

May 8th, 2023

City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Our File: 23016



Re: Rezoning Permit Application for 350 Holbrook Rd E

This development proposal will adhere to the requirements of the RU-1cc zone as described in the City of Kelowna Zoning Bylaw No. 12375.

Design Rationale

The purpose of the application is to facilitate the development of a daycare within the existing garage (the building), which has never been used for any purpose since its construction under the City of Kelowna permit. The property, which also supports a 2-level house (the house), is zoned RU-1. In order to have a daycare with potentially 21 children, zoning needs to be amended to RU-1cc.

The 3 required parking spaces will be off-street, at the front of the building, and finished with a hard surface. The existing fence across the front will be removed in order to provide the parking space, and will then be relocated to completely separate the yard into 2 area, one for the daycare, and one for the house. The side and back fences are all wood panel, the west side fence is partially vertical wrought iron, and all are 1.8m height. Facing the building from the street, there are mature shrubs against the fence to the left, as well as a mature deciduous tree and more shrubs near the house. The lawn will be maintained in the back yard area for day care use – open space and play area.

The existing septic system has been determined to be adequate for the intended use (see report by Jerald Grassmick). The City of Kelowna has also indicated that they intend to connect this property to City sewer services by the end of 2024, if not earlier.

All buildings are existing, and their footprint completed. No further disturbances of soils contemplated; therefore, no expected archaeological impact.

The chronic and increasing shortage of day care facilities in the City of Kelowna led us to purchase this property, which we were advised could support such a facility. Its location near the South Rutland Elementary School is ideal, as is the newly built and spacious accessory building on the property, with plenty of space for both indoor and outdoor education, care and recreation for the children/ We believe a day care here would provide a much-needed amenity for this neighbourhood.

CONSULTANTS:

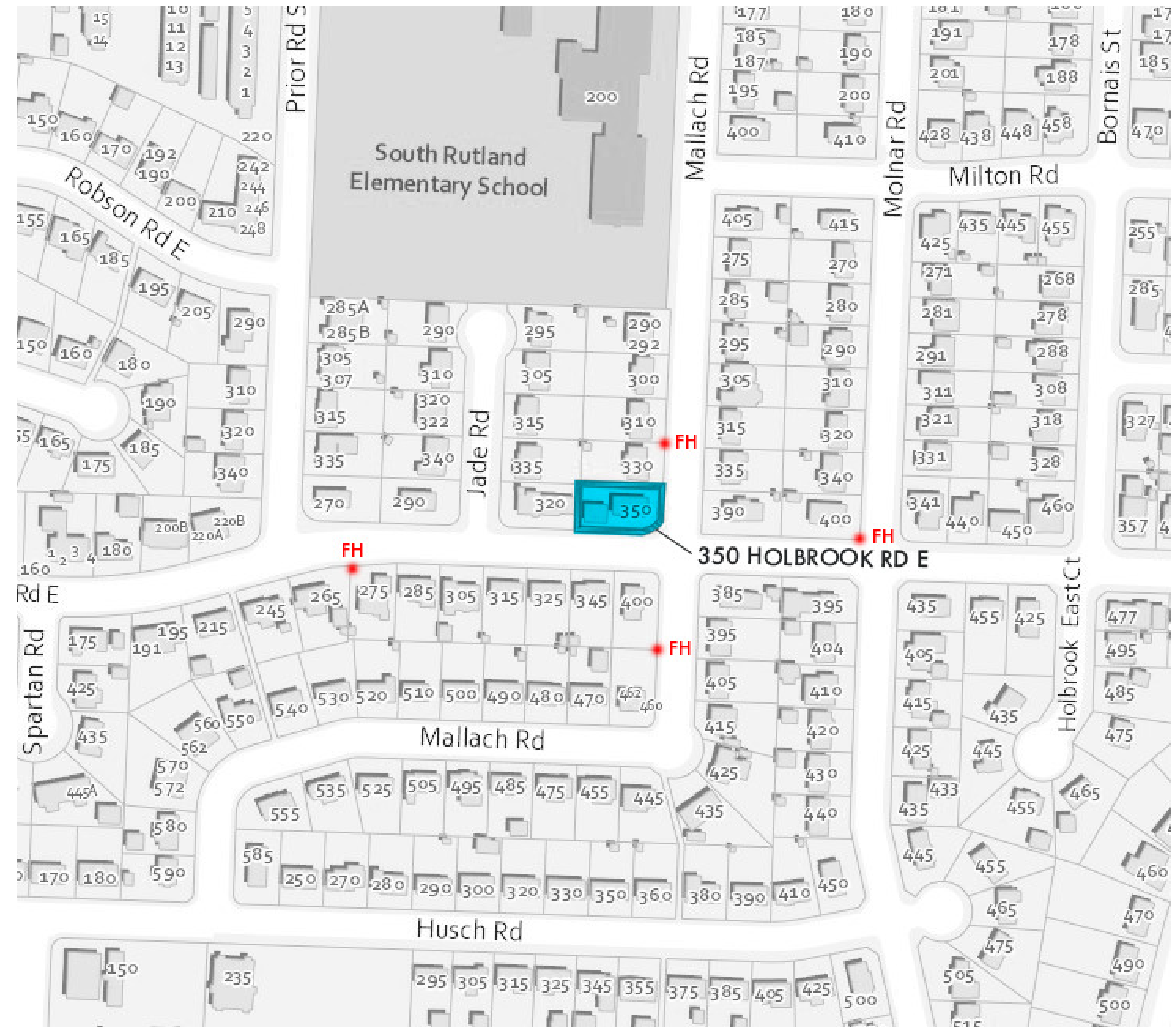
ARCHITECTURAL
NOVATION ARCHITECTURE LTD.
302-2237 LECKIE ROAD
KELOWNA, BC V1X 6Y5
TEL. (236) 420-4144
FAX. (250) 000-0000

