



City of
Kelowna

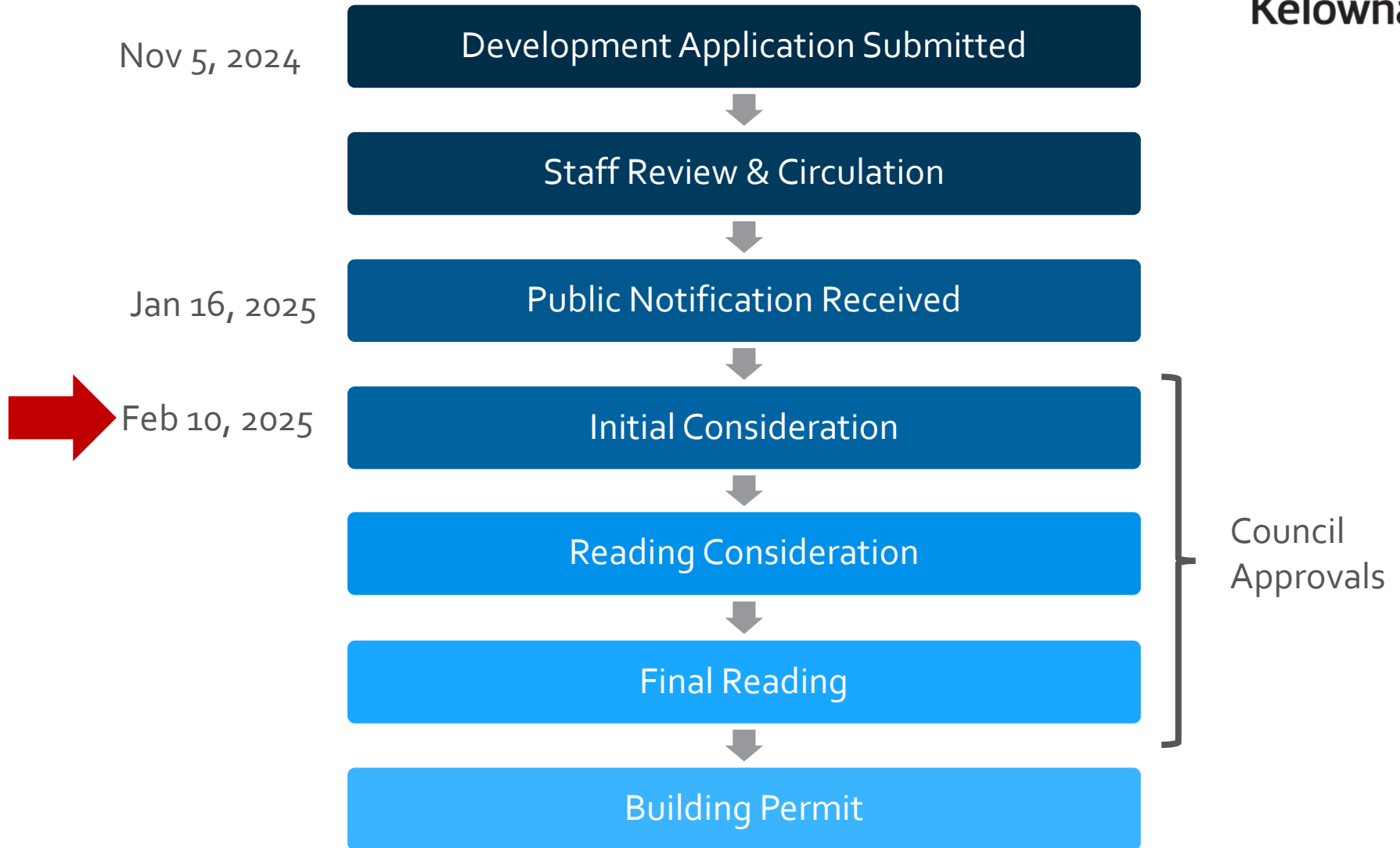
Z24-0057
964 Laurier Ave

Rezoning Application

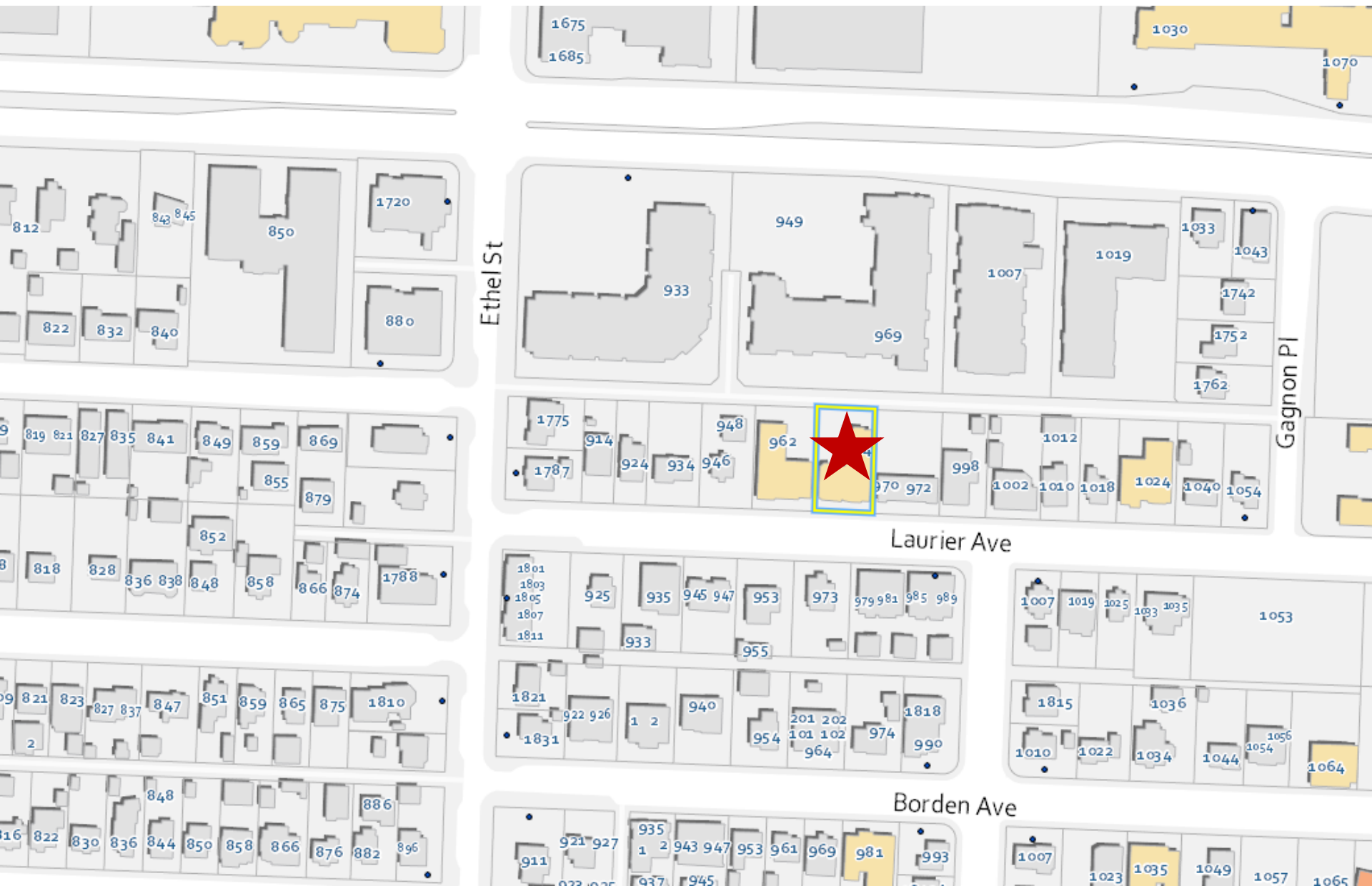
Purpose

- ▶ To rezone the subject property from the MF1b – Infill Housing with Boarding and Lodging zone to the MF1cc – Infill Housing with Child Care Centre, Major zone to facilitate a child care centre.

