



City of  
**Kelowna**

Z24-0043  
399 Fizet Ave

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>1</sub>cc – Infill Housing with Child Care Centre, Major zone to facilitate a child care centre.

# Development Process



Aug 23, 2024

Development Application Submitted



Staff Review & Circulation



Sep 11, 2024

Neighbour Notification Received



Oct 21, 2024

Initial Consideration



Reading Consideration

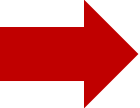


Final Reading



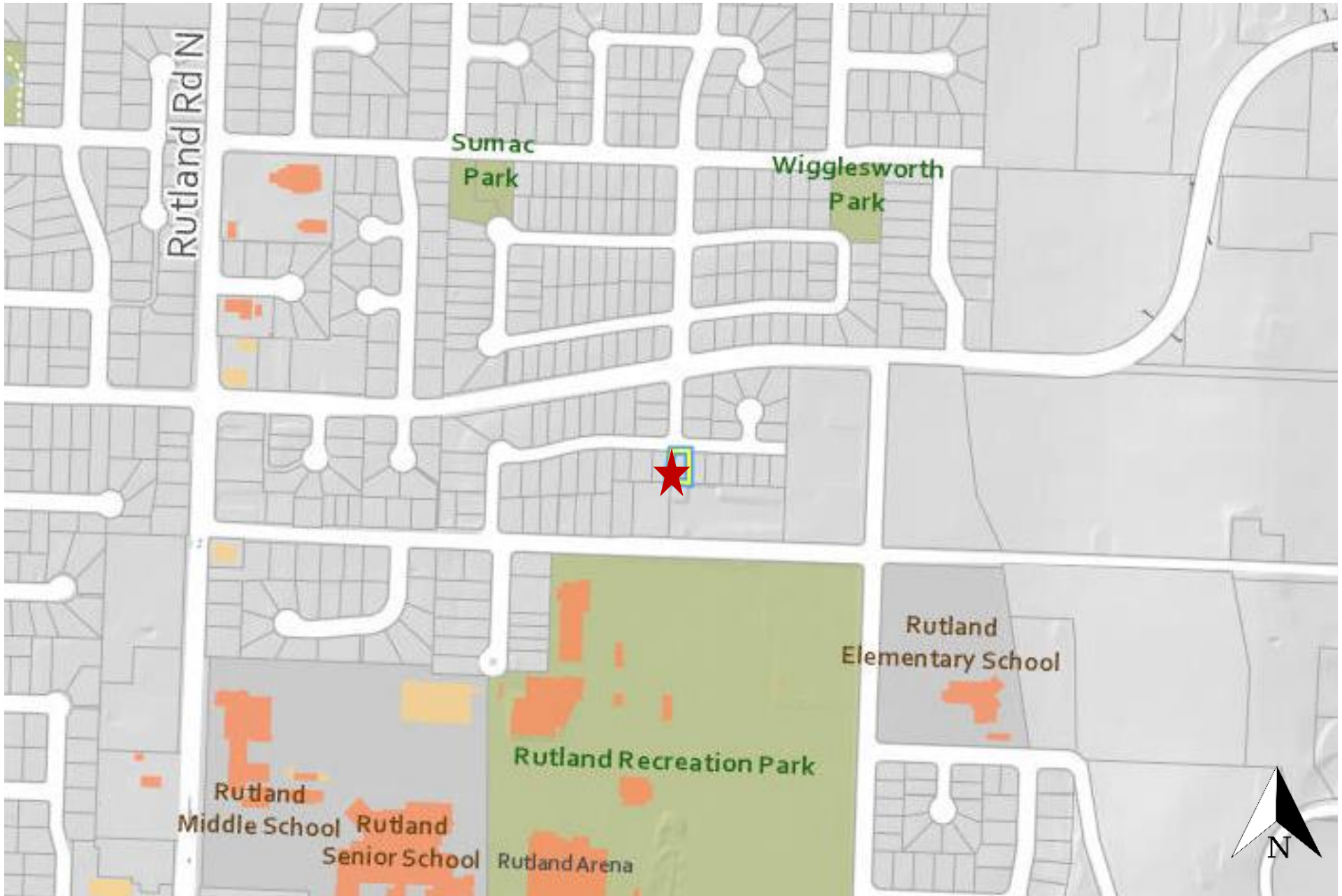
Building Permit

Council Approvals

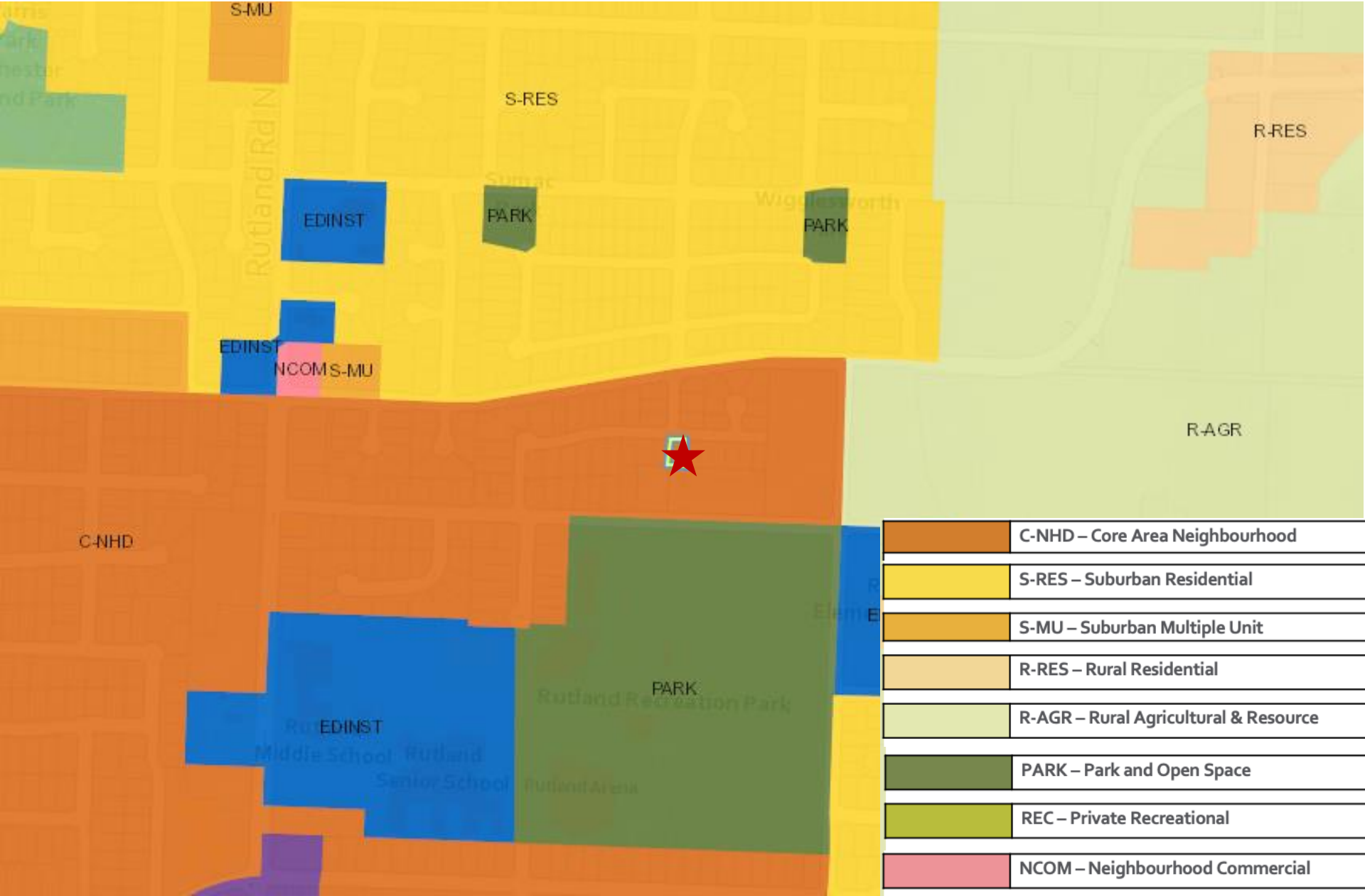





