

CITY OF KELOWNA
MEMORANDUM

Date: May 30, 2023
File No.: Z23-0026
To: Community Planning Manager (DS)
From: Development Engineering Manager (NC)
Subject: 875 Hollydell Rd

ATTACHMENT	A
This forms part of application # Z23-0026	
Planner Initials	JI
 City of Kelowna DEVELOPMENT PLANNING	
RU1 to RU1cc	

The Development Engineering Department has the following requirements associated with this Rezoning Application for a child care subzone on the subject property.

The Development Engineering Technician for this file is Chris Pedersen (cpedersen@kelowna.ca).

1. PROPERTY-SPECIFIC REQUIREMENTS

- a. The existing 200Ø AC sanitary sewer main in the rear yard of this property must be protected through a statutory right-of-way registered on title. The existing plan A8999 can be used as the plan referenced in the statutory right-of-way. The City will provide the statutory right-of-way template upon request for the applicant to register.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject property is located within the Rutland Waterworks District (RWD) Water Supply Area. The Developer's Consulting Engineer will determine the servicing and fire protection requirements of this proposed development. The Developer is required to make satisfactory arrangements with RWD for all water servicing and fire protection requirements.
- b. All fire flow calculations are to be provided to the City's Development Engineering Department and confirmation of adequate fire protection from RWD must be provided to the City Engineer prior to adoption of the zone amending bylaw. The minimum fire flow for this project shall be the greater of the requirements for the single family zone (60L/s) or the worst-case requirement consistent with Section 3.2.5.7 of the BC Building Code.


Nelson Chapman, P.Eng.
Development Engineering Manager

CP



April 1, 2023

City of Kelowna
Urban Planning Department
1435 Water Street, V1Y 1J4
Kelowna, BC

ATTACHMENT	B
This forms part of application # Z23-0026	
Planner Initials	JJ
City of Kelowna DEVELOPMENT PLANNING	

Rezoning Application from RU1 – Large Lot Housing to RU1cc – Large Lot Housing with Child Care Centre, Major at 875 Hollydell Rd.

Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RU1 – Large Lot Housing to RU1cc – Large Lot Housing with Child Care Centre, Major. The intent of the project is to renovate the existing dwelling from single-detached housing to a child care center. In turn, child care center, major will become the primary use on the property. Due to the location of the subject property and the desire for child care in Kelowna, it is anticipated that this Rezoning application will benefit the community. Approximately 28-32 children will attend the daycare, between the hours of 7:30am to 5:00pm. Context photos are provided to show the current configuration of the property and surrounding neighbourhood.

Infrastructure and Neighbourhood

The subject property is large in size, with a lot area of 911.0m². The curb, sidewalk, and street lighting has been developed on the Hollydell Road frontage. Sanitary sewer is connected to the property, water is provided by Rutland Waterworks District, and a storm drainage system is in place on Hollydell Road. The property is flat with no elevation changes. Neighbouring properties to the north and south sides are each zoned RU4 – Duplex Housing. Properties to the east are zoned RU1 – Large Lot Housing, and Hollydell Park (P3 – Parks and Open Space) is located to the west.

Site Layout and Parking

The existing footprint of the single-detached dwelling will remain unchanged throughout the child care development process. All interior renovations will meet BC Building Code regulations for child care 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 RU1 – Large Lot Housing zone. Two Statutory Rights-of-Way are located on the property, however they represent City of Kelowna utilities (sanitary sewer) and are unaffected by the application.

The parking configuration on the property uses the driveway and existing garage for a total of 3 stalls. A loading stall has also been added on the east side of the site. As per Zoning Bylaw 12375, 1 stall is

required per 11 children who attend the daycare. 1 long-term bike stall and 2 short-term stalls have been included on the site plan as per Zoning Bylaw requirements.

Environmental Benefits

Although no existing mature trees are existing on the subject property, there are multiple trees on neighbouring properties, in close proximity to the lot lines. 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. Outdoor open space on the subject property will interconnect nicely with the neighbouring Hollydell Park.



Figure 1: Proximity of the Subject Property (left) to Hollydell Park (right)

Official Community Plan Conformance

875 Hollydell Road is located within the Core Area – Neighborhood designation, which supports single and two-dwelling residential (RU1 – Large Lot Housing zone). Child care center, major is also a primary use which is permitted in the RU1 – Large Lot Housing zone, if the “cc” zone is approved. This proposal conforms to the 2040 OCP – Future Land Use direction of Core Area – Neighbourhood, as child care a supported use. The following policies support child care in the Core Area:

- *Policy 5.4.1. Accessible Community Services. Prioritize services required to meet daily needs in the Village Centres first to create a more equitable and inclusive community while continuing to support such services throughout the Core Area. These services include, but not limited to:*
 - *Medical, health and wellness services;*
 - ***Child care facilities***, schools and smaller library branches;
 - *Places of worship and other community gathering spaces;*
 - *Food retail, services and programs; and*
 - *Banks and credit unions.*
- *Policy 5.4.7. Child Care Spaces. Facilitate the development of childcare spaces throughout the Core Area including accessible, affordable, and inclusive spaces that meet the needs of the community.*



Project Benefits

“The Gathering Place” is the existing daycare on the subject property which functions as a secondary use. “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 owner of the daycare is looking to expand to 28-32 children, which will benefit additional families in the community who require child care on a daily basis.

875 Hollydell Road is a perfect location for a child care center, major due to the availability of indoor space, rear yard space, and the adjacent Hollydell Park. Day care Staff are able to bring children to the park using the existing sidewalk, without the need to travel long distances or cross busy roads. Due to the success of the existing daycare, Zoning Bylaw / OCP conformance, and location, we believe this project creates much needed child care 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

ATTACHMENT	B
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# Z23-0026	
Planner Initials	Jl
 City of Kelowna DEVELOPMENT PLANNING	