



City of Kelowna

Z22-0081

Rezoning Bylaw Amendments

Part 2 of 2

March 6th, 2023

Purpose

- ▶ The purpose is to implement the Zoning Bylaw Transition Plan by updating and rezoning several parcels

Zoning Bylaw Transition Plan

- ▶ Rezoning adoptions occurred during new Zoning Bylaw #12375 consideration
 - ▶ May 2022 to Sept 2022
- ▶ 144 parcels adopted or identified during transition
- ▶ These properties have been organized into 21 zoning categories
 - ▶ Divided into two Council Reports for consideration

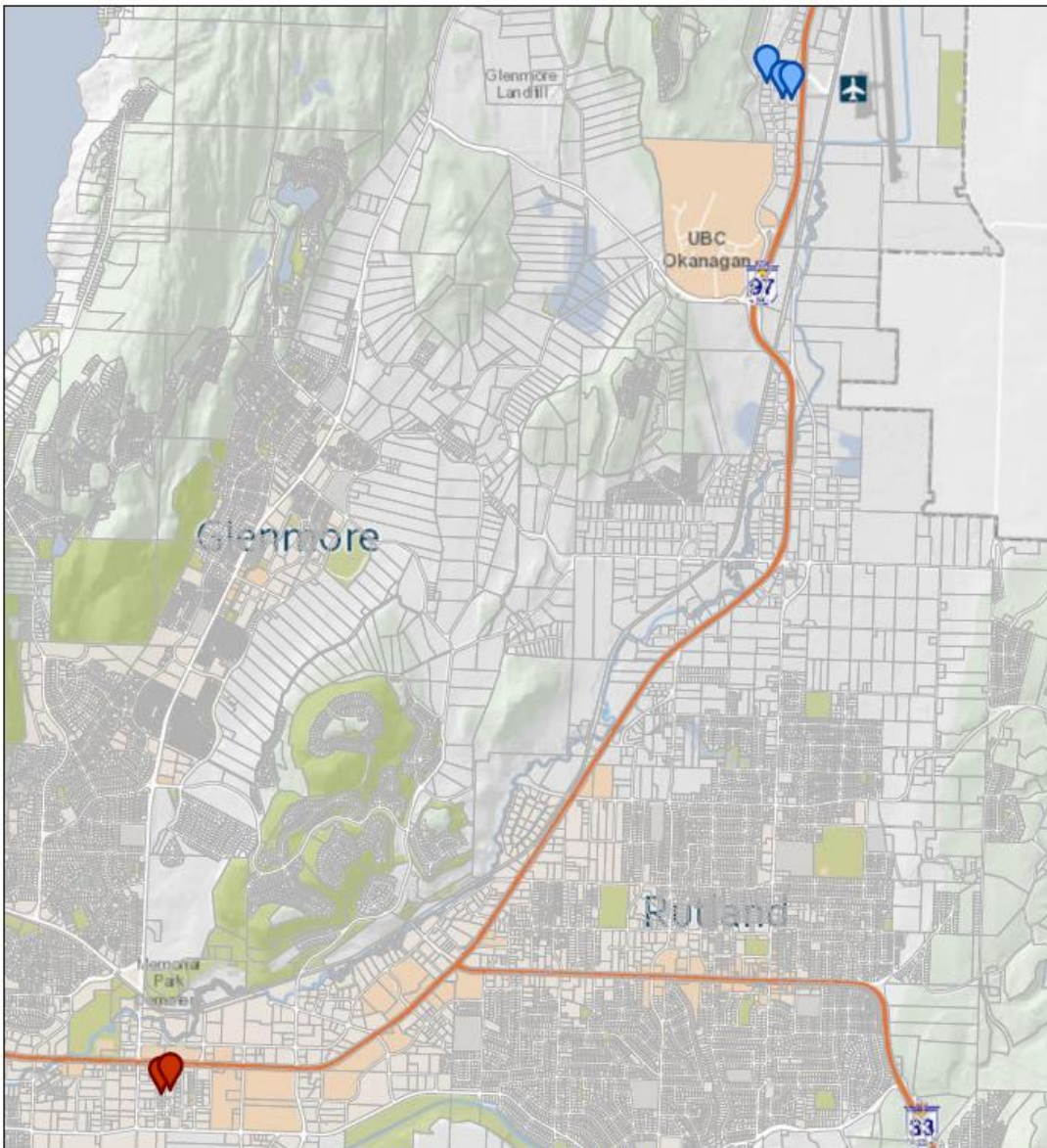
Rezoning Categories Part 2 of 2

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

No.1 – Lots to be rezoned to C2

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
1.	n/a	1853-1863 Bredin Rd	Lot A, District Lot 129, ODYD, Plan EPP25210	Rezone from I1 to C2 zone	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	n/a	1979 Windsor Rd	Lot B, District Lot 129, ODYD, Plan EPP25210	Rezone from I1 to C2 zone	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	n/a	1708-1720 Innovation Drive	Lot 2, Section 14, Township 23, ODYD, Plan KAP82802	Rezone from I2 to C2.	Tenants are primarily commercial; therefore, a commercial zone is recommended to not create a significant non-conforming land use.
	Z20-0006	3480 Fleet Ct	Lot 2, Section 14, Township 23, Land District 41, ODYD, Plan EPP64815	Rezone from I2 to C2	This lot had a rezoning bylaw that was adopted under Bylaw 8000. The proposed changes in this development are recommended to align the new Zoning Bylaw 12375 with this decision.
	Z20-0006	3508 Fleet Ct	Lot 15, Section 14, Township 23, Land District 41, ODYD, Plan KAP82802, Except Plan EPP23036	Rezone from I2 to C2	This lot had a rezoning bylaw that was adopted under Bylaw 8000. The proposed changes in this development are recommended to align the new Zoning Bylaw 12375 with this decision.



