

REPORT TO COUNCIL REZONING



Date: June 23, 2025
To: Council
From: City Manager
Address: 4578 Raymer Road
File No.: Z24-0053

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban – Residential	S-RES – Suburban – Residential
Zone:	RU1 – Large Lot Housing	RU1cc – Large Lot Housing with Child Care Centre, Major

1.0 Recommendation

That Rezoning Application No. Z24-0053 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot C District Lot 357 ODYD Plan 26289, located at 4578 Raymer Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone to facilitate a Child Care Centre.

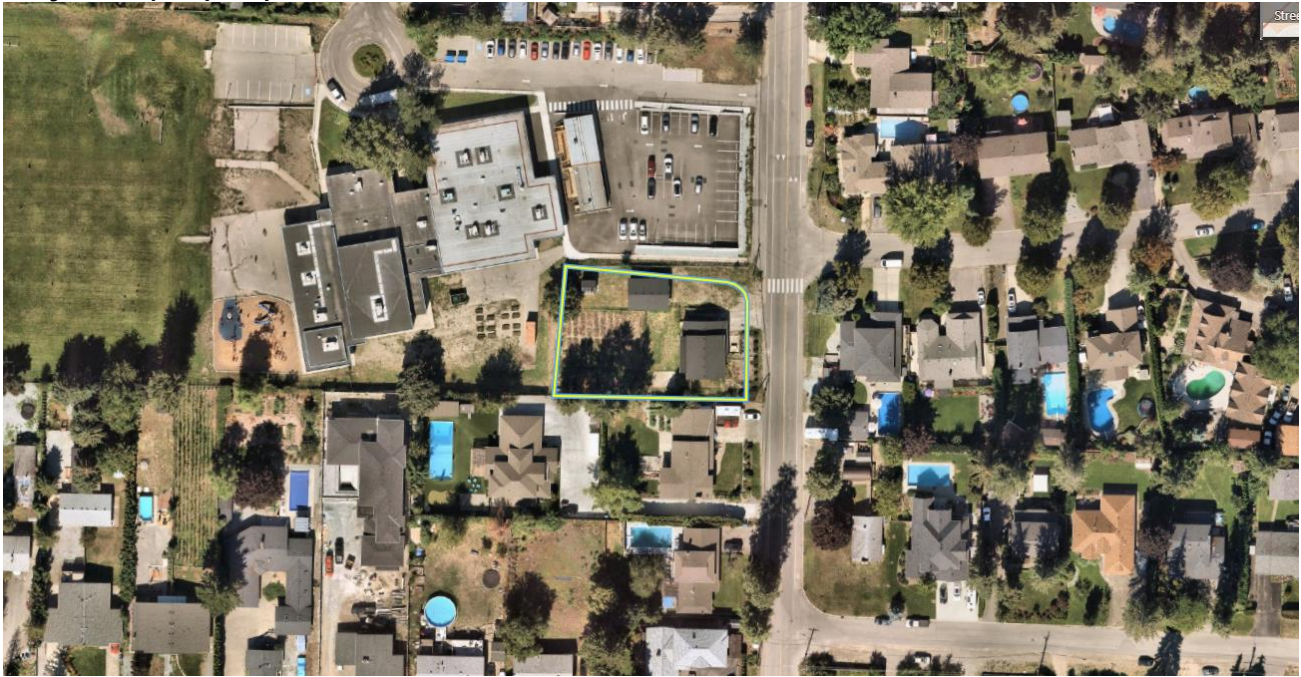
3.0 Development Planning

Staff support the proposed rezoning application to facilitate a Child Care Centre. The subzone allows a licensed establishment that provides Child Care Centre, 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 S-RES – Suburban - Residential, which supports facilitating small-scale Child Care Centre spaces throughout the Suburban Neighbourhoods.

The Child Care Centre will have a proposed capacity of 44 children. One of the two existing buildings is proposed to accommodate a daycare for children aged 5 years old and above. Interior renovations will convert bedrooms into five classrooms. The second building is proposed to become a daycare for children under 5 years old. Interior renovations will create a nap room, dining room, and an indoor activity area. A designated outdoor play space will be provided. The proposed parking meets the Zoning Bylaw parking requirements.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	P2 – Education and Minor Institutional	Elementary School
East	RU1 – Large Lot Housing	Single detached house
South	RU1 – Large Lot Housing	Single detached house
West	P2 – Education and Minor Institutional	Elementary School

Subject Property Map:

The subject property is located on Raymer Road, which is designated as part of the bicycle network with bike lanes on both sides, neighbouring École Bellevue Creek Elementary School, and is within 400 meters of Mission Ridge Park.

5.0 Current Development Policies**5.1 Kelowna Official Community Plan (OCP)**

Objective 7.1. Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.8 Child Care Centre Spaces	Support the development of small-scale Child Care Centre spaces including accessible, affordable and inclusive spaces that meet the needs of residents living in Suburban Neighbourhoods.
	<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 suburban neighbourhood.</i>

6.0 Application Chronology

Application Accepted: October 16, 2024
 Neighbourhood Notification Summary Received: June 5, 2025

Report prepared by: Nadia Mahmoudi, Planner I
 Reviewed by: Carla Eaton, 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: 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.