



<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# Z24-0051		
Planner Initials	<b>CM</b>	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

September 26, 2024

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

Rezoning Application from RR2 – Small Lot Rural Residential to RR2cc – Small Lot Rural Residential with Child Care Centre, Major at 3466 Hall Road

## Introduction

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RR2 – Small Lot Rural Residential to RR2cc – Small Lot Rural Residential with Child Care Centre, Major. The intent of the land use is to increase the capacity of the existing childcare centre from 8 children. The owner will occupy a portion of the single-detached dwelling will remain in place as the primary use on the property. Due to the location of the subject property and the desire for childcare in Kelowna, it is anticipated that this Rezoning application will benefit the community. Initially an additional portion of the home will be converted to allow more children to attend the daycare, between the hours of 7:30am to 5:00pm. No changes or renovations to the dwelling's exterior will occur as part of the application.

## Infrastructure and Neighbourhood

The subject property is typical of the area with the home set forward allowing a nice sized rear yard. The front yard has also been upgraded with features such as turf, sandboxes, and other items relating to childcare. Existing on-site utilities will remain in place and will not be affected due to the unchanged footprint of the building. Neighbouring properties are exclusively single detached dwellings and are accustomed to the existing childcare use at the subject property.

## Site Layout and Parking

The existing footprint of the single-detached dwelling will remain unchanged throughout the childcare development process. The existing building meets BC Building Code regulations for childcare 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 RR2 – Small Lot Rural Residential zone.

The parking configuration on the property uses the existing driveway for a total of 5 stalls, including a loading stall. As per Zoning Bylaw 12375, 1 stall is required per 11 children who attend the daycare.

## Environmental Benefits

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.

## Official Community Plan Conformance

3466 Hall Road is located within the Rural Residential designation, which supports a variety of housing options including single residential homes and secondary suites:

*“Rural Residential lands support primarily single dwelling housing on larger lots, as well as complementary uses that do not place a significant burden on the limited utility and transportation infrastructure in these areas, such as home-based businesses, home based child care centres and secondary suites.”*

Childcare center, major is also a primary use which is permitted in the RR2 – Small Lot Rural Residential zone, if the “cc” zone is approved. This proposal conforms to the 2040 OCP – Future Land Use direction of Rural Residential, as childcare a supported use. The following policy supports childcare in rural areas:

- *“Policy 8.4.6: Child Care Spaces. Consider the development of small-scale child care spaces including accessible, affordable and inclusive spaces that meet the needs of citizens living in Rural Lands. Larger scale child care facilities may be considered in conjunction with existing institutional facilities.”*

## Project Benefits

“Creative Advantage Childcare” is the existing daycare on the subject property which functions as a secondary use. As previously mentioned, 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 childcare expansion is anticipated to benefit additional families in the community who require consistent childcare.

3466 Hall Road is an ideal location for a childcare center, major due to the availability of indoor space, yard space, and easy proximity to schools, parks, and suburban areas in East Kelowna. Due to the success of the existing daycare, Zoning Bylaw / OCP conformance, and location, we believe this project creates much needed childcare 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



3466 Hall Road

Rezoning "cc" child care - Site plan



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November 4, 2024

Jennifer L. Edge  
3466 Hall Rd.  
Kelowna, BC

Rezoning Application at 3466 Hall Rd.  
City Application No. Z24-0051

Dear Neighbour,

We are pleased to announce our proposal for childcare expansion at 3466 Hall Road. As part of the development process, the City of Kelowna requires we inform our neighbours of our development plans. To make the project happen, we must rezone the property from RR2 – Small Lot Rural Residential to RR2cc – Small Lot Rural Residential with Child Care Centre, Major. Our intent is to increase the capacity of the existing childcare centre from 8 children. As owners, we will occupy a portion of the single-detached dwelling. An additional portion of the home will be converted to allow more children to attend the daycare, between the hours of 7:30am to 5:00pm. No changes or renovations to the dwelling's exterior will occur as part of the application.

We believe this property is the perfect location for a daycare and has been functioning nicely over the last few years. If you have any questions about our plans, please contact Jen at 250.681.7116 or [jenedge1982@gmail.com](mailto:jenedge1982@gmail.com). The City of Kelowna Planner assigned to the project is Breanna Sartori. She can be reached at 250.470.0641 or [bsartori@kelowna.ca](mailto:bsartori@kelowna.ca).