MAP "1" C2 REZONINGS
File Z22-0081 Part 2 of 2

C2 Rezonings



I1 to C2

2 Lots



I2 to C2

3 Lots



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No.2 – 3185 Via Centrale

► Rezone C1 to CA1 zone



No.3 – Health Property Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
3.	n/a	2311 Pandosy St	Lot B, District Lot 14, Plan KAP4463, Except Plan KAP88012	Rezone from HD2 to MF3	To facilitate the deletion of the HD2 as an unnecessary zone and consolidated the health uses within the multi-family zones that exist within the C-HTH (Core Area - Health District) future land use designation.
	n/a	2257 Speer St.	Lot A, District Lot 14, Plan EPP116552	Rezone from HD2 to MF3	""
	n/a	2169 Pandosy St.	Lot A, District Lot 14, Land District 41, Plan EPP27000	Rezone from HD2 / RU4 to HD1	""
	n/a	480 Royal Ave	Lot 4, District Lot 14, Plan KAP7535, Except Plan EPP108760	Rezone from HD2 to MF3	""
	n/a	416 Royal Ave	Lot 1, District Lot 14, Plan EPP91145	Rezone from HD2r to MF3r	""
	n/a	2245 Abbott St.	Lot CP, Plan EPS4334	Rezone from HD2 to MF3	""
	n/a	321 Royal Ave	Lot 1, District Lot 14, ODYD Plan EPP87313	Rezone from HD2 to MF3	""



MAP "3" HEALTH PROPERTY REZONINGS
 File Z22-0081 Part 2 of 2

Health Property Rezonings



HD2 to MF3

5 Lots



HD2 / RU4 to HD1

1 Lot



HD2 to MF3r

1 Lot



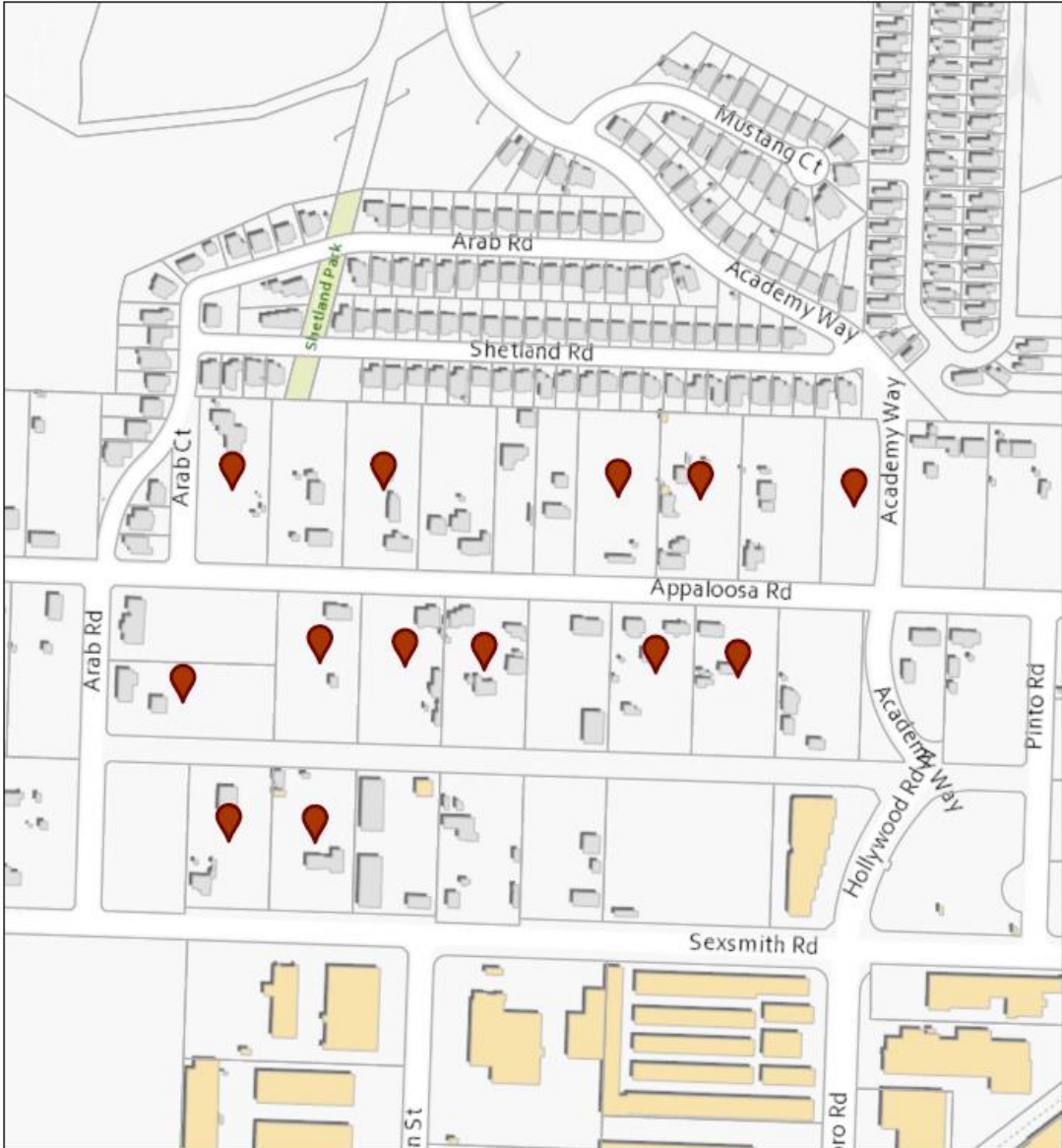
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No.4 – I2 Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
4.	Z18-0116	3030 Sexsmith Rd	Lot 31, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z19-0050	3029 Appaloosa Rd	Lot 41, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0070	3036 Appaloosa Rd	Lot 8, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0052	3089 Appaloosa Rd	Lot 43, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0049	3139 Appaloosa Rd	Lot 45, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0051	3039 Appaloosa Rd	Lot 42, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0053	3128 Appaloosa Rd	Lot 11, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0054	3156 Appaloosa Rd	Lot 12, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z19-0072	2996 Sexsmith Rd	Lot 32, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z20-0025	185 Arab Rd	Lot 40, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z20-0026	3008 Appaloosa Rd	Lot 6, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z21-0071	3169 Appaloosa Rd	Lot 46, Section 3, Township 23, Plan KAP18861	Rezone from A2 to I2	
	Z20-0072	3196 Appaloosa Rd	Lot 14, Section 2 & 3, Township 23, Plan KAP18861, Except Plan EPP64644	Rezone from A2 to I2	

