

REPORT TO COUNCIL REZONING



Date: November 27, 2023
To: Council
From: City Manager
Address: 4456 Lakeshore Rd
File No.: Z23-0066

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban - Residential	S-RES – Suburban - Residential
Zone:	RU1 – Large Lot Housing	RU1cc – Large Lot Housing with Child Care Centre, Major

1.0 Recommendation

THAT Rezoning Application No. Z23-0066 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 167 ODYD Plan 36692, located at 4456 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.

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 zone to facilitate a daycare within an existing single detached 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 Suburban Residential, which speaks to facilitating childcare spaces throughout the Suburban Area.

The daycare has a proposed capacity of 25-32 children and will operate between the hours of 7:30am to 5:30pm. Parking has been provided onsite as well as a loading area for drop-off and pick-up of the children and a space to safely turn around on-site.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Housing
East	MF2 – Townhouse Housing	Townhouses
South	RU1 – Large Lot Housing	Single Detached Housing
West	RU1 – Large Lot Housing	Single Detached Housing

Subject Property Map: 4456 Lakeshore Rd



The surrounding area is primarily zoned RU1 – Large Lot Housing, MF2 – Townhouse Housing, and P2 – Education and Minor Institutional. This property is located in close proximity to Anne McClymont Elementary School and several transit stops along Lakeshore Rd.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.1 Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.8 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.
	<i>The proposed rezoning will facilitate the development of a child care facility for the neighbourhood.</i>

6.0 Application Chronology

Application Accepted: October 5, 2023
 Neighbourhood Notification Summary Received: October 22, 2023

Report prepared by: Jason Issler, Planner I
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Jocelyn Black, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

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