

# REPORT TO COUNCIL

## REZONING



**Date:** July 22, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1236 Cerise Dr  
**File No.:** Z24-0023

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing	MF1cc – Infill Housing with Child Care Centre, Major

### 1.0 Recommendation

THAT Rezoning Application No. Z24-0023 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 Section 30 Township 26 ODYD PLAN KAP53262, located at 1236 Cerise Dr, Kelowna, BC from the MF1 – Infill Housing zone to the MF1cc – Infill Housing zone with Child Care Centre, Major zone, be considered by Council.

### 2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF1cc – Infill Housing zone with Child Care Centre, Major zone to facilitate a childcare centre.

### 3.0 Development Planning

Staff support the proposed rezoning application to MF1cc – Infill Housing zone with Child Care Centre, Major to facilitate a daycare within an existing single dwelling house. The subzone 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 supports facilitating childcare spaces throughout the Core Area.

The daycare will have a proposed capacity for up to a maximum of 39 children. The daycare 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	MF1 – Infill Housing zone	Single Detached Dwelling
East	MF1 – Infill Housing zone	Single Detached Dwelling
South	MF1 – Infill Housing zone	Single Detached Dwelling
West	MF1 – Infill Housing zone	Single Detached Dwelling

**Subject Property Map: 1236 Cerise Dr**



**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 childcare centre in close proximity to schools, recreation areas, and is located within an established neighbourhood.</i>

**6.0 Application Chronology**

Application Accepted: May 28, 2024  
 Neighbourhood Notification Summary Received: July 4, 2024

**Report prepared by:** Sara Skabowski, Planner I  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**  
 Attachment A: Letter of Rationale

Attachment B: DRAFT Site Plan

Attachment C: Summary of Neighbourhood Notification

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