

# REPORT TO COUNCIL REZONING



**Date:** June 19, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 875 Hollydell Rd  
**File No.:** Z23-0026

	Existing	Proposed
<b>Zone:</b>	RU1 – Large Lot Housing	RU1cc – Large Lot Housing with Child Care Centre, Major

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0026 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 22 Township 26 ODYD Plan 42634, located at 875 Hollydell Road, 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;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated June 19, 2023;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

## 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.

## 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 allows 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 Core Area Neighbourhood, which speaks to facilitating childcare spaces throughout the Core Area.

The daycare has a proposed capacity of 28-32 children and will operate between the hours of 7:30am to 5:00pm. Parking has been provided onsite as well as a loading area for drop-off and pick-up of the children.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU <sub>4</sub> – Duplex Housing	Duplex Housing
East	RU <sub>1</sub> – Large Lot Housing	Single Detached Housing
South	RU <sub>4</sub> – Duplex Housing	Duplex Housing
West	P <sub>3</sub> – Parks and Open Space	Hollydell Park

Subject Property Map: 875 Hollydell Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area.</b>	
Policy 5.4.7 Child Care Spaces	Facilitate the development of childcare spaces throughout the Core Area including accessible, affordable, and inclusive spaces that meet the needs of the community.
	<i>The proposed rezoning will facilitate the development of a child care facility.</i>

## 6.0 Application Chronology

Application Accepted: April 28, 2023  
Neighbourhood Notification Summary Received: May 24, 2023

**Report prepared by:** Jason Issler, Planner I  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### Attachments:

Attachment A: Development Engineering Memo  
Attachment B: Letter of Rationale