

SITE DATA

LEGAL
 LOT NO 15
 PLAN KAP 22239
 SECTION 26
 TOWNSHIP 26 O.D.Y.D.

ADDRESS
 350 PATTERSON ROAD
 KELOWNA, B.C.

ZONING - CITY OF KELOWNA BYLAW 12375
 EXISTING - MF1- MULTI DWELLING ZONE
 PROPOSED ZONING: SECTION 13.2 SUBZONE MF1cc CHILD CARE CENTRE , MAJOR

LOT AREA
 0.209 Acres = 0.0845 Ha
 9,100.00 SQ.FT. = 845.39 SQ.M.

LOT COVERAGE OF ALL BUILDINGS - MAX 40%
 GROUND BASEMENT FLOOR AREA 120.77 SQ.M. = 1300.00 SQ.FT.
 LOT COVERAGE = 14.286%

PROPOSED DAYCARE G.F.A.
 OCCUPANT LOAD 30 CHILDREN + STAFF 3 = 33

PARKING
 DAYCARE 1 SPACE PER 11 CHILDREN 3 SPACES REQUIRED & PROVIDED

2024 BUILDING CODE ANALYSIS

CLASSIFICATION - 3.2.2.25

DAYCARE FACILITIES FOR CHILDREN
 GROUP A DIVISION 2 - ONE STOREY - NON-SPRINKLERED

MAXIMUM BUILDING AREA 400 SQ.M. PROPOSED DAYCARE 120.77 SQ.M.
 COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
 FLOOR ASSEMBLY NO FIRE RESISTANCE RATING REQUIRED
 ROOF ASSEMBLY NO FIRE RESISTANCE RATING REQUIRED
 LOAD BEARING ASSEMBLIES NO FIRE RESISTANCE RATING REQUIRED

3.2.4.1. 4)
 FIRE ALARM SYSTEM SHALL BE INSTALLED IN A BUILDING THAT IS NOT SPRINKLERED THROUGHOUT THAT CONTAINS
 f) A DAYCARE FACILITY FOR CHILDREN WITH AN OCCUPANT LOAD MORE THAN 40 THE OCCUPANT LOAD IS LESS THAN 40 THEREFORE A FIRE ALARM SYSTEM IS NOT REQUIRED.

EXITS

MAXIMUM TRAVEL DISTANCE TO ONE EXIT - 30 .0 M PROVIDED
 GROUND FLOOR 15.215 M
 SECOND FLOOR 17.551 M

HEALTH REQUIREMENTS

3.7.2.2.7) WATER CLOSETS - DAYCARE FACILITIES
 OCCUPANT LOAD -30 CHILDREN + STAFF OF 3 = 33 PERSONS
 - 1 FOR 30 MALES & 1 FOR 25 FEMALES
 BASEMENT FLOOR
 - EXISTING UNIVERSAL WASHROOM - 1 W.C.
 MAIN FLOOR
 - EXISTING WC - 1 W.C.
 - ONE NEW ACCESSIBLE WC ADDED - 1 WC
TOTAL - 3 WATER CLOSETS

JAN 30, 2025 PARKING REV-OPTION 2

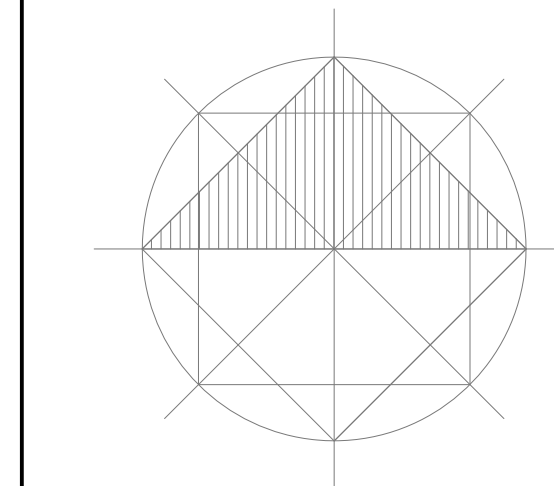
REVISIONS:

