

REPORT TO COUNCIL



Date: March 6, 2023
To: Council
From: City Manager
Department: Development Planning
Application: Z22-0081
Address: Various
Subject: Rezoning Application (2 of 2)
Owner: Various
Applicant: City of Kelowna

1.0 Recommendation

THAT Rezoning Application No. Z22-0081 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of several parcels described in Schedule 'A' be considered by Council;

THAT the Rezoning Bylaws be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of Rezoning Bylaws 12493 and 12494 be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To implement the Zoning Bylaw Transition Plan by updating and rezoning forty (40) parcels.

3.0 Development Planning - Background

Following the adoption of Zoning Bylaw No. 12375, a planned set of amendments was identified to bring forward to Council as outlined within the Bylaw Transition Plan. The Bylaw Transition Plan was outlined and approved by Council at initial consideration and subsequent readings of Zoning Bylaw No. 12375. The volume of amendments has been divided into five council reports:

Two Mapping Amendment Reports:

1. Rural and Single-Family zoned parcels; &
2. Multi-Family, Commercial, Industrial, and Institutional zoned parcels.

Three Text Amendment Reports:

1. First half of content updates within the Zoning Bylaw;
2. Second half of content updates within the Zoning Bylaw; &
3. Updates to the spelling and grammar.

4.0 Development Planning

During the Bylaw Transition period, Council continued to consider individual rezoning applications under Zoning Bylaw No. 8000 in order to provide a high level of service to the development community. This approach resulted in many Council adopted Zoning applications not captured in Zoning Bylaw No. 12375 as first reading of the bylaw had already occurred. A cleanup set of amendments is now needed to capture all the rezoning adoptions that occurred during the transition period.

There were one hundred and forty-four (144) parcels that were either adopted during the transition period or were missed during the original bylaw development. Staff grouped and categorized the lots into twenty-one categories based on the rezoning details and then divided that into two Council Reports. This is the second of two Council Reports on mapping changes and will address the final forty (40) parcels. This report considers all the multi-family, commercial, industrial, and institutional zoned parcels.

Schedule 'A' defines the specific properties to be rezoned. Table 3.1 is the executive summary of the mapping changes and is divided into ten categories as shown below.

Table 3.1 Multi-family, Commercial, Industrial and Institutional Rezoning Proposal

Number	Rezoning Category	Number of Lots Affected
1.	Lots to be rezoned to the C2 zone	5
2.	Via Centrale lot to be rezoned to CA1	1
3.	Rezoning old HD2 lots	7
4.	Lots to be rezoned to the I2 zone	13
5.	Lots to be rezoned to a multi-family zone	6
6.	Lot to be rezoned to a rental sub-zone	1
7.	Lots to be rezoned to an institutional zone	2
8.	Lots near Fraser Lake area to be rezoned to RR1	2
9.	Lots on Mount Baldy to be rezoned to RR1	1
10.	Frost Road lot to be rezoned to MF3 & P3	1
11.	Rezone portions of a lot on Tower Ranch Blvd	1
	Total	40

5.0 Technical Comments

Not Applicable

Report prepared by: Adam Cseke, Planner Specialist
Reviewed by: Lydia Korolchuk, Urban Planning Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule 'A': Part 2 of 2 List of Mapping Amendments for various properties