



City of
Kelowna

Z24-0063 350 Patterson Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the MF₁ – Infill Housing zone to the MF_{1cc} – Infill Housing with Child Care Centre, Major zone to facilitate a Child Care Centre, Major

Development Process



Dec 17, 2024

Development Application Accepted



Staff Review & Circulation



Jan 30, 2025

Neighbour Notification Received



Feb 24, 2025

Initial Consideration



Reading Consideration



Final Reading

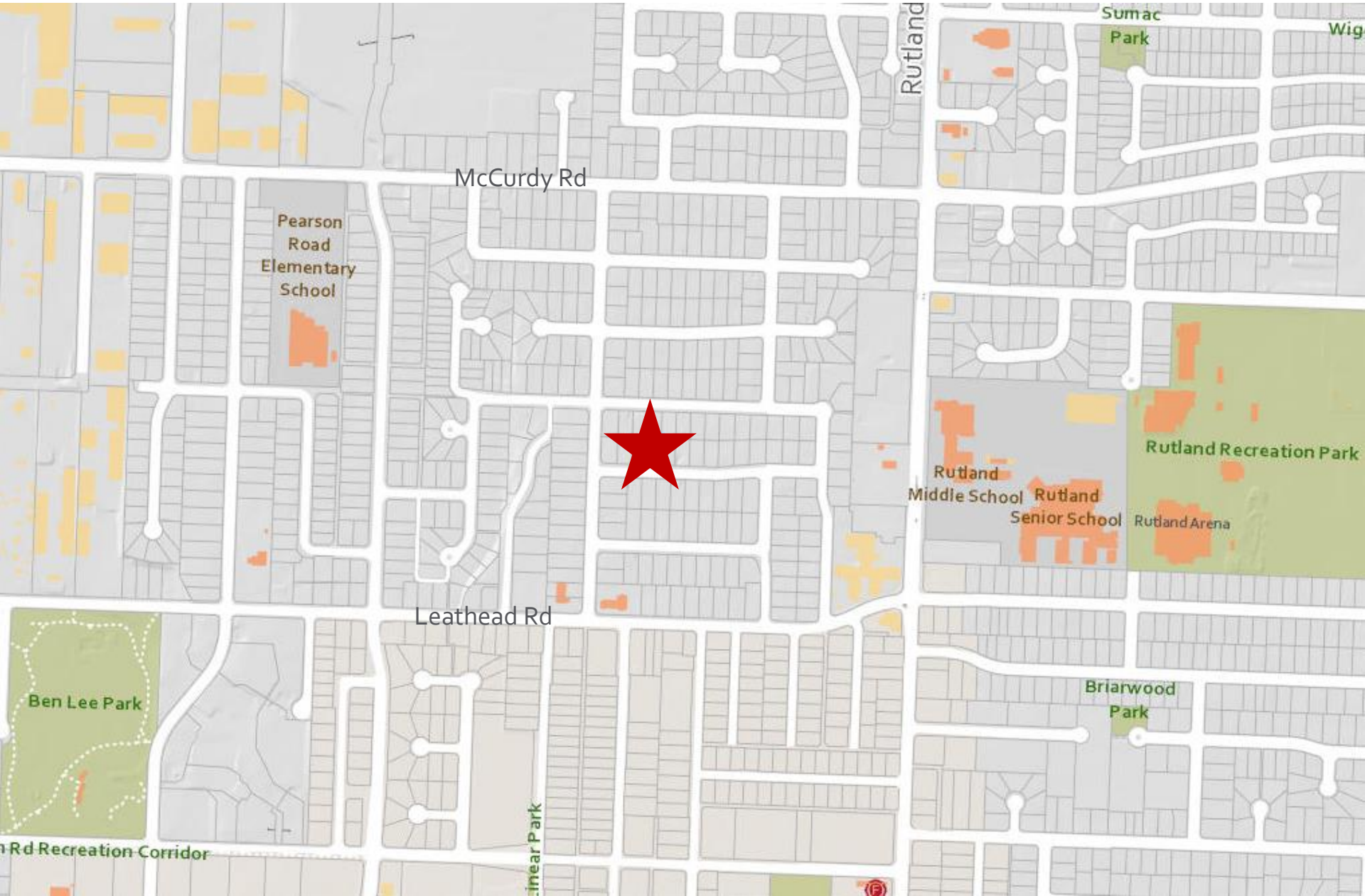


Building Permit

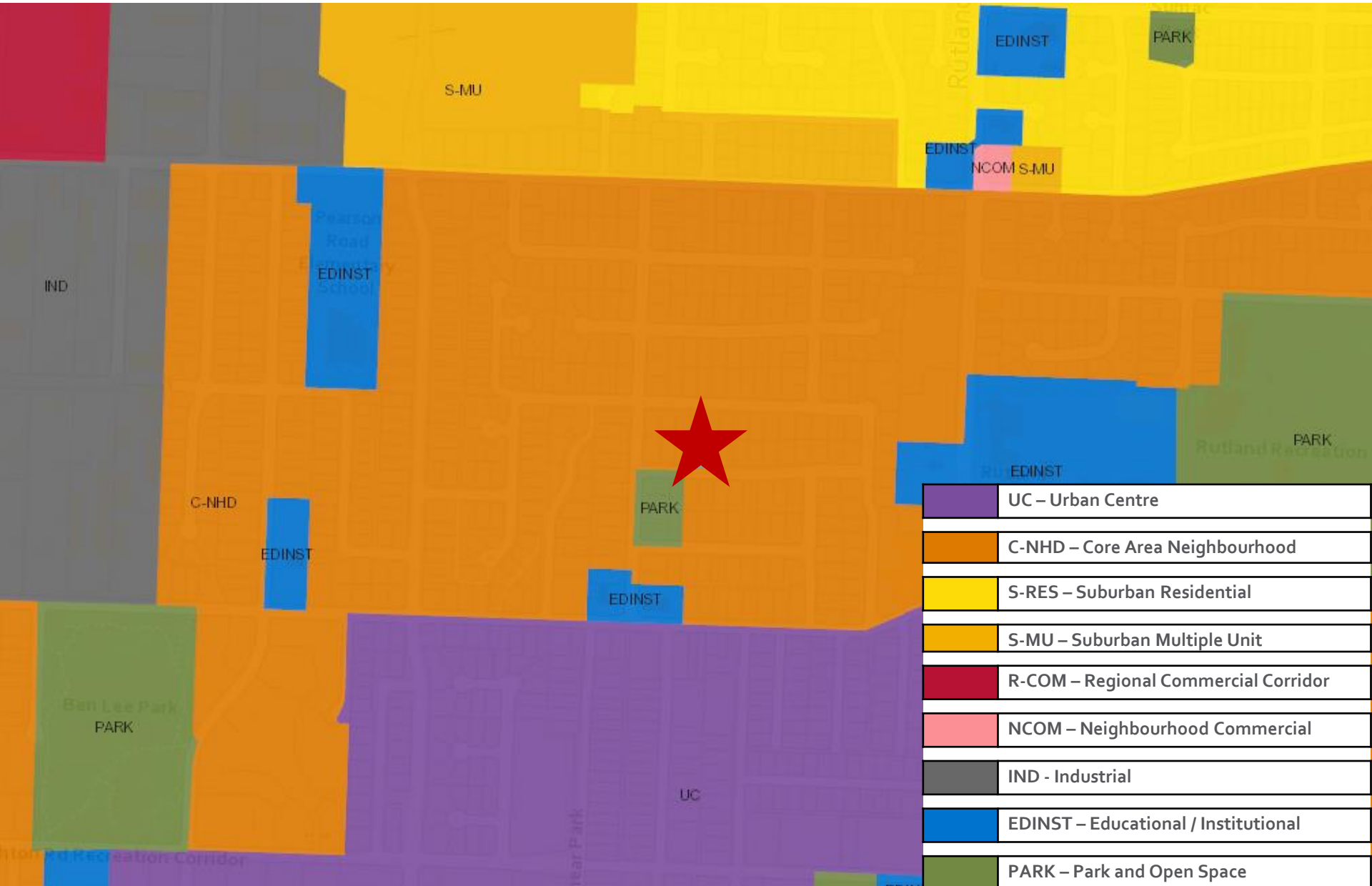











Council Approvals

Context Map



OCP Future Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-COM – Regional Commercial Corridor
	NCOM – Neighbourhood Commercial
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space

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	Light 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
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

- ▶ C-NHD: Core Area Neighbourhood
- ▶ Policy 5.4.7 Child Care Spaces
 - ▶ Facilitate the development of child care spaces throughout the Core Area

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 Spaces
 - ▶ Parking requirements met on-site