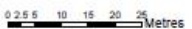


MAP "4" I2 REZONINGS
File Z22-0081 Part 2 of 2

I2 Rezonings

 A2 to I2

13 Lots



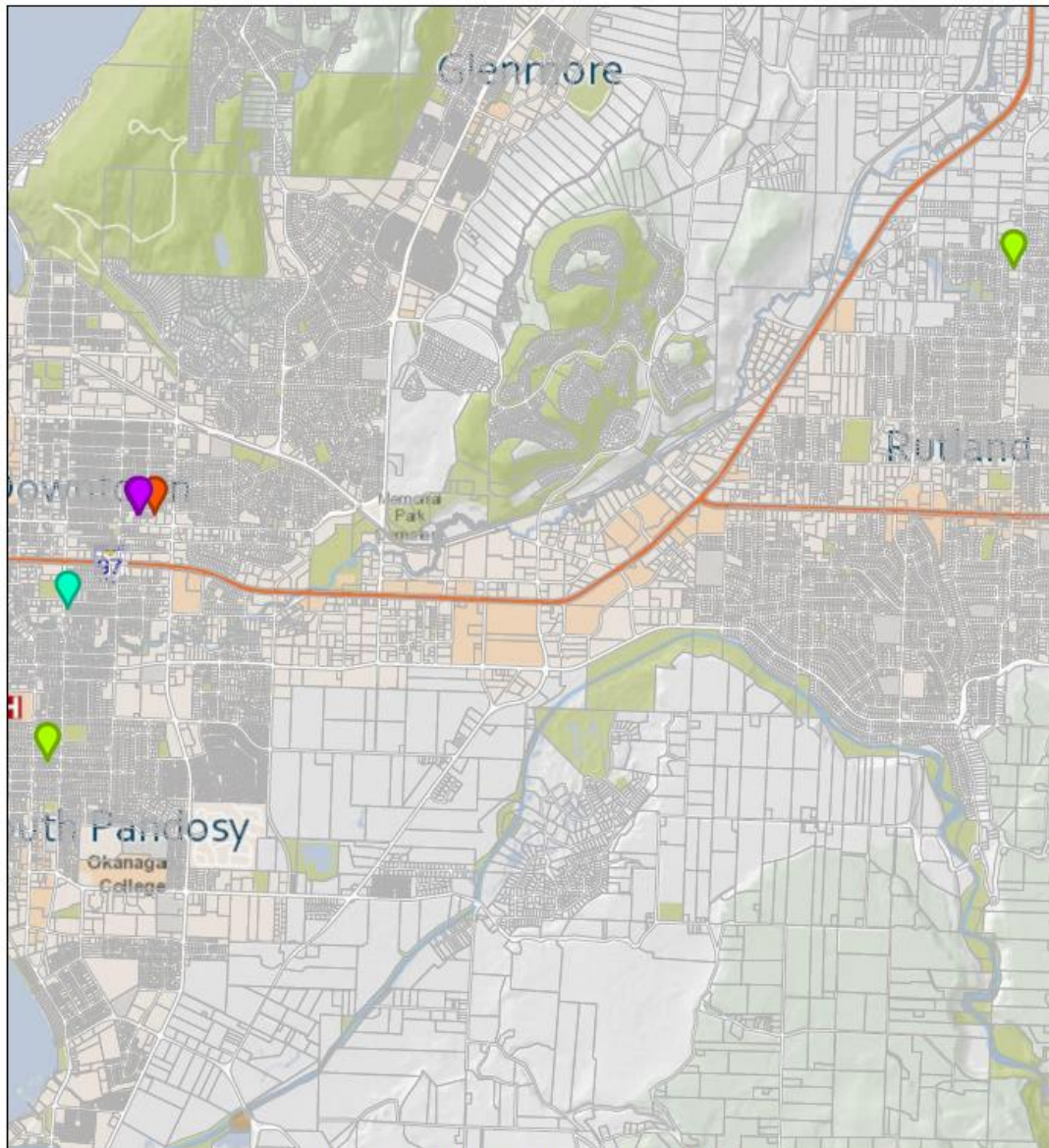
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No.5 – Multi-Family Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
5.	Z20-0041	1021 Lawson Ave	Lot A, District Lot 138, ODYD, Plan EPP121306	Rezone from RU4 to MF3	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z18-0058	615 Francis Ave	Lot 15, District Lot 14, Land District 41, Plan KAP1141	Rezone from RU4 to MF2	
	Z21-0055	1875 Richter St	Lot 1, District Lot 138, Land District 41, ODYD, Plan KAP117925	Rezone from RU4 to MF2r	
	Z18-0097	1354 Rutland Rd N	Strata Plan of Lot A, Section 35, Township 26, ODYD, Plan EPP98949	Rezone from RU4 to MF2	
	Z21-0050	959-961 Lawson Ave	Lot B, District Lot 138, Plan KAP14934	Rezone from MF1 to MF2	
	Z21-0050	971 Lawson Ave	Lot 7, District Lot 138, Plan KAP2378	Rezone from MF1 to MF2	



MAP "5" MULTI-FAMILY REZONINGS
 File Z22-0081 Part 2 of 2

Multi-Family Zonings

-  RU4 to MF3
1 Lot
-  RU4 to MF2
2 Lots
-  RU4 to MF2r
1 Lot
-  MF1 to MF2
2 Lots



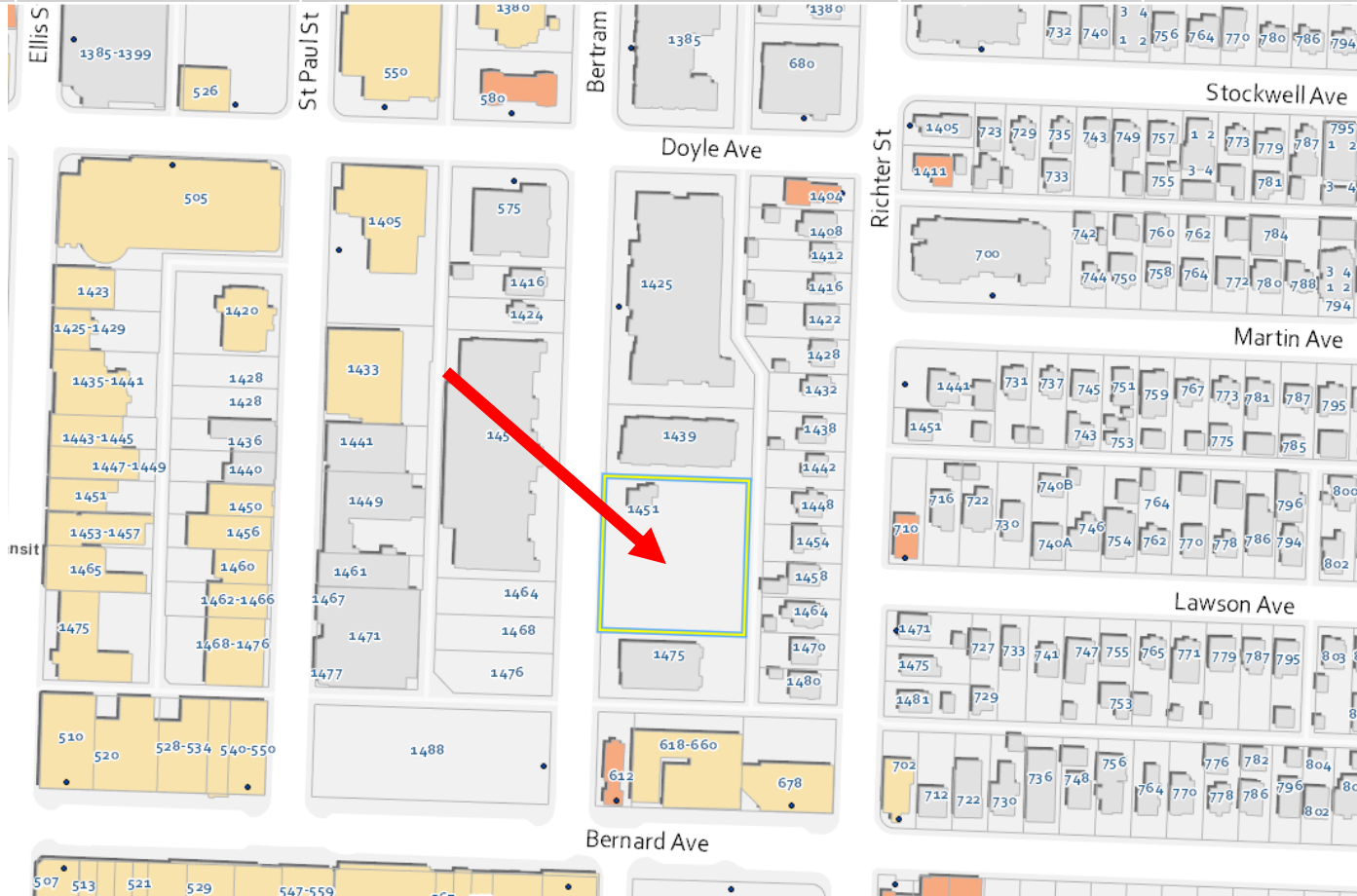
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Rev. Thursday, February 9, 2023

