

# REPORT TO COUNCIL REZONING



**Date:** February 10, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 964 Laurier Ave  
**File No.:** Z24-0057

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

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0057 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 964 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

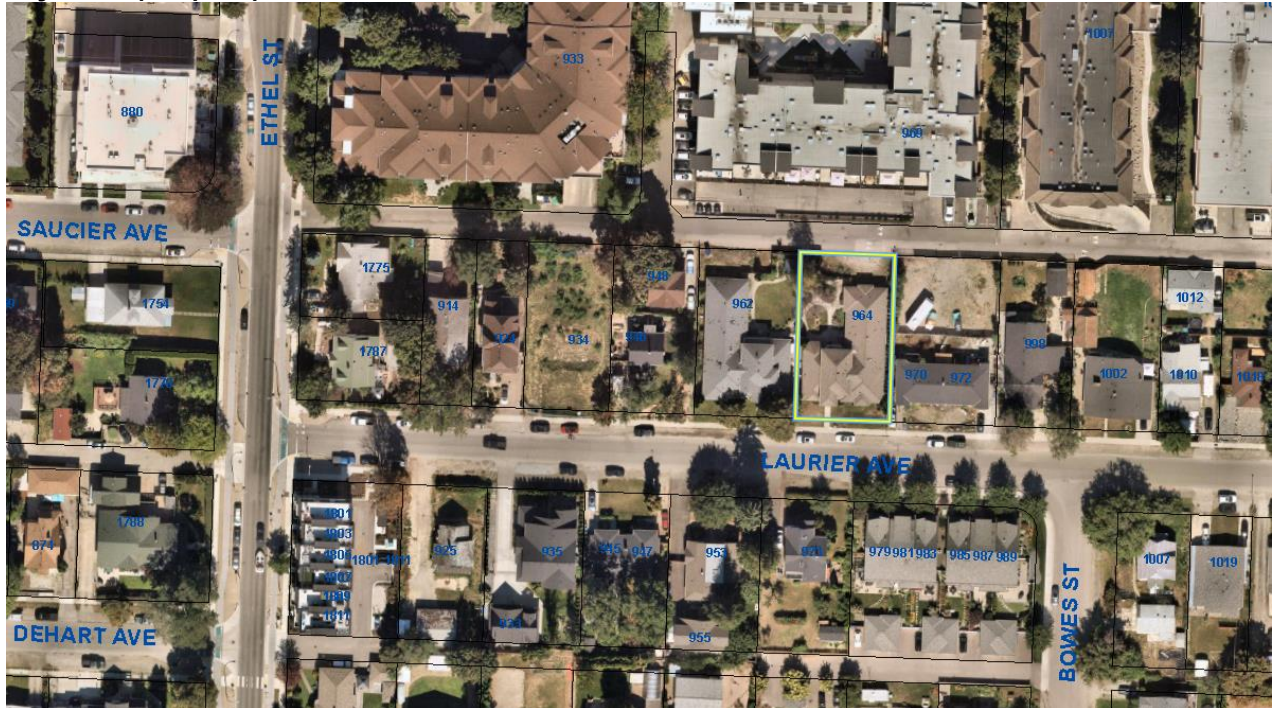
Staff support the proposed rezoning application to facilitate a child care centre. The proposal converts a former assisted living seniors home to a child care centre. The subzone allows a licensed establishment that provides child care, educational services, and supervision to more than 8 children. The 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 will have a proposed capacity of 63 children, 3 teachers, and 3 assistants. The facility will operate between the hours of 7:30 AM – 5:30 PM. Interior renovations will convert bedrooms into classrooms. A designated outdoor play space is provided. The Zoning Bylaw parking requirements have been exceeded and drop-off and pick-up areas 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	MF1 – Infill Housing	Two Single Detached Dwellings
South	MF1 – Infill Housing	One Single Detached Dwelling
West	MF1b – Infill Housing with Boarding or Lodging House	Boarding and Lodging Dwelling

Subject Property Map: 964 Laurier Ave



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: November 5, 2024  
Neighbourhood Notification Summary Received: January 16, 2025

**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: Summary of Neighbourhood Notification

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