



City of Kelowna

Z22-0056

Rezoning Bylaw Amendments

Part 1 of 2

Feb 27, 2023

Purpose

- ▶ The purpose is to implement the Zoning Bylaw Transition Plan by updating and rezoning one hundred and six (106) parcels.

Zoning Bylaw Transition Plan

- ▶ Rezoning adoptions occurred during new Zoning Bylaw #12375 consideration
 - ▶ May 2022 to Sept 2022
- ▶ 145 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 1 of 2

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

No.1 – 1301 Lewis Road

▶ RR2 to RR2c

	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
1.	n/a	1301 Lewis Road	Lot A, Section 13, Township 26, Plan KAP54818	Rezone from RR2 to RR2c	Mapping error between Bylaw 8000 and Bylaw 12375. Property was rezoned in 2003.

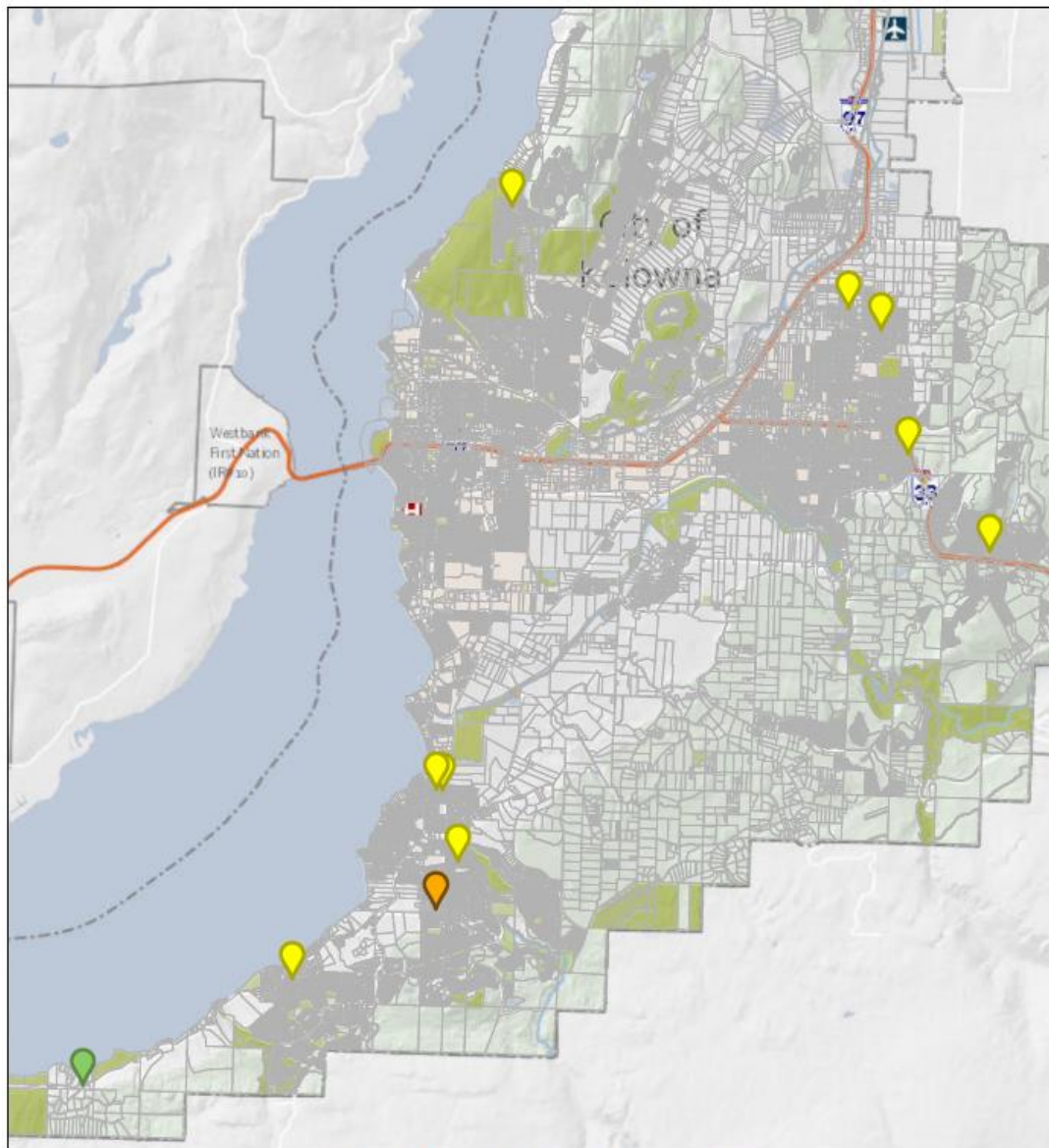
