

REPORT TO COUNCIL



Date: November 14, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: Z22-0051 **Owner:** Rahul Chaudhary & Anita Kharod

Address: 5031 Windsong Crescent **Applicant:** Rahul Chaudhary

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1cc – Large Lot Housing with Child Care Centre, Major

1.0 Recommendation

THAT Rezoning Application No. Z22-0051 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 District Lot 357 SDYD Plan KAP77753, located at 5031 Windsong Crescent, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone to facilitate a child care centre within an existing single family dwelling

3.0 Development Planning

Staff support the proposed rezoning application to RU1cc – Large Lot Housing with Child Care Centre, Major to facilitate a daycare within an existing single family dwelling. The Child Care Centre, Major sub-zone refers to a licensed establishment that provides care, educational services, and supervision for more than 8 children. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of S-RES – Suburban Residential, which speaks to the accommodation of complementary uses such as care centres. Staff does not anticipate any significant negative impacts to the neighbouring properties.

4.0 Proposal

4.1 Project Description

The proposed rezoning from RU1 to RU1cc is to allow for a child care centre use within an existing single family dwelling. The applicant is a permanent resident of the dwelling and has submitted a site plan showing the conceptual layout of the daycare. At time of this rezoning, no new construction is occurring on the premises. The daycare has a proposed total Gross Floor Area (GFA) of 106.46 m² which includes a kitchen, three activity/sleeping rooms and two universal bathrooms. The daycare is proposed to reach a capacity of 22 children. The proposal also includes an abundance of fenced private outdoor space at the rear of the property to satisfy outdoor play area requirements. Sufficient parking has been provided onsite for the primary residence, including additional spaces for the daycare which will be used periodically to drop off and pick-up children. The proposed RU1cc land use is consistent with the Official Community Plan.

4.2 Site Context

The subject property is located within the Southwest Mission neighbourhood, and the surrounding area is largely comprised of parcels zoned RU1 – Large Lot Housing. The property is in close proximity to Powerline Park and the future Ponds Village Centre on Frost Rd.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1 – Large Lot Housing	Single Detached Dwelling
South	P4 – Public/Institutional & CA1 – Core Area Mixed Use	South Ridge Detention Pond & Open Space
West	RU1 – Large Lot Housing	Single Detached Dwelling

Subject Property Map: 5031 Windsong Crescent



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.1 Create more complete communities in Suburban neighbourhoods (Chapter 7: Suburban Neighbourhoods)	
Policy 7.1.8	<p>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.</p> <p><i>The subject property is within a family-oriented suburban neighbourhood and is an appropriate location for a daycare, providing child care support for residents within the immediate community. The establishment is intended to provide care, educational services, and supervision for approximately 22 children.</i></p>

6.0 Application Chronology

Date of Application Accepted: August 31st, 2022

Date Public Consultation Completed: September 5th, 2022

Report prepared by: Sara Skabowski, Planner 1

Reviewed by: Lydia Korolchuk, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Site Plan and Floor Plan

Attachment B: Applicant Rationale