

To whom it may concern,

My name is Daniela Sinclair, Owner of 3556 Willowdale Drive in Prince George, BC. I am writing this letter to supplement my application to have this residence rezoned to allow me to run a commercial childcare centre within it.

I am proposing to open two separate childcare programs helping meet the extreme need for infant toddler care in our community. I will care for 12 infants/toddlers as well as up to 24 preschool aged children. We have lived in this neighborhood for 3 years now and during this time have seen how our neighbors interact so positively with each other, as well as the traffic and Hart community functions goings on. We believe adding a daycare to this area will help Hart families and we hope to grow an even bigger sense of community amongst daycare families and our neighborhood. Having a one stop shop for families to drop siblings off will be highly sought after and is a huge reason why we are wanting to open multiple programs within this one location. This is not always possible and families have to drop one child off at one place and go to a completely different area of town to drop off another child.

We will not be residing in this home, it will be solely used for the daycare. Current lease rates are anywhere starting at \$10,000/month triple net with little to no room for negotiating on terms. This will allow me to focus on quality over quantity, allowing teacher to child ratios to be better suited to meet the needs of children nowadays. Current ratios are 1:4 for infants/toddlers and 1:8 for preschool aged. I will aim to be closer to 1:3 for infants and toddlers, and 1:5 for preschool aged children. I will also be able to pay my staff more, and focus on creating and maintaining the highest quality care with little to no staff turnover.

This residential area is full of families, young and old. Our yard is the biggest in the area and we believe it will be a great location to have an interactive and exciting play area for the daycare children. It will also allow us to explore the area with the older children and go for daily walks/excursions without fear of heavy traffic.

Our current driveway situation can have up to 4 vehicles parked in the driveway, with a large front yard the parents could park alongside to quickly bring their children into the centre.

Usual drop off/pick up times range from 5-10 minutes, anywhere between the hours of 7:00-9:00am and 2:30-5:00pm. At any given time, we could have up to 6 or 8 families using the parking spaces. Over time, we may try to extend our driveway to allow more side by side parking.

Regards,

Daniela Sinclair