Issued for Review JAN 30, 2025

Issued for Permit DEC 05, 2024

Issued for Construction -

NORTH



PROJECT
**CUTENESS OVERLOADED
 CHILDCARE**

350 PATTERSON RD
 KELOWNA B.C.

DRAWING TITLE

SITE PLAN

PROJECT NO 2024-130

DATE NOV 27, 2024

DRAWN JJRL

SCALE 1/8" = 1'-0"

DRAWING NO

A1

Neighbour Notification Summary – 350 Patterson Rd, Kelowna

Notification Completion Date: January 29, 2025

Method of Notification:

Notification letters were hand-delivered to the mailboxes of neighbouring properties surrounding 350 Patterson Road. A total of 19 addresses were included in the notification process to ensure that nearby residents were informed about the proposed daycare facility.

List of Notified Addresses:

The following properties were included in the notification process:

Patterson Road: 380, 370, 340, 320, 310, 315, 335, 345, 365, 375, 395

Pearson Road: 345, 365, 375, 315, 325, 385

Tartan Road: 735, 755

Details of Information Provided:

The notification included comprehensive details about the proposed daycare, covering key aspects such as:

- **Capacity:** The facility will accommodate up to 28-30 children.
- **Operating Hours:** The daycare will operate from Monday to Friday, 7:30 AM to 5:30 PM, excluding statutory holidays and the Christmas break.
- **Traffic Management:** To minimize traffic congestion, drop-off and pick-up times will be staggered, allowing for a smooth flow of vehicles in and out of the property.

Neighbour Feedback:

As of now, no feedback has been received from any neighbours. There have been no calls, emails, or in-person concerns raised regarding the proposed daycare.

Changes Resulting from Neighbour Notification:

Since no feedback or concerns have been raised by the notified residents, no changes to the project have been required or suggested at this time.

This notification process ensures transparency and provides the community with an opportunity to share their input regarding the project. So far, no concerns have been raised, and the response has been positive.

Harsimran Bhatti, Gurjit Bhullar

info@cutenessoverloaded.ca
778-583-0110

350 Patterson Road
Kelowna, BC
Date: Jan 20, 2025

Dear Neighbour's,

We hope this letter finds you well. We are reaching out to let you know about a planned change for our property at 350 Patterson Road. After much consideration and with the aim of meeting a growing community need, we have decided to rezone our home to establish a daycare facility.

This decision is inspired by our positive experience operating a home daycare in Surrey, BC, where we received an overwhelmingly warm response from the community. We truly believe that offering a daycare here will be a valuable addition to our neighbourhood, providing a safe and nurturing environment for children ages 0-5.

Here are a few key details about the planned daycare:

- **Capacity:** The facility will accommodate up to 28-30 children.
- **Operating Hours:** Monday to Friday, from 7:30 AM to 5:30 PM (excluding statutory holidays and the Christmas break).
- **Traffic Management:** Drop-off and pick-up times will be staggered to avoid congestion. We are committed to coordinating traffic carefully to ensure minimal impact on the neighbourhood.

As your neighbour, we are dedicated to ensuring the daycare's operations blend smoothly with the community. We will implement measures to manage noise levels and traffic, with ample on-site parking to avoid inconveniencing residents.

If you have any questions, concerns, or feedback, please feel free to contact us at **778-583-0110** or via email at info@cutenessoverloaded.ca.

Additionally, the City Planner overseeing our project, Kimberly Brunet, is available for any inquiries related to the development. She can be reached at **250-469-8637** or via email at kbrunet@kelowna.ca.

We sincerely value your feedback and support as we work together to enhance our community. Thank you for your understanding and for embracing this new addition to our neighbourhood.

Warm regards,
Harsimran Bhatti
Gurjit Bhullar