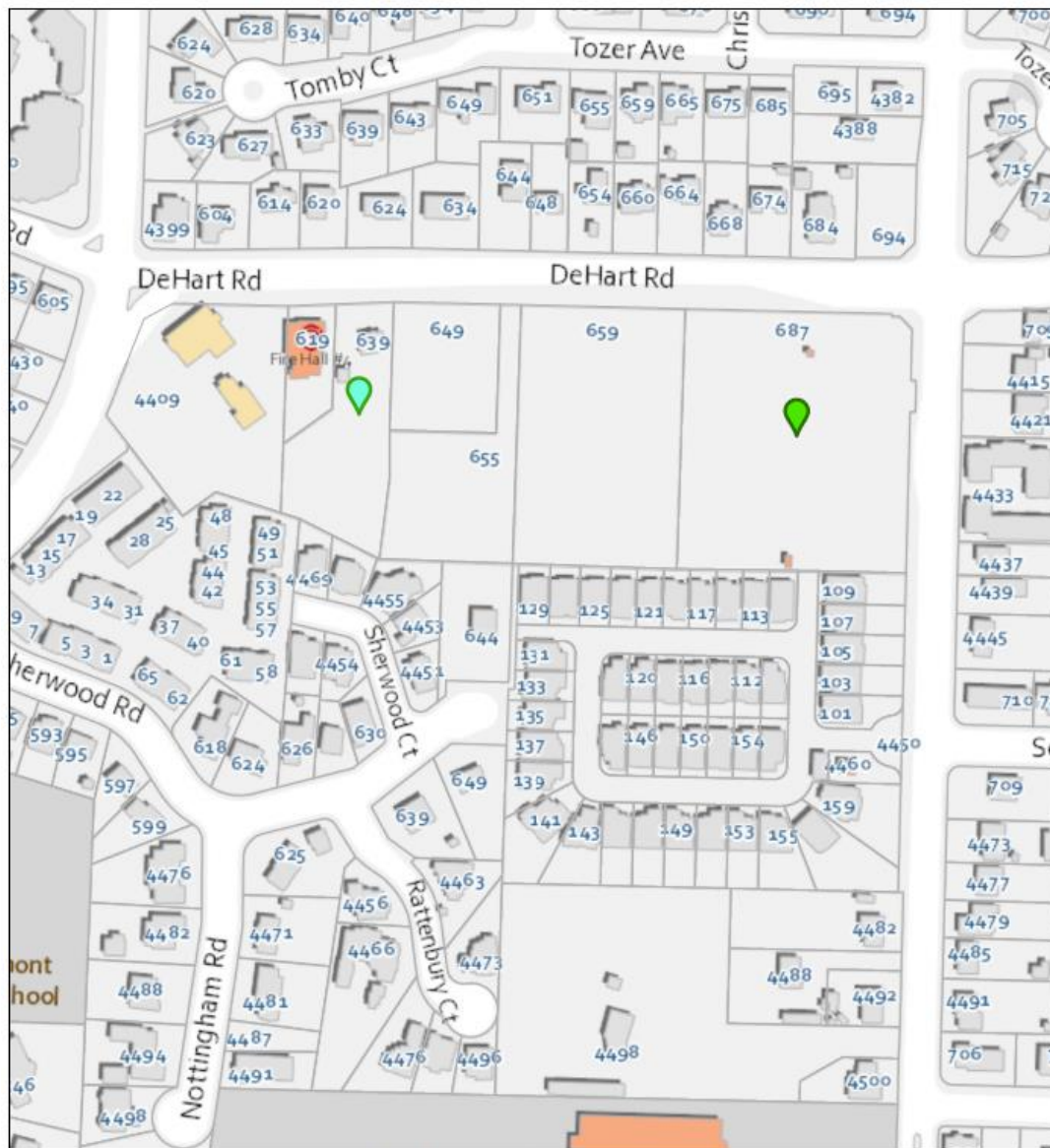
No.6 – 1451 Bertram St

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
6.	Z21-0015	1451 Bertram St	Lot 1, District Lot 139, Plan EPP113832	Rezone from UC1 to UC1r	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.



No.7 – DeHart Park Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
7.	n/a	687 DeHart Rd	Lot A, District Lot 358, Plan KAP89280	Rezone the split zoned lot from (P3 & P4) to P3	The small portion of the P4 area is unnecessary for the DeHart Park construction.
	n/a	639 DeHart Rd	Lot 2, District Lot 358, Plan KAP69898	Rezone from P2 to P3	The P3 – Parks and Open Space zone is the correct zone for the DeHart Park construction.



