

REPORT TO COUNCIL REZONING



Date: February 24, 2025
To: Council
From: City Manager
Address: 350 Patterson Rd
File No.: Z24-0063

	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. Z24-0063 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15 Section 26 Township 26 Osoyoos Division Yale District Plan 22239, located at 350 Patterson Rd, 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, Major.

3.0 Development Planning

Staff support the rezoning application to the MF1cc – Infill Housing with Child Care Centre, Major zone to facilitate a Child Care Centre, Major within existing single detached housing. The Child Care Centre, Major sub-zone allows a licensed establishment that provides care, educational services and supervision to more than eight children, as a permitted principal use. 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.

The existing single detached housing would be converted into a Child Care Centre, Major, with no residential uses remaining. The Child Care Centre, Major is proposed to accommodate 28-30 children, and operate on weekdays from 7:30 AM to 5:30 PM. The Zoning Bylaw parking requirements have been met.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing
South	MF1 – Infill Housing	Single Detached Housing
West	MF1 – Infill Housing	Single Detached Housing

Subject Property Map: 350 Patterson Rd



The subject property is located on Patterson Rd, near the intersection with Tartan Rd. It is near Pearson Elementary School and Rutland Middle and Senior Secondary Schools.

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 child care spaces throughout the Core Area including accessible, affordable, and inclusive spaces that meet the needs of the community.
	<i>This rezoning application would facilitate the development of a Child Care Centre, Major within the Core Area.</i>

6.0 Application Chronology

Application Accepted: December 17, 2024

Neighbourhood Notification Summary Received: January 30, 2025

Report prepared by: Kimberly Brunet, Planner Specialist
Reviewed by: Dean Strachan, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: DRAFT Site Plan

Attachment B: Summary of Neighbourhood Notification

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