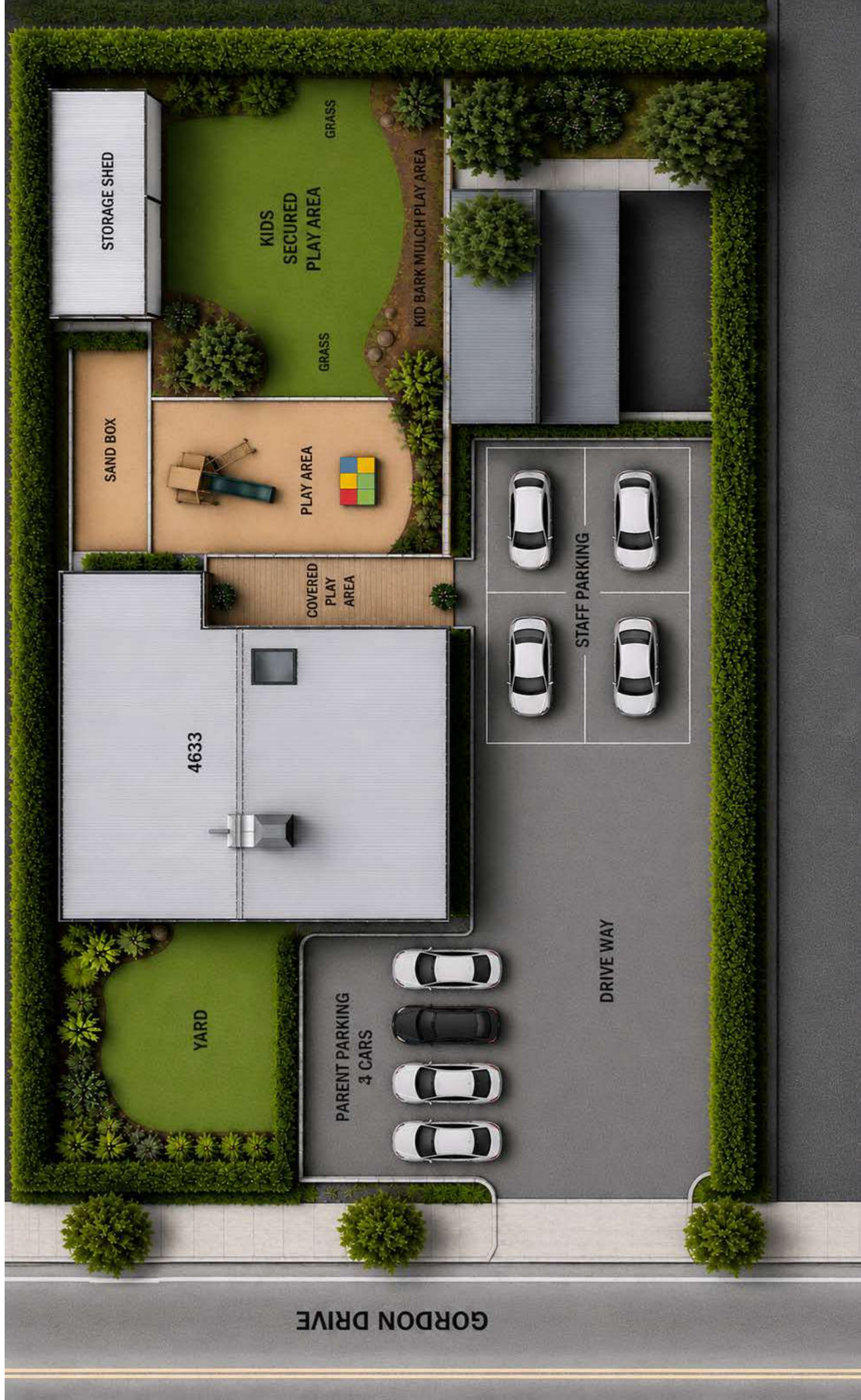




GORDON DRIVE

LETTER OF RATIONALE

Rezoning Application – 4633 Gordon Drive, Kelowna, BC

Proposed Rezoning: RU1 (Large Lot Housing) to RU1cc (Child Care Subzone)

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June 2026

Introduction

This application seeks to rezone the property located at 4633 Gordon Drive from RU1 (Large Lot Housing) to RU1cc (Child Care Subzone) to facilitate the expansion of Open Door Academy, an existing licensed childcare operation.

Open Door Academy currently operates as a licensed Minor Child Care Centre serving up to eight children. Due to significant demand for childcare services within the Lower Mission neighbourhood and throughout Kelowna, the applicants are seeking approval to expand the facility to accommodate up to 24 children through the Major Child Care Centre designation.

