

REPORT TO COUNCIL REZONING



Date: January 27, 2025
To: Council
From: City Manager
Address: 962 Laurier Ave
File No.: Z24-0049

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1b – Infill Housing with Boarding or Lodging House	MF1cc – Infill Housing with Child Care Centre, Major

1.0 Recommendation

THAT Rezoning Application No. Z24-0049 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B District Lot 138 ODYD PLAN KAP64260, located at 962 Laurier Ave, Kelowna, BC from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF1cc – Infill 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 MF1b – Infill Housing with Boarding or Lodging House 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 facilitate a child care centre. The proposal converts a former assisted living seniors home to a child care centre. 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 child care spaces throughout the Core Area.

The child care facility will have a proposed capacity of 65 children, 3 teachers, and 3 assistants. It will operate from 7:30 AM – 5:30 PM. Interior renovations will convert bedrooms into four classrooms. An outdoor play space will be designated. The Zoning Bylaw parking requirements have been exceeded. Drop-off and pick-up locations are accessible via the rear lane and the fronting street with existing 15-minute loading zones. Additional transportation, parking, and accessibility considerations have been addressed, with no further requirements identified.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF3r – Apartment Housing with rental sub-zone	Rental Apartment Housing
East	MF1b – Infill Housing with Boarding and Lodging	Boarding and Lodging Housing
South	MF1 – Infill Housing	Two Single Detached Dwellings
West	MF1 – Infill Housing	Two Single Detached Dwellings

Subject Property Map: 962 Laurier Ave



The subject property is located on Laurier Ave and is within 120 m of the Ethel Street Active Transportation Corridor. The property is approximately 200 m to the south of the Harvey Avenue Transit Supportive Corridor.

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

6.0 Application Chronology

Application Accepted: October 1, 2024
Neighbourhood Notification Summary Received: October 23, 2024

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Climate Action, Planning & Development Services

Attachments:

Attachment A: Site Plan

Attachment B: Applicant Letter and Summary of Neighbourhood Notification

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