MAP "7" DEHART PARK REZONINGS
 File Z22-0081 Part 2 of 2

DeHart Park Rezoning

- P3 & P4 to P3
- P2 to P3

1 Lot

1 Lot

0 2.5 5 10 15 20 25 Metres

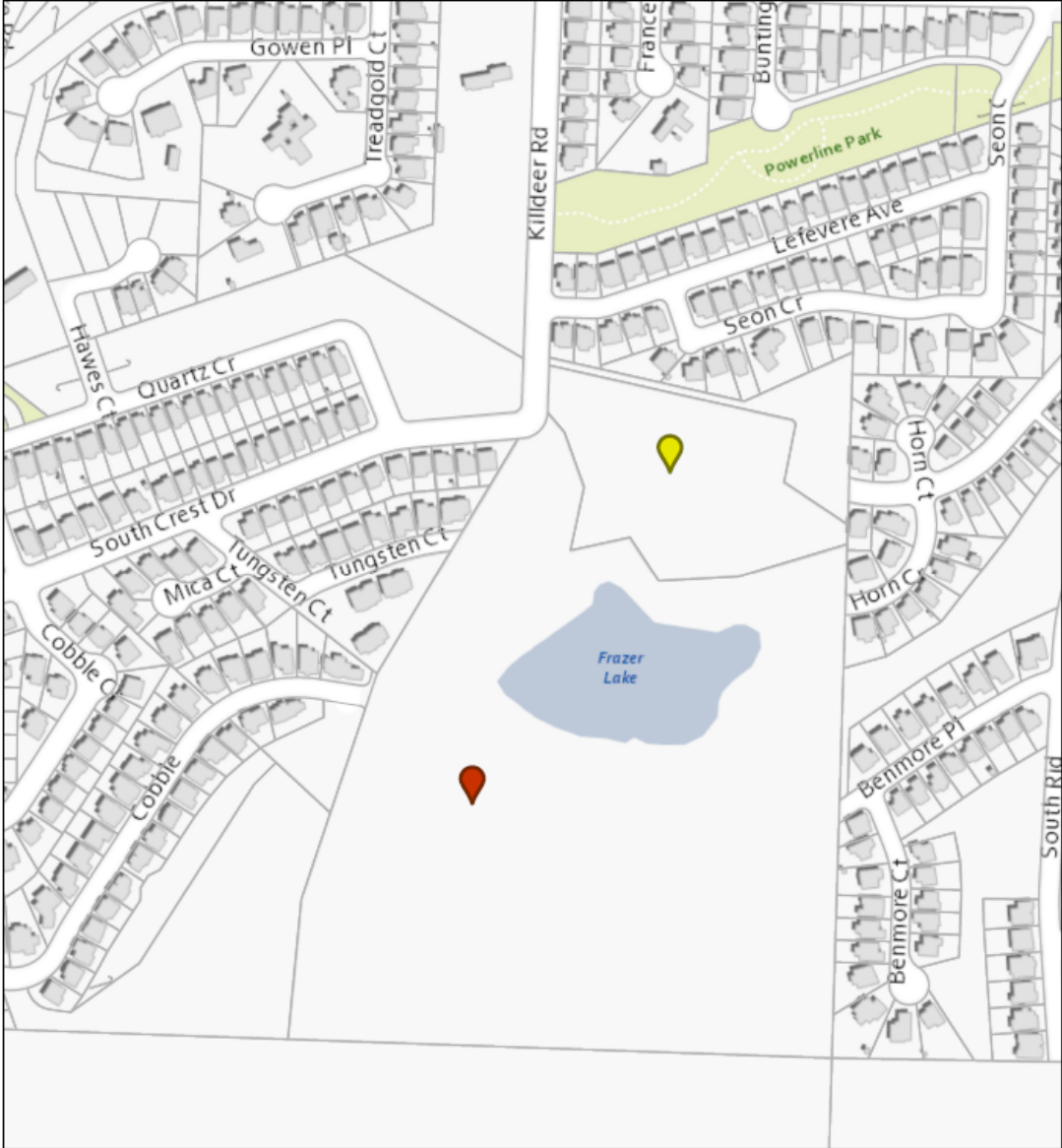
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No.8 – Killdeer Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
8.	n/a	5061 Killdeer Rd	Lot 1, Section 24, Township 28, Plan KAP42749	Rezone from P3 to RR1	Change the zoning to a base zone in order for the park area to be determined through a rezoning process.
	n/a	5081 Killdeer Rd	Lot B, Section 24, Township 28, Plan KAP28853, Except Plan 30848 30848 34710 37381 39945 42749.	Rezone split zoned lot from (P3 & RR1) to RR1	Change the zoning to a base zone in order for the park area to be determined through a rezoning process.



