

REPORT TO COUNCIL REZONING



Date: September 11, 2023
To: Council
From: City Manager
Address: 350 Holbrook Rd E
File No.: Z23-0028

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	RU1 – Large Lot Housing	RU1cc – Large Lot Housing with Child Care Centre, Major

1.0 Recommendation

THAT Rezoning Application No. Z23-0028 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Section 23 Township 26 ODYD Plan 17975 located at 350 Holbrook Rd E, 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 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 within a converted accessory building.

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 accessory building. The 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 C-NHD – Core Area Neighbourhood, which speaks to the accommodation of complementary uses such as child care centres.

The daycare has a proposed capacity of up to 21 children and a proposed total Gross Floor Area of 76.50 m² which includes a kitchen area, two bathrooms, and an open concept activity room. The proposal also includes a fenced yard 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 property is in close proximity (200 m) to the South Rutland Elementary School.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1 – Large Lot Housing	Single Detached Dwelling
South	RU1 – Large Lot Housing	Single Detached Dwelling
West	RU1 – Large Lot Housing	Single Detached Dwelling

Subject Property Map: 350 Holbrook Rd E



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.4 Strategically locate community services to foster greater inclusion and social connections in the Core Area	
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. The property is within an established neighbourhood and is in close proximity (200 m) of the South Rutland Elementary School.</i>

6.0 Application Chronology

Application Accepted: May 1, 2023
Neighbourhood Notification Summary Received: July 18, 2023

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Lydia Korolchuk, Planner Specialist
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Applicant Rationale and Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.