Your Neighbour,

Jennifer Edge





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January 9, 2025

**NEIGHBOURHOOD CONSULTATION:** Required by City of Kelowna Council Policy #367 – Public Notification & Consultation for Development Applications

**SUBJECT PROPERTY:** 3466 Hall Rd.

**APPLICATION NUMBER:** Z24-0051

**PROPOSAL:** Rezoning application from RR2 – Small Lot Rural Residential to RR2cc – Small Lot Rural Residential with Child Care Centre, Major.

**DETAILS PROVIDED:** Neighbourhood letter to explain the increased number of childcare capacity on-site; including hours of operation, and a site plan.

**FEEDBACK FROM NEIGHBOURHOOD:** No feedback.

**DELIVERY METHOD:** Mailout.

**CHANGES RESULTING FROM NOTIFICATION:** N/A

*The City of Kelowna requires that property owners inform the immediate neighbourhood of their development plans. No signature is required. Project rationale and drawings explaining the proposal with contact information available.*

Neighbour Address	Informed of Proposal (note date)
2205 Arrowhead Ct.	Mailed – December 19, 2024
2210 Arrowhead Ct.	Mailed – December 19, 2024
2215 Arrowhead Ct.	Mailed – December 19, 2024
2220 Arrowhead Ct.	Mailed – December 19, 2024
2225 Arrowhead Ct.	Mailed – December 19, 2024
2230 Arrowhead Ct.	Mailed – December 19, 2024
2235 Arrowhead Ct.	Mailed – December 19, 2024
2406 Fairhall Rd.	Mailed – December 19, 2024
2418 Fairhall Rd.	Mailed – December 19, 2024
2430 Fairhall Rd.	Mailed – December 19, 2024



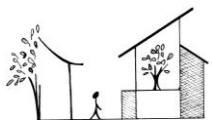
Neighbour Address	Informed of Proposal (note date)
2435 Fairhall Rd.	Mailed – December 19, 2024
2442 Fairhall Rd.	Mailed – December 19, 2024
2447 Fairhall Rd.	Mailed – December 19, 2024
2448 Fairhall Rd.	Mailed – December 19, 2024
2454 Fairhall Rd.	Mailed – December 19, 2024
2455 Fairhall Rd.	Mailed – December 19, 2024
2463 Fairhall Rd.	Mailed – December 19, 2024
2466 Fairhall Rd.	Mailed – December 19, 2024
2478 Fairhall Rd.	Mailed – December 19, 2024
3302 Hall Rd.	Mailed – December 19, 2024
3320 Hall Rd.	Mailed – December 19, 2024
3321 Hall Rd.	Mailed – December 19, 2024
3330 Hall Rd.	Mailed – December 19, 2024
3331 Hall Rd.	Mailed – December 19, 2024
3336 Hall Rd.	Mailed – December 19, 2024
3341 Hall Rd.	Mailed – December 19, 2024
3342 Hall Rd.	Mailed – December 19, 2024
3348 Hall Rd.	Mailed – December 19, 2024
3354 Hall Rd.	Mailed – December 19, 2024
3361 Hall Rd.	Mailed – December 19, 2024
3367 Hall Rd.	Mailed – December 19, 2024
3379 Hall Rd.	Mailed – December 19, 2024
3384 Hall Rd.	Mailed – December 19, 2024
3390 Hall Rd.	Mailed – December 19, 2024

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Neighbour Address	Informed of Proposal (note date)
3397 Hall Rd.	Mailed – December 19, 2024
3399 Hall Rd.	Mailed – December 19, 2024
3400 Hall Rd.	Mailed – December 19, 2024
3405 Hall Rd.	Mailed – December 19, 2024
3418 Hall Rd.	Mailed – December 19, 2024
3430 Hall Rd.	Mailed – December 19, 2024
3442 Hall Rd.	Mailed – December 19, 2024
3445 Hall Rd.	Mailed – December 19, 2024
3454 Hall Rd.	Mailed – December 19, 2024
3455 Hall Rd.	Mailed – December 19, 2024
3465 Hall Rd.	Mailed – December 19, 2024
3475 Hall Rd.	Mailed – December 19, 2024
3478 Hall Rd.	Mailed – December 19, 2024
3485 Hall Rd.	Mailed – December 19, 2024
3490 Hall Rd.	Mailed – December 19, 2024
3495 Hall Rd.	Mailed – December 19, 2024
3507 Hall Rd.	Mailed – December 19, 2024
3510 Hall Rd.	Mailed – December 19, 2024
3515 Hall Rd.	Mailed – December 19, 2024
3523 Hall Rd.	Mailed – December 19, 2024
3531 Hall Rd.	Mailed – December 19, 2024
3580 Hall Rd.	Mailed – December 19, 2024
3590 Hall Rd.	Mailed – December 19, 2024
3595 Hall Rd.	Mailed – December 19, 2024

