

# REPORT TO COUNCIL REZONING



**Date:** July 24, 2023  
**To:** Council  
**From:** City Manager  
**Address:** 4529 Lakeshore Rd  
**File No.:** Z23-0027

	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. Z23-0027 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 7 DISTRICT LOT 167 ODYD PLAN 1691 EXCEPT PLAN EPP52188, located at 4529 Lakeshore Rd, 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 registration on title of a Section 219 – Vehicle Access to Site Covenant.

## 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 dwelling house. The Child Care Centre, Major sub-zone allows a licensed establishment that provides child care, educational services, and supervision to more than 8 children. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of C-NHD Core Area Neighbourhood, which speaks to facilitating childcare spaces throughout the Core Area.

The daycare will have proposed capacity of 28-32 children and will operate between the hours of 7:30 am-5:00 pm. The Zoning Bylaw parking requirements have been met and a loading area for drop-off and pick-up of the children is provided.

## 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	EDINST – Education / Institutional
East	RU1 – Large Lot Housing	S-RES Suburban Residential
South	RU1 – Large Lot Housing	S-RES Suburban Residential
West	RU1 – Large Lot Housing	S-RES Suburban Residential

**Subject Property Map: 4529 Lakeshore Rd**



**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 7.1 Create more complete communities in Suburban Neighbourhoods</b>	
Policy 7.2.1 Child Care Spaces	Support the development of small-scale child care spaces including accessible, affordable and inclusive spaces that meet the needs of living in Suburban Neighbourhoods
	The proposed rezoning will facilitate the development of a child care facility adjacent to a school and suburban neighbourhood.

**6.0 Application Chronology**

Application Accepted:	April 28, 2023
Neighbourhood Notification Summary Received:	May 19, 2023

**Report prepared by:** Alissa Cook, Planner I  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Terry Barton, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Letter of Rationale

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).