MAP "8" KILLDEER REZONINGS
 File Z22-0081 Part 2 of 2

Killdeer Rezoning



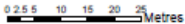
P3 to RR1



RR1 & P3 to RR1

1 Lot

1 Lot

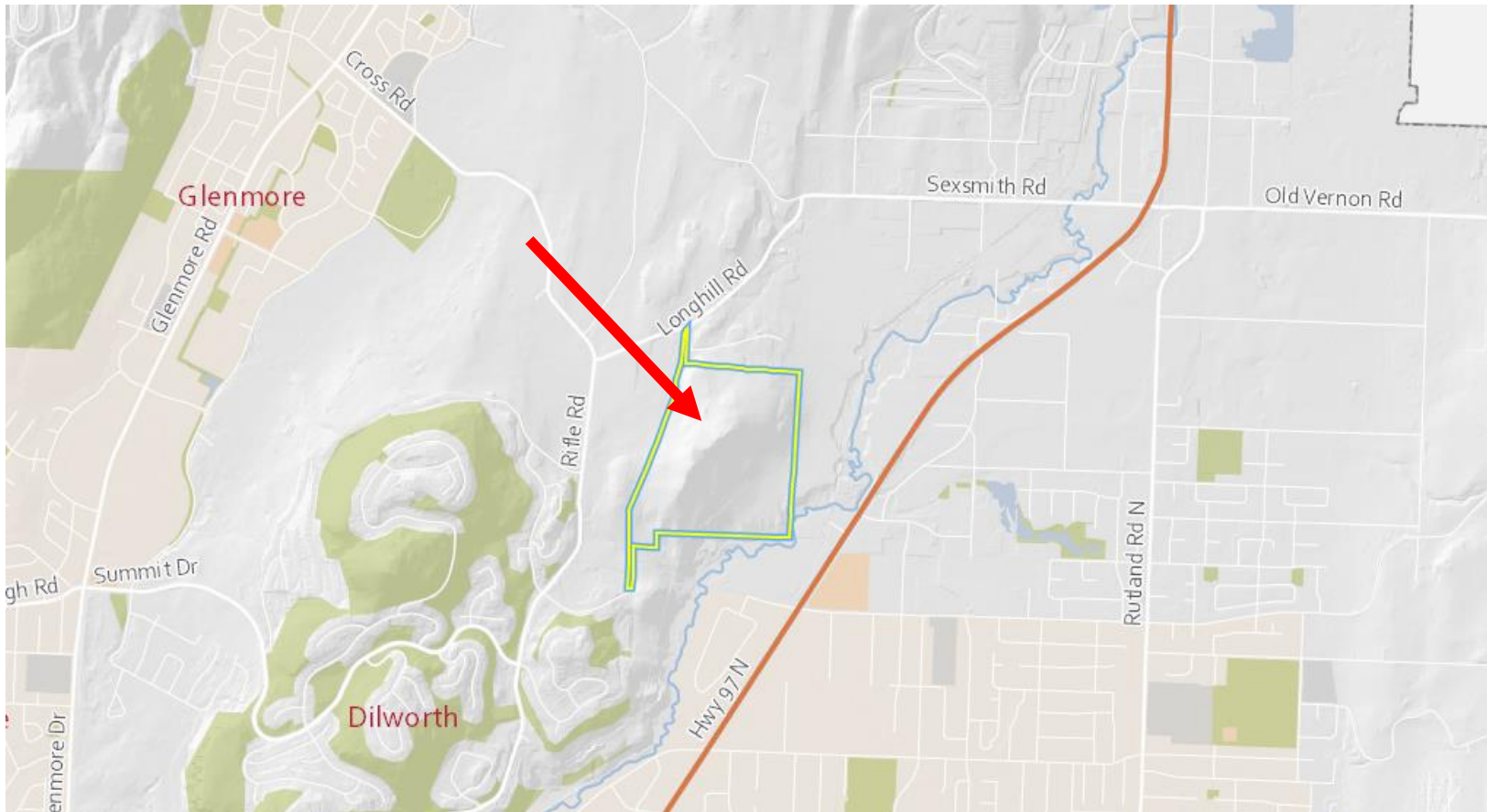


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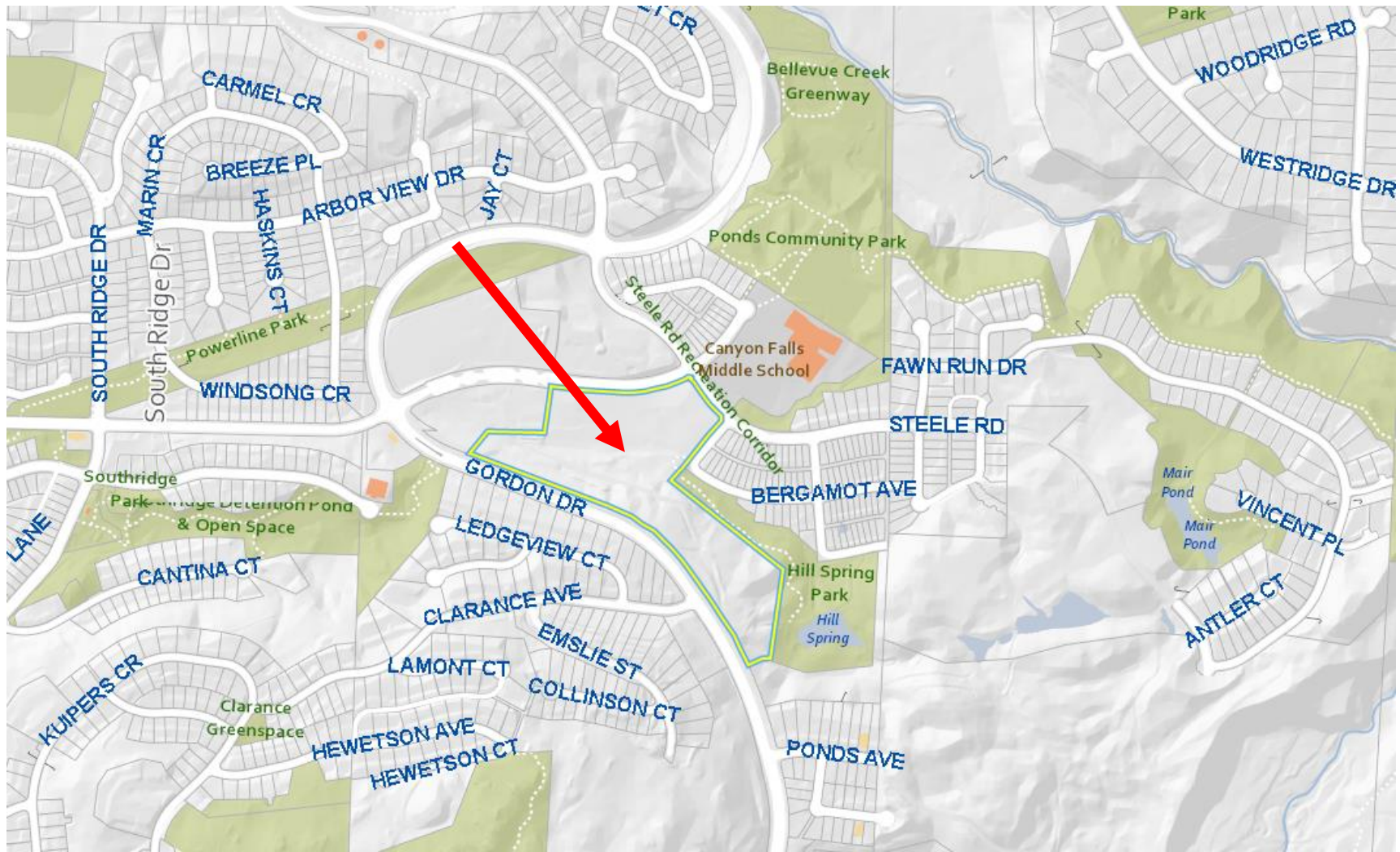
No.9 – Mount Baldy Dr

