

REPORT TO COUNCIL



Date: February 27, 2023
To: Council
From: City Manager
Department: Development Planning
Application: Z22-0056
Address: Various
Subject: Rezoning Application (1 of 2)
Owner: Various
Applicant: City of Kelowna

1.0 Recommendation

THAT Rezoning Application No. Z22-0056 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of several parcels described in Schedule 'A';

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

AND THAT final adoption of Bylaw No. 12483 and Bylaw No. 12490 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 one hundred and six (106) 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 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-six (146) parcels that were either adopted during the transition period or were missed during the original bylaw development. Staff have 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 first of two Council Reports on mapping changes and will address the first one hundred and six (106) parcels. This report considers all the rural residential and single-family zoned parcels. The second report will look at all other zones.

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 Rural Residential and Single-Family Rezoning Proposal

Number	Rezoning Category	Number of Lots Affected
1.	Carriage House zone mapping error from Bylaw 8000	1
2.	Lots be rezoned to a carriage house sub-zone	11
3.	Lots be rezoned to the RU ₄ zone	14
4.	Lots be rezoned to the RU ₂ zone in the Vision Ct / Foothill Ct Subdivision	34
5.	Lots be rezoned to the RU ₂ zone in the Emslie / Collison Ct Subdivision	41
6.	Lots be rezoned to the RU ₂ zone in the Muir Rd area	1
7.	Rezone portions of a lot on McClure Rd	1
8.	Rezone portions of a lot on Steele Rd	1
9.	Rezone portions of 1180 Band Rd from P ₃ to RR ₁	1
10.	Rezone property from RU ₅ to RU ₂	1
	Total	106

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 1 of 2 List of Mapping Amendments for various properties