

REPORT TO COUNCIL REZONING



Date: October 21, 2024
To: Council
From: City Manager
Address: 399 Fizet Ave
File No.: Z24-0043

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

1.0 Recommendation

THAT Rezoning Application No. Z24-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 45 Section 26 Township 26 ODYD Plan KAP52738, located at 399 Fizet Ave, Kelowna, BC from the MF1 – Infill Housing zone to the MF1cc – Infill Housing 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 with Child Care Centre, Major zone to facilitate a child care centre.

3.0 Development Planning

Staff support the proposed rezoning application to MF1cc – Infill Housing with Child Care Centre, Major to facilitate a daycare within an existing single detached dwelling. 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 child care spaces throughout the Core Area.

An existing Child Care Centre, Minor is looking to expand its operation from a maximum of 8 children as a secondary use, to 28 to 32 children permitted as a principal. The daycare will operate between the hours of 7:30 am and 5:00 pm. The Zoning Bylaw parking requirements have been met, and a loading stall has been added to the west of the site.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Dwelling
East	MF1 – Infill Housing	Single Detached Dwelling
South	MF2 – Townhouse Housing	Townhouses
West	MF1 – Infill Housing	Single Detached Dwelling

Subject Property Map: 399 Fizez Ave



The subject property is located in close proximity to Rutland Elementary School and Rutland Recreation Park. Public transportation is located along McCurdy Rd E and Craig Rd. The closest bus stop is within approximately 100 m of the subject property.

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 within the Core Area.</i>

6.0 Application Chronology

Application Accepted: August 23, 2024
Neighbourhood Notification Summary Received: September 11, 2024

Report prepared by: Alissa Cook, Planner I
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: DRAFT Site Plan

Attachment B: Neighbourhood Notification Summary

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