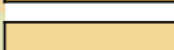

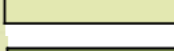

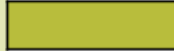


# Context Map



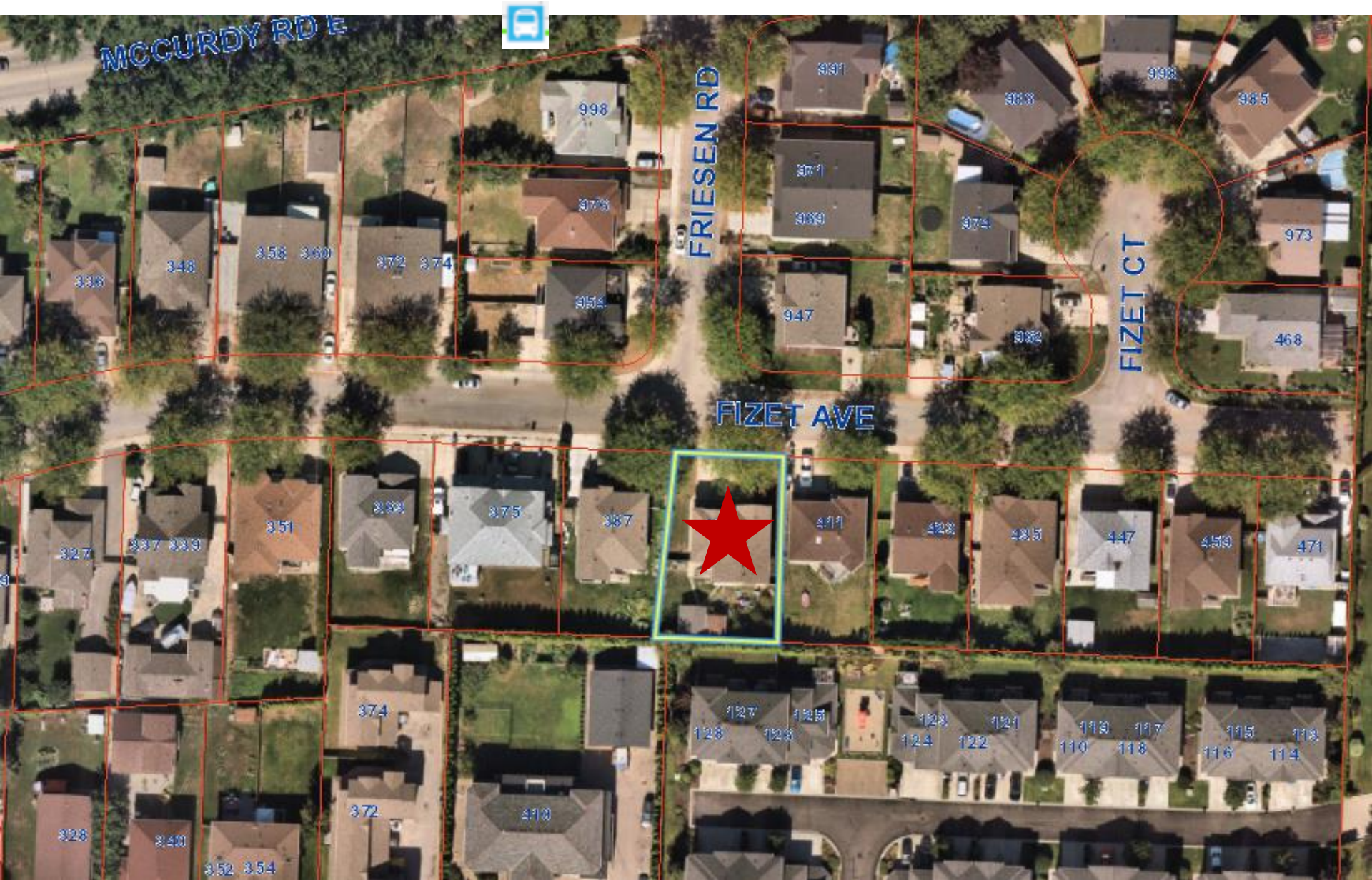
# OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	PARK – Park and Open Space
	REC – Private Recreational
	NCOM – Neighbourhood Commercial



# Subject Property Map



# “cc” – Child Care Centre, Major

## Purpose

- To provide a sub-zone to allow for Child Care Centre, Major on a case-by-case basis where supported by OCP Policy.

## Summary of Uses

- Child Care Centre, Major
  - Licensed under Community Care and Assisted Living Act
  - Care, education, supervision
  - More than 8 children

# OCP Objectives – Climate Resilience

## Climate Criteria

**Dark Green** – Meets Climate Criteria

**Light Green** – Will Meet Criteria Soon

**Yellow** – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
<b>OCP Climate Resilience Consistency</b>	Dark Green



# OCP Objectives & Policies

- ▶ C-NHD: Core Area Neighbourhood
- ▶ Provides childcare in a neighbourhood close to schools and parks

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Childcare in C-NHD close to schools and parks
  - ▶ Expansion of existing daycare established on-site