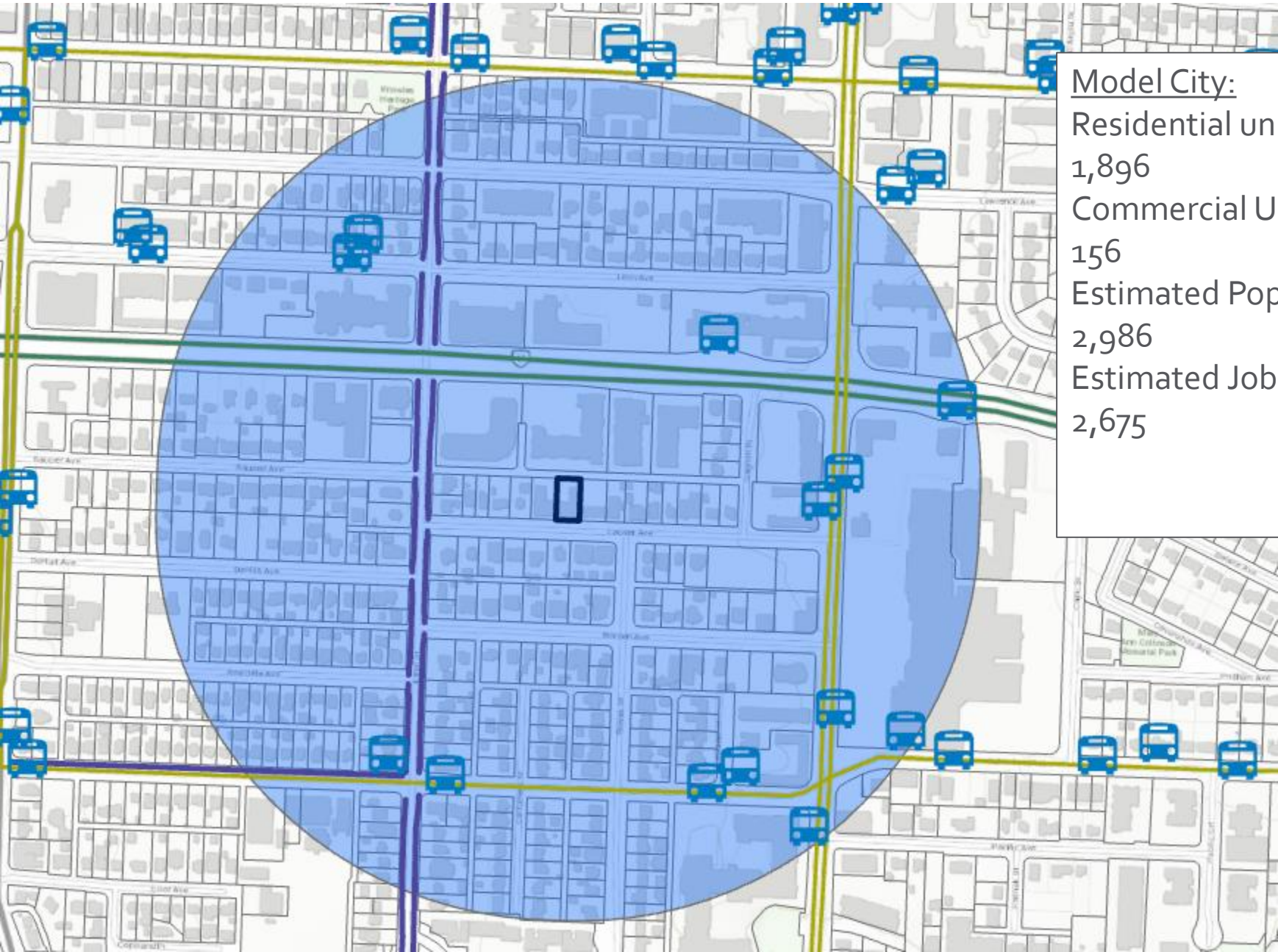
Development Process



Context Map

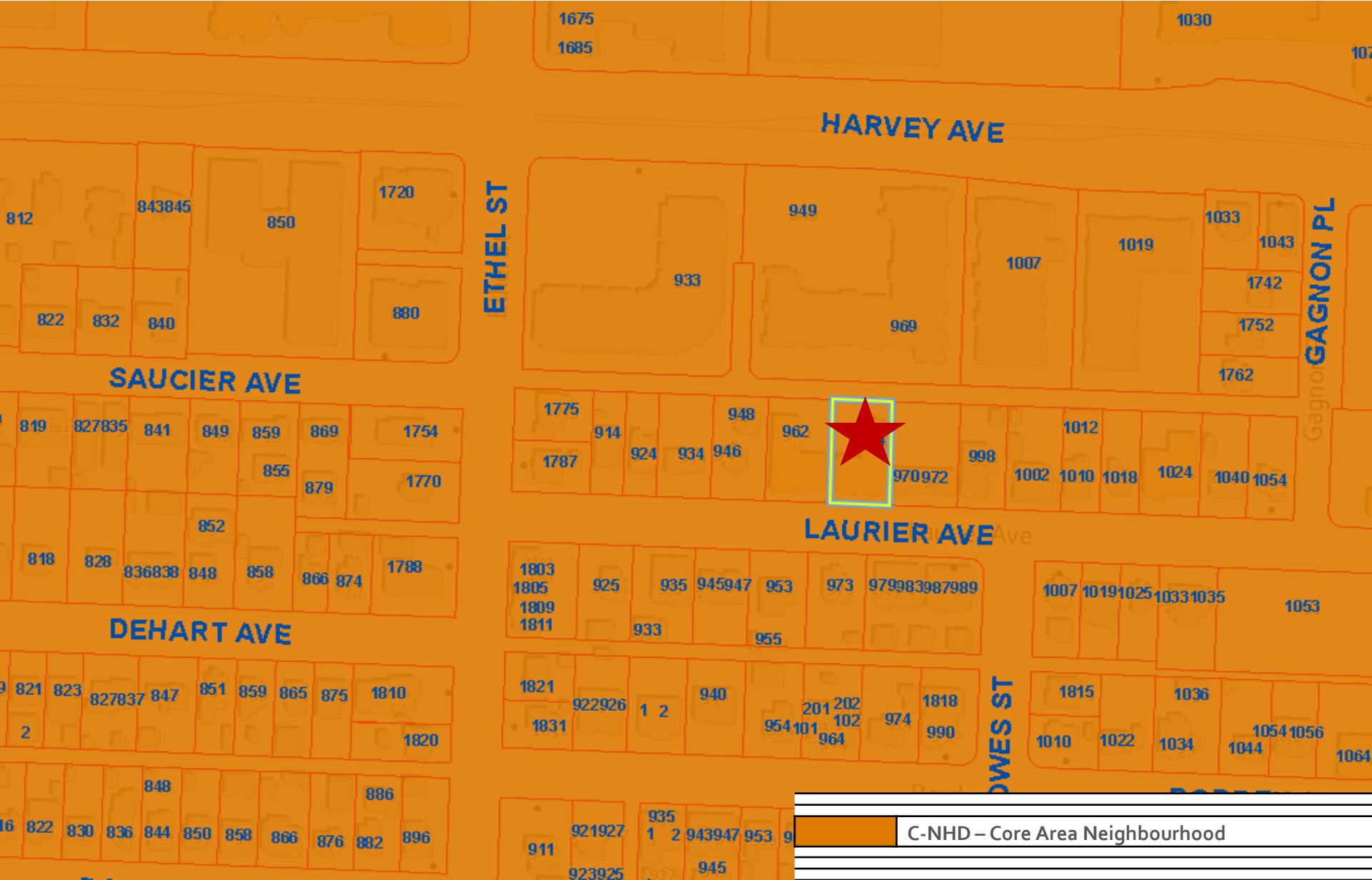


5 – Minute Walk radius



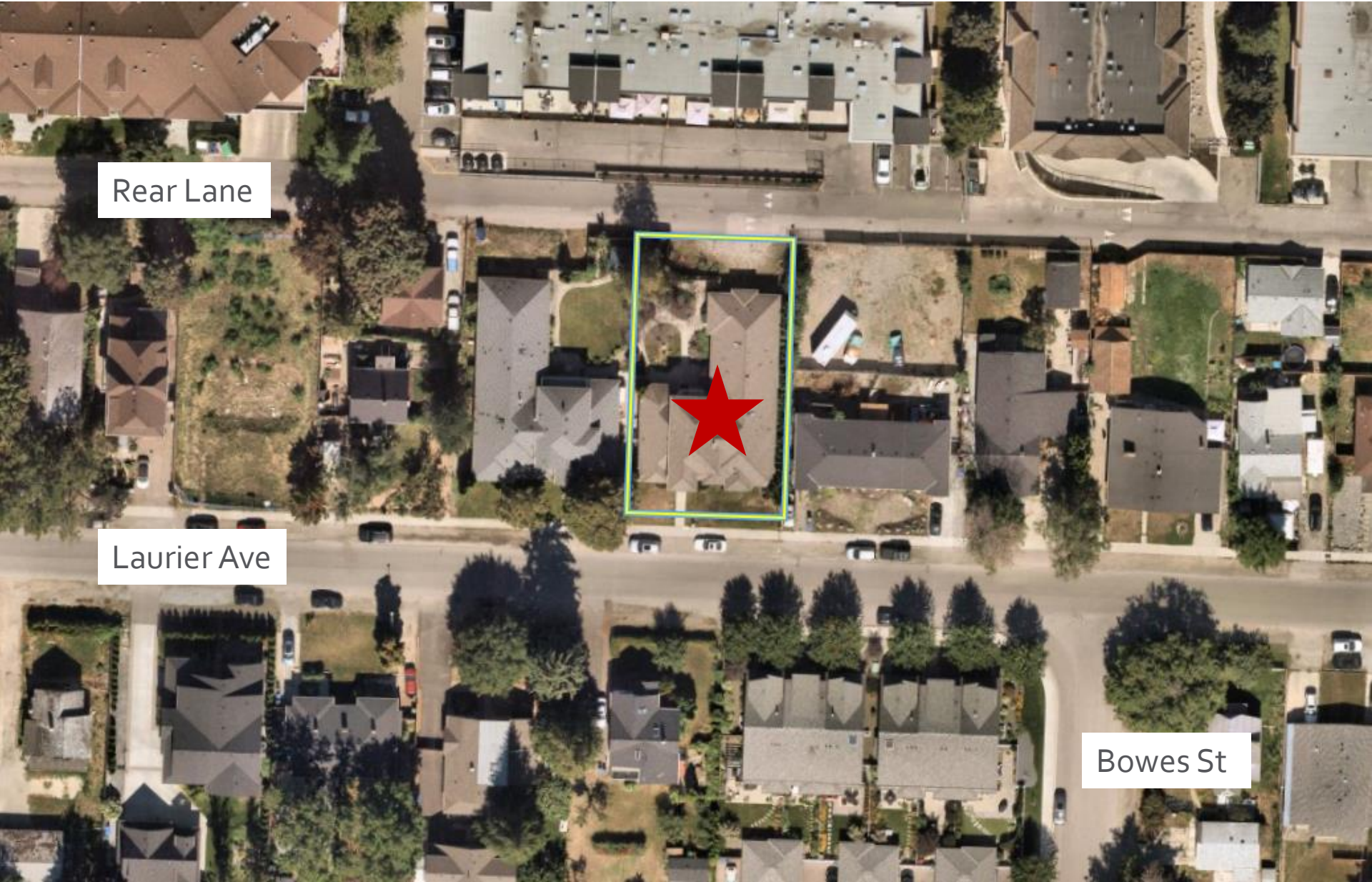
Model City:
Residential units:
1,896
Commercial Units:
156
Estimated Population:
2,986
Estimated Jobs:
2,675

OCP Future Land Use



	C-NHD – Core Area Neighbourhood
	
	

Subject Property Map



Rear Lane

Laurier Ave

Bowes St

“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	Light Green
10 min Bike to Public School	Light Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ C-NHD: Core Area Neighbourhood
- ▶ **OCP Policy 5.4.7** Facilitate the development of child care spaces throughout the Core Area
 - ▶ Transit Supportive Corridors
 - ▶ Established core area neighbourhood

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
 - ▶ Child Care Centre Policies