buildings	30%	141.58m ² (8.34%)
Site Coverage of Buildings, Structures, & Impermeable Surfaces	60%	Buildings: 141.58m ² Hardscape (impermeable driveway, walkways, patios): 280.0m ² Total: 421.58m ² (24.83%)
BUILDING DETAILS		
Maximum Gross Floor Area of a 3 rd storey relative to the 2 nd storey (this does not apply to dwellings with walkout basements)	70% maximum	2-storey building
Height	10.0m	Existing 2-storey building
SETBACKS		
Front Yard Setback	6.0m	25.0m

DEVELOPMENT REGULATIONS	RR2 ZONE	PROPOSAL
SETBACKS		
Flanking Yard Setback	4.5m	N/A
Front or Flanking Yard Setback for an Attached Garage or Carport	6.0m from back-of-curb or edge of road pavement, or edge of sidewalk	25.0m
Rear Yard Setback	7.5m or 4.5m on wide lots	23.8m
Rear Yard Setback for Accessory Structures	1.5m	N/A
Side Yard Setbacks	2.1m	E: 2.3m W: 6.4m
Building Footprint for Accessory Structures	90m ²	N/A
PARKING		
Employee & Childcare Parking	1 per 11 children	3 stalls provided – 16 children
Single-Detached Dwelling	2 stalls	2 stalls provided
Bicycle Parking	For GFA less than 20,000m ² then 0.4 bike spaces per 100m ²	2 stalls provided in garage

JP Sept. 26, 2024