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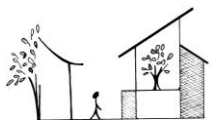
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Neighbour Address	Informed of Proposal (note date)
3310 Jackson Ct.	Mailed – December 19, 2024
3320 Jackson Ct.	Mailed – December 19, 2024
3325 Jackson Ct.	Mailed – December 19, 2024
3330 Jackson Ct.	Mailed – December 19, 2024
3335 Jackson Ct.	Mailed – December 19, 2024
3340 Jackson Ct.	Mailed – December 19, 2024
3345 Jackson Ct.	Mailed – December 19, 2024
2250 James Rd.	Mailed – December 19, 2024
2255 James Rd.	Mailed – December 19, 2024
2261 – 2265 James Rd.	Mailed – December 19, 2024
2270 James Rd.	Mailed – December 19, 2024
2290 James Rd.	Mailed – December 19, 2024
2305 James Rd.	Mailed – December 19, 2024
2320 James Rd.	Mailed – December 19, 2024
2325 James Rd.	Mailed – December 19, 2024
2340 James Rd.	Mailed – December 19, 2024
2345 James Rd.	Mailed – December 19, 2024
2360 James Rd.	Mailed – December 19, 2024
2365 James Rd.	Mailed – December 19, 2024
2375 James Rd.	Mailed – December 19, 2024
2130 KLO Rd.	Mailed – December 19, 2024
2195 KLO Rd.	Mailed – December 19, 2024
2205 KLO Rd.	Mailed – December 19, 2024
2275 KLO Rd.	Mailed – December 19, 2024

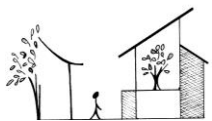
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Neighbour Address	Informed of Proposal (note date)
2279 – 2295 KLO Rd.	Mailed – December 19, 2024
2286 KLO Rd.	Mailed – December 19, 2024
2568 KLO Rd.	Mailed – December 19, 2024
2725 KLO Rd.	Mailed – December 19, 2024
3402 Mariposa Ct.	Mailed – December 19, 2024
3403 Mariposa Ct.	Mailed – December 19, 2024
3410 Mariposa Ct.	Mailed – December 19, 2024
3411 Mariposa Ct.	Mailed – December 19, 2024
3418 Mariposa Ct.	Mailed – December 19, 2024
3419 Mariposa Ct.	Mailed – December 19, 2024
3426 Mariposa Ct.	Mailed – December 19, 2024
3330 – 3340 Neid Rd.	Mailed – December 19, 2024
2400 O'Reilly Rd.	Mailed – December 19, 2024
2404 O'Reilly Rd.	Mailed – December 19, 2024
2406 O'Reilly Rd.	Mailed – December 19, 2024
2410 O'Reilly Rd.	Mailed – December 19, 2024
3371 Oliver Ct.	Mailed – December 19, 2024
3376 Oliver Ct.	Mailed – December 19, 2024
3381 Oliver Ct.	Mailed – December 19, 2024
2410 Packers Rd.	Mailed – December 19, 2024
2421 Packers Rd.	Mailed – December 19, 2024
2437 Packers Rd.	Mailed – December 19, 2024
2453 Packers Rd.	Mailed – December 19, 2024
2469 Packers Rd.	Mailed – December 19, 2024

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Neighbour Address	Informed of Proposal (note date)
3307 Wildwood Rd.	Mailed – December 19, 2024
3314 Wildwood Rd.	Mailed – December 19, 2024
3315 Wildwood Rd.	Mailed – December 19, 2024
3319 Wildwood Rd.	Mailed – December 19, 2024
3322 Wildwood Rd.	Mailed – December 19, 2024
3325 Wildwood Rd.	Mailed – December 19, 2024
3330 Wildwood Rd.	Mailed – December 19, 2024
3331 Wildwood Rd.	Mailed – December 19, 2024
3337 Wildwood Rd.	Mailed – December 19, 2024
3338 Wildwood Rd.	Mailed – December 19, 2024
3343 Wildwood Rd.	Mailed – December 19, 2024
3346 Wildwood Rd.	Mailed – December 19, 2024
3375 Wildwood Rd.	Mailed – December 19, 2024
3378 Wildwood Rd.	Mailed – December 19, 2024
3381 Wildwood Rd.	Mailed – December 19, 2024
3386 Wildwood Rd.	Mailed – December 19, 2024
3387 Wildwood Rd.	Mailed – December 19, 2024

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