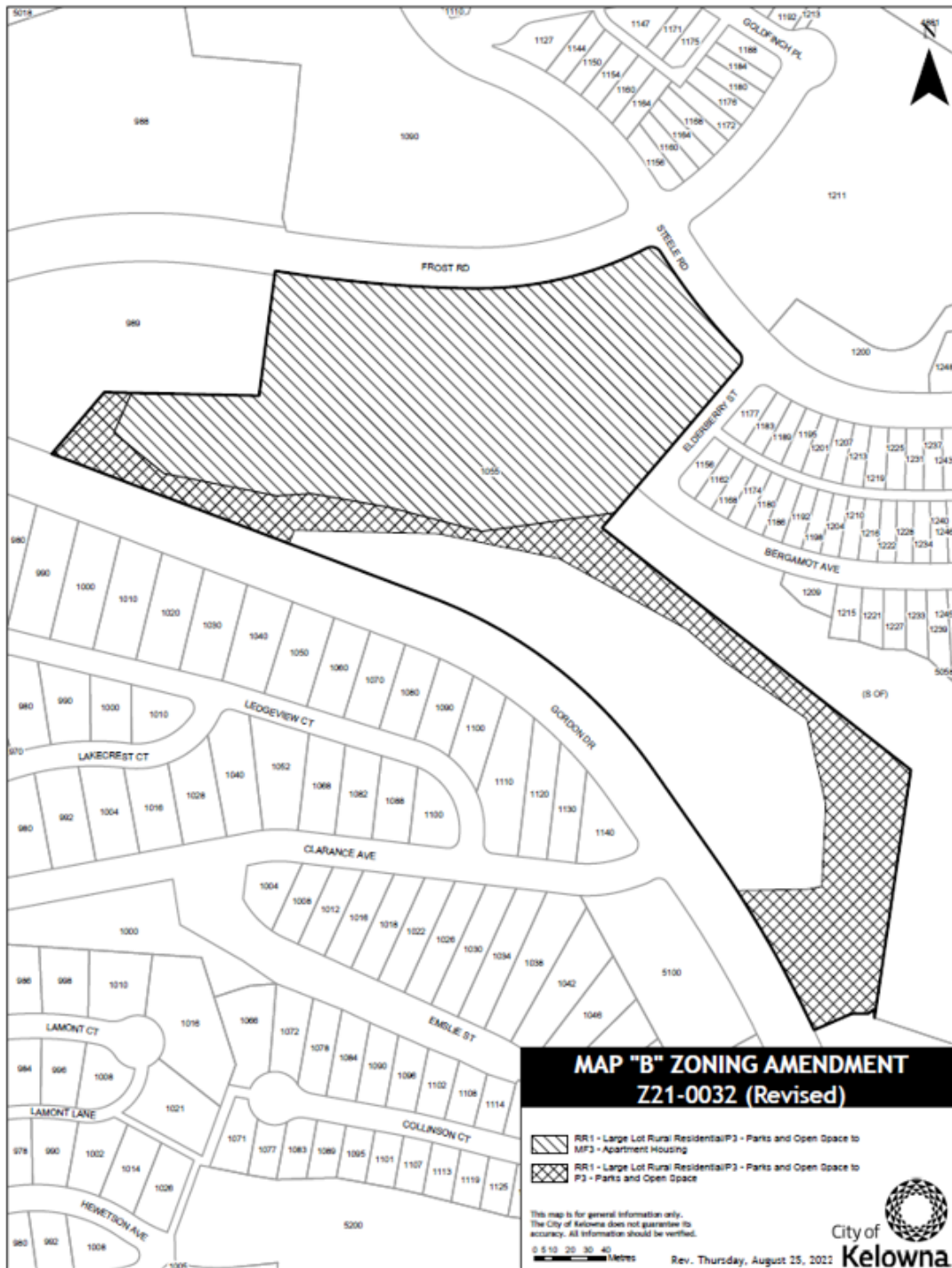
- ▶ Rezone P₃ portion of lot to RR₁



No.10 – 1055 Frost Rd

▶ Rezone from RR1 / P3 to MF3 / P3





**MAP "B" ZONING AMENDMENT
Z21-0032 (Revised)**

- RR1 - Large Lot Rural Residential/P3 - Parks and Open Space to MF3 - Apartment Housing
- RR1 - Large Lot Rural Residential/P3 - Parks and Open Space to P3 - Parks and Open Space

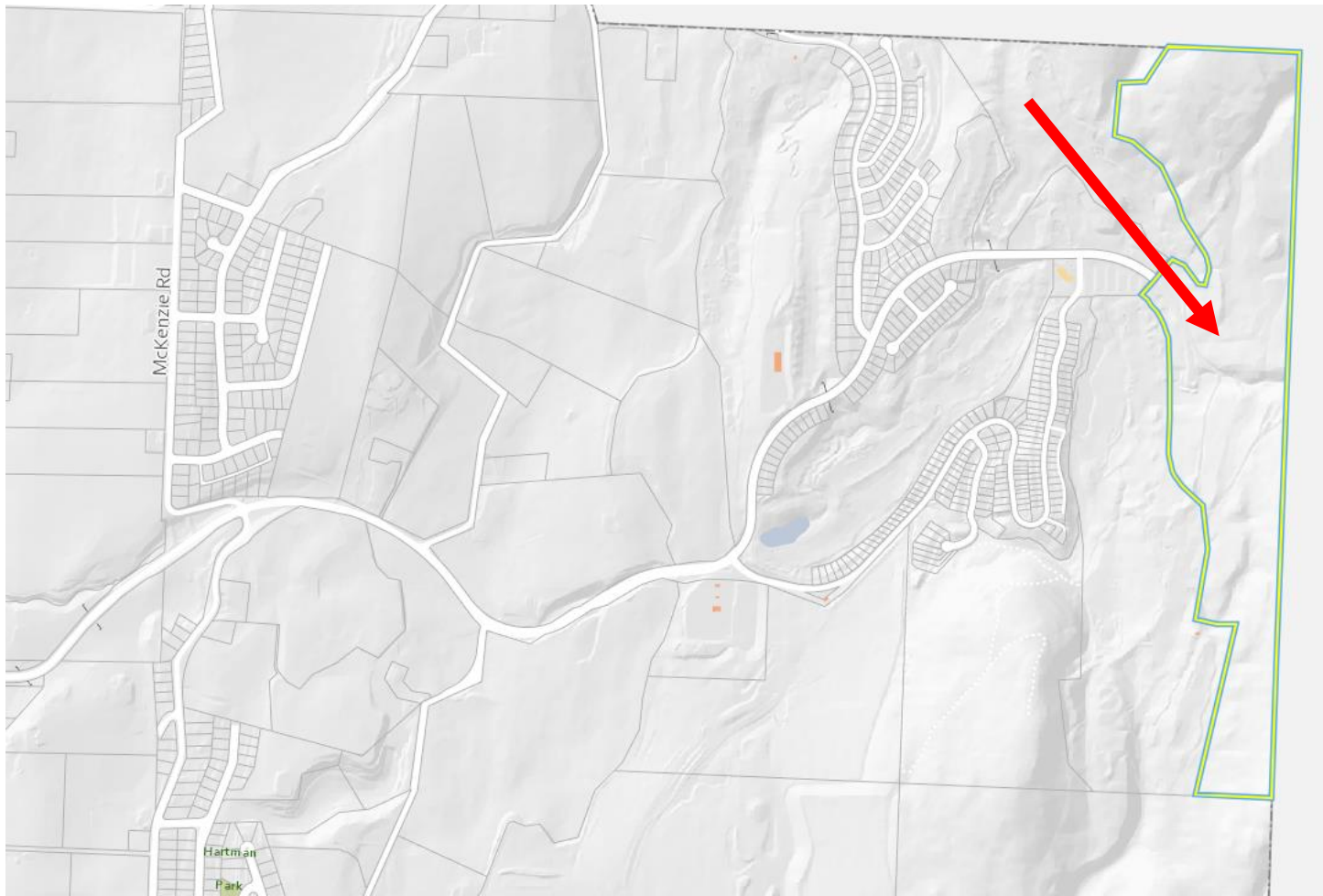
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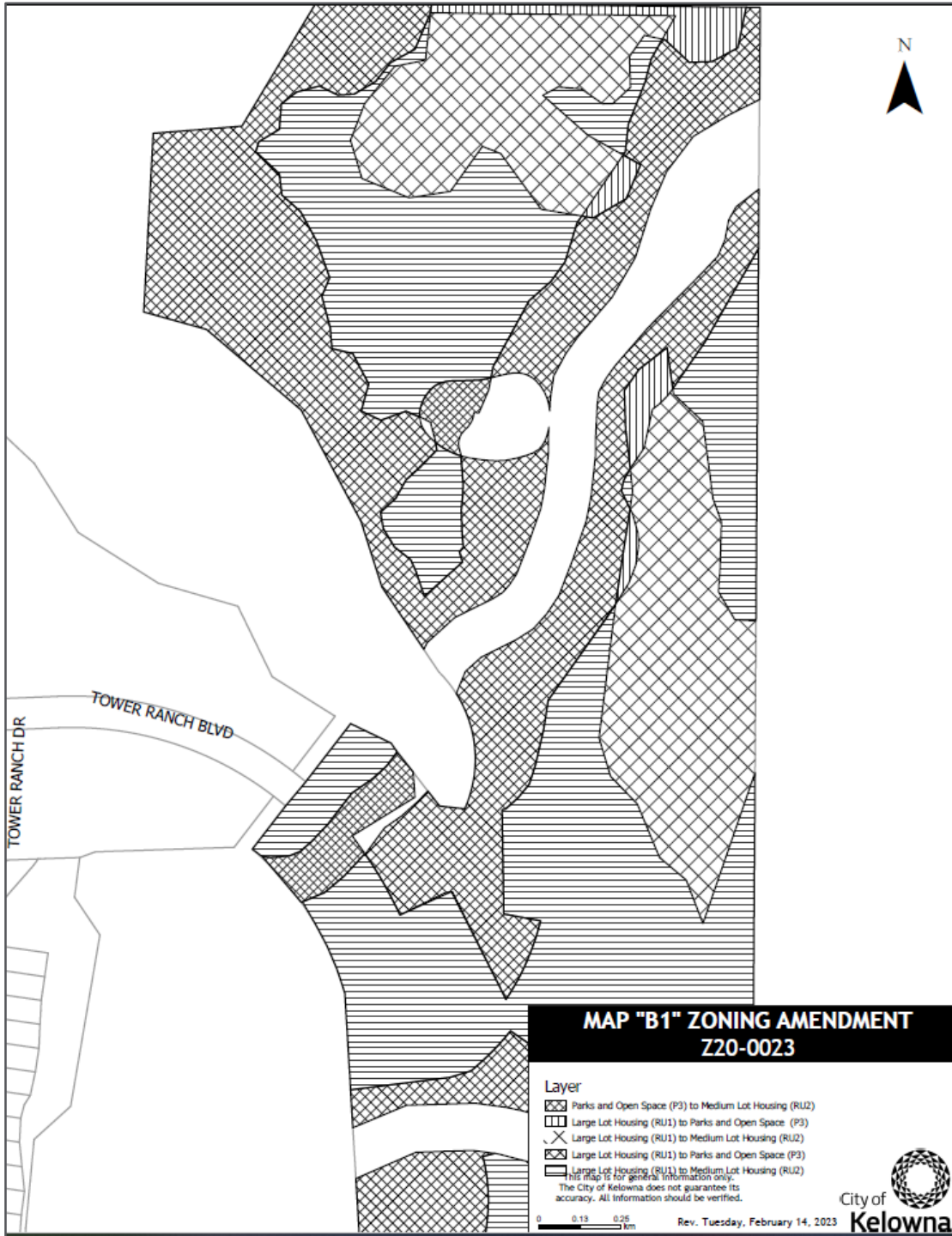
0 5 10 20 30 40
Metres