DRAWING INDEX:

ARCHITECTURAL DRAWING LIST

NO. NAME
A0.00 COVER SHEET
A1.00 SITE PLAN

CONTEXT SITE PLAN:



ZONING ANALYSIS - BYLAW NO. 12375

EXISTING ZONE: RU1
PROPOSED ZONE: RU1cc

PRINCIPLE USE: SINGLE DETACHED HOUSING
SECONDARY USE: CHILD CARE CENTRE, MAJOR

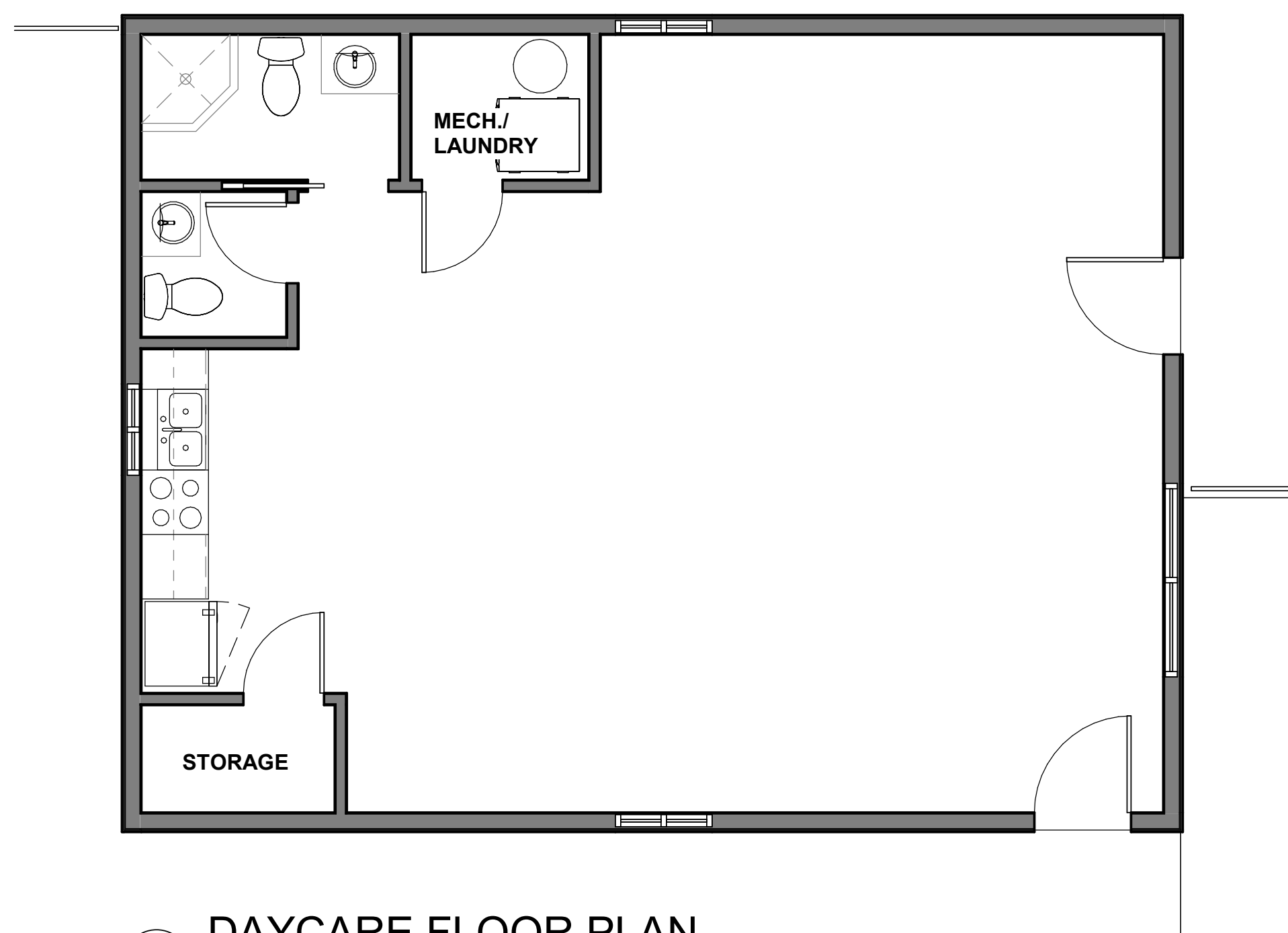
MAX. SITE COVERAGE OF BUILDING: 40%; PROPOSED: 26%
MAX. SITE COVERAGE OF BUILDING
+ IMPERMEABLE SURFACES: 70%; PROPOSED: 32%

