



**ATTACHMENT A**

This forms part of application  
# **Z23-0027**

Planner Initials **AC**

City of **Kelowna**  
COMMUNITY PLANNING

April 14, 2023

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

Rezoning Application from RU1 – Large Lot Housing to RU1cc – Large Lot Housing with Child Care Centre, Major at 4529 Lakeshore 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, and no residential uses will occur. 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.

Initially, discussions with the landowner involved increasing the density of the site for residential use. However, due to the location of the property (adjacent to an elementary school) and sensitive creek layer to the south, it was decided that a child care center, major would benefit the community and allow for the existing structure to remain in place with interior modifications only.

## Infrastructure and Neighbourhood

The subject property is large in size, with a lot area of 1699.7m<sup>2</sup>. The curb, sidewalk, landscaping, and street lighting has been fully developed on the Lakeshore Road frontage. Sanitary sewer is connected to the property, water is provided by the City of Kelowna, and a storm drainage system is in place on Lakeshore Road. The property is relatively flat with a creek adjacent to the rear and south side yards.

## 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.

The parking configuration on the property uses the driveway and existing carport for a total of 3 stalls. A loading stall has also been added on the north side of the existing dwelling. 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**

Due to the creek, multiple mature trees are located adjacent to the southeast and rear lot lines. As previously mentioned, environmental sensitivity is a key reason why increased residential density was not feasible on the site. Since no new structures are being built, the 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**

4529 Lakeshore Road is located within the Suburban Residential designation, which supports single and two-dwelling residential (RU1 – Large Lot Housing zone). However, child care center, major is now a primary use in the RU1 zone, if rezoning to RU1cc is successful. This proposal conforms to the 2040 OCP – Future Land Use direction of Core Area – Neighbourhood, as child care spaces are a supported use. The following policies support child care in suburban areas:

- *Policy 7.1.8. Child Care Spaces – Support the development of small-scale child care spaces including accessible, affordable and inclusive spaces that meet the needs of residents living in Suburban Neighbourhoods.*

### **Project Benefits**

4529 Lakeshore Road is a perfect location for a child care center, major due to the availability of indoor space, and yard space. Day care Staff are able to bring children to the Anne McClymont Elementary School park using the existing sidewalk, without the need to travel long distances or cross busy roads. It is anticipated that families with pre-school children and elementary age children can drop-off children to both facilities on their way to work. Due to 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