No.11 – 2160 Tower Ranch Blvd

- ▶ Split Zoning to RU₂ & P₃

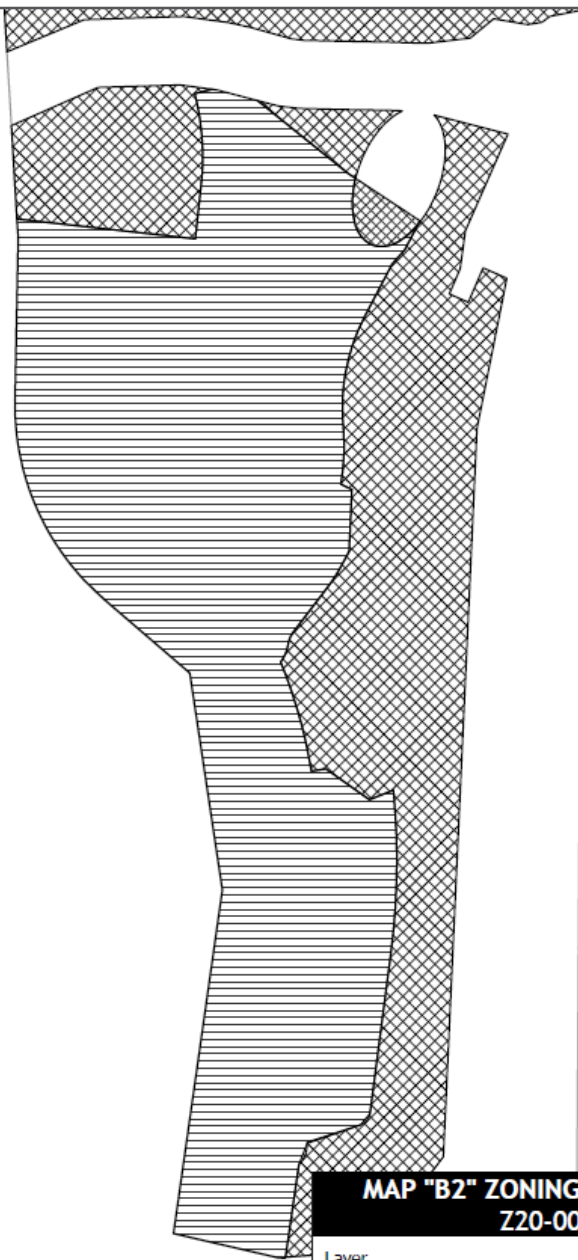




**MAP "B1" ZONING AMENDMENT
Z20-0023**

- Layer
- Parks and Open Space (P3) to Medium Lot Housing (RU2)
 - Large Lot Housing (RU1) to Parks and Open Space (P3)
 - Large Lot Housing (RU1) to Medium Lot Housing (RU2)
 - Large Lot Housing (RU1) to Parks and Open Space (P3)
 - Large Lot Housing (RU1) to Medium Lot Housing (RU2)
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MAP "B2" ZONING AMENDMENT Z20-0023

Layer

-  Parks and Open Space (P3) to Medium Lot Housing (RU2)
-  Large Lot Housing (RU1) to Parks and Open Space (P3)
-  Large Lot Housing (RU1) to Medium Lot Housing (RU2)
-  Large Lot Housing (RU1) to Parks and Open Space (P3)
-  Large Lot Housing (RU1) to Medium Lot Housing (RU2)

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Rev. Tuesday, February 14, 2023



Staff Recommendation

- ▶ Staff recommend the bylaw (Z22-0081) Part 2 of 2 be forward to Public Hearing