The proposal represents the logical expansion of an established community-serving use that has already demonstrated compatibility with the surrounding neighbourhood while addressing a recognized need for additional licensed childcare spaces.

Existing Site and Surrounding Context

The subject property is located at 4633 Gordon Drive within the Lower Mission neighbourhood of Kelowna. The property is approximately 0.37 acres in size and is improved with an existing single-family residential dwelling that currently accommodates the childcare operation.

The site benefits from:

- Direct frontage and access from Gordon Drive;
- Ample outdoor play space exceeding childcare licensing requirements;
- Existing on-site parking opportunities;
- Established landscaping and residential character;
- Safe access for parents, caregivers, and staff.

The surrounding area is characterized primarily by low-density residential development consisting of single-family homes. Community-oriented services and amenities are located throughout the broader Lower Mission area, making the neighbourhood well suited to support childcare services for local families.

Community Need

Kelowna continues to experience strong population growth and increasing demand for childcare services. Access to licensed childcare remains a significant challenge for many families, with waitlists and limited availability common throughout the city.

Open Door Academy has developed a positive reputation within the community and regularly receives inquiries from families seeking childcare services. Demand has consistently exceeded the current licensed capacity of the facility, resulting in prospective families being turned away due to space limitations.

The proposed expansion will create additional licensed childcare spaces within an established residential neighbourhood where many families live and work. The proposal supports working parents, enhances access to childcare services, and contributes to the overall well-being of the community.

Policy and Planning Context

The proposed rezoning aligns with the objectives and policies of the City of Kelowna Official Community Plan (OCP).

The OCP supports the development and expansion of community-serving uses that contribute to complete communities and improve access to essential services for residents. Licensed childcare facilities play an important role in supporting families, promoting neighbourhood livability, and ensuring residents can access daily services close to home.

The proposal advances several key planning objectives by:

- Increasing access to licensed childcare spaces within an established residential neighbourhood;
- Supporting working families and local residents;
- Providing a community service that reduces the need for residents to travel outside their neighbourhood for childcare;
- Making efficient use of existing residential infrastructure and facilities;
- Supporting the creation of complete, healthy, and livable communities.

The proposal represents a modest and appropriate intensification of an existing use rather than the introduction of a new or incompatible land use.

Form and Character

The existing residential form and character of the property will be maintained.

No significant additions to the existing building footprint are currently proposed, and the property will continue to appear residential in scale and design. Existing landscaping, setbacks, and site features will remain substantially unchanged.

The childcare operation functions within a residential building and is designed to integrate respectfully within the surrounding neighbourhood. As a result, the proposal maintains consistency with the established character of the area while providing an important community benefit.

Relationship to Adjacent Properties

The proposed rezoning maintains an appropriate relationship with neighbouring properties and is not expected to create significant adverse impacts.

The childcare use has already been established and has operated successfully from the property. The proposed expansion builds upon an existing operation that has demonstrated compatibility with adjacent residential uses.

Key considerations include:

- Retention of the existing residential building;
- Existing buffering and separation from neighbouring properties;
- Dedicated outdoor play areas located within the site;
- On-site parking opportunities for staff and visitors;
- Operational practices designed to minimize neighbourhood impacts.

The proposal represents a scale of development that is appropriate for the site and surrounding area while maintaining compatibility with adjacent residential properties.

Parking and Operations

At full capacity, Open Door Academy is expected to employ up to four staff members.

The property can accommodate approximately seven on-site parking spaces, providing parking for staff and opportunities for parent drop-off and pick-up activities. The applicants remain committed to working collaboratively with City staff to ensure all parking, access, operational, and licensing requirements are satisfied.

The site's size, layout, and existing improvements make it well suited to accommodate the proposed childcare expansion.

Benefits of the Proposal

The proposed rezoning will provide several meaningful community benefits, including:

- Creation of additional licensed childcare spaces;
- Increased support for working families;
- Improved access to childcare within the Lower Mission neighbourhood;
- Efficient use of an existing childcare facility and residential property;
- Support for local employment opportunities;
- Advancement of City objectives related to complete communities and community services.

The proposal allows an established childcare provider to meet demonstrated community demand while maintaining compatibility with the surrounding residential neighbourhood.

Conclusion

The proposed rezoning from RU1 to RU1cc represents a logical, responsible, and community-focused expansion of an existing childcare operation.

Open Door Academy has demonstrated a clear need for additional childcare capacity, operates from a site well suited to accommodate expanded services, and has established a successful history within the neighbourhood. The proposal maintains the residential character of the property, respects adjacent land uses, and aligns with the objectives of the City of Kelowna Official Community Plan.

The applicants respectfully request the City's support of the proposed rezoning application and look forward to working with City staff throughout the review process.