PRINCIPLE USE BUILDING REGULATIONS:

MAX. HEIGHT OF PRINCIPLE USE BUILDING: 10.0m
FRONT YARD/FLANKING SIDE YARD SETBACK: 4.5m (6.0m AT GARAGE)
SIDE YARD SETBACK: 2.1m
REAR YARD SETBACK: 7.5m
PARKING: 2 STALLS

SECONDARY USE BUILDING REGULATIONS:

MAX. HEIGHT OF SECONDARY USE BUILDING: 4.8m
FRONT YARD: 9.0m
FLANKING SIDE YARD SETBACK: 4.5m
SIDE YARD SETBACK: 1.5m
REAR YARD SETBACK: 1.5m
MAX. BUILDING FOOTPRINT: 90m²
PARKING: 1 STALL



1 DAYCARE FLOOR PLAN
1/4" = 1'-0"

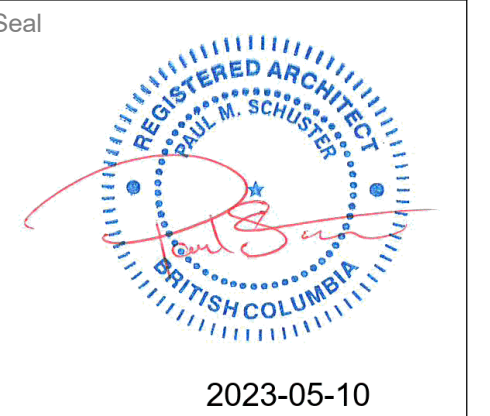
ATTACHMENT A

This forms part of application
Z23-0028

Planner Initials **SS**



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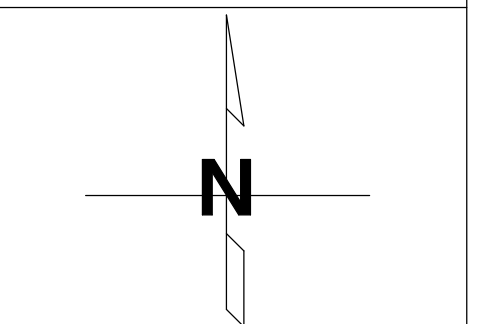


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No.	Date	Description
1	20230510	ISSUED FOR REZONING



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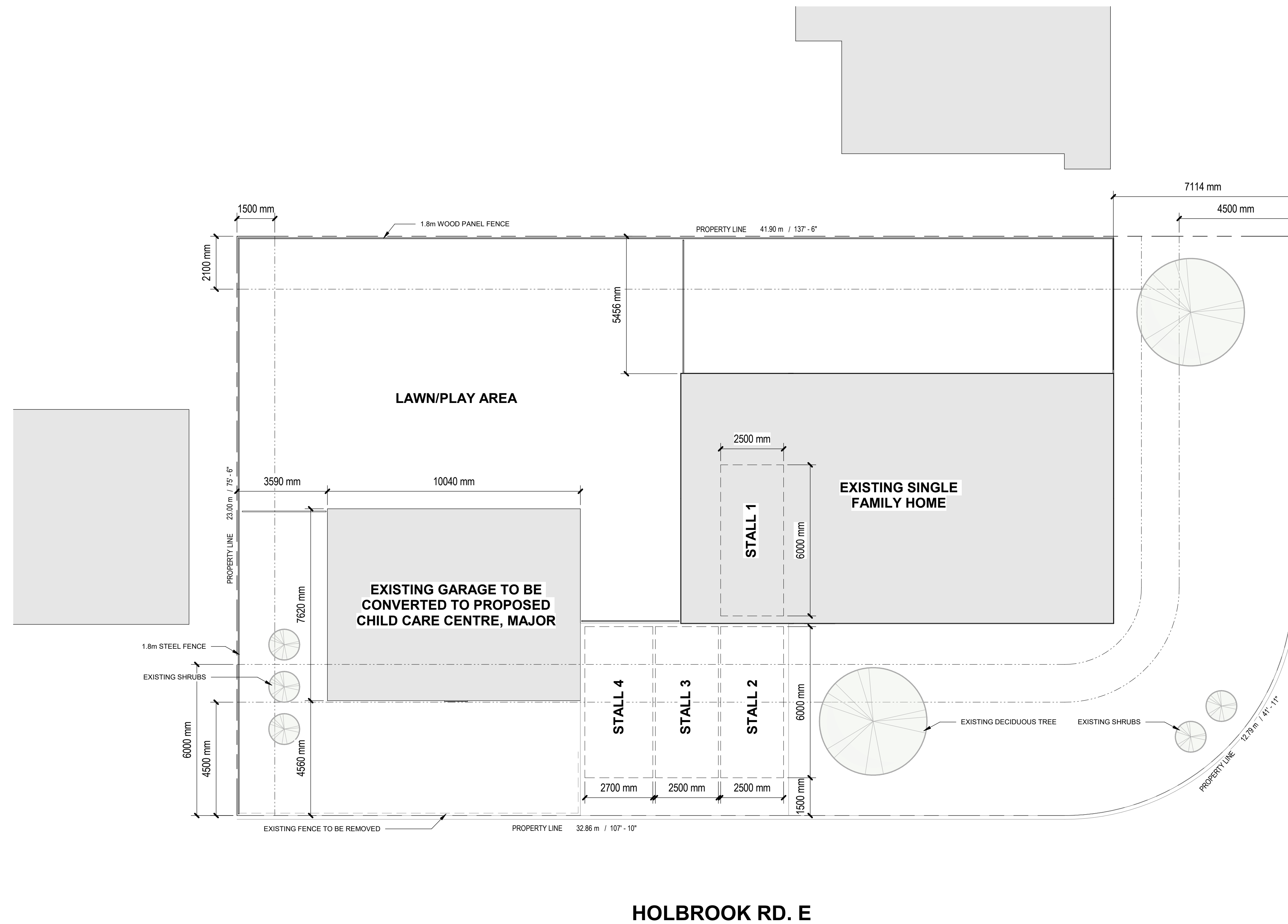
project title
HOLBROOK DAYCARE
PLAN KAP17975 LOT 5, SECTION 23,
350 HOLBROOK RD E,
KELOWNA, BRITISH COLUMBIA

project no. 23016

drawing title
COVER SHEET

designed	BD	scale	1/4" = 1'-0"
drawn	BD		
checked	PS		

drawing no. **A0.00**
plotted 2023-05-10 9:29:58 AM



1 SITE PLAN
1/8" = 1'-0"

ATTACHMENT A

This forms part of application
Z23-0028

Planner Initials **SS**

City of Kelowna
COMMUNITY PLANNING

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Revisions		

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SITE PLAN

designed	BD	scale	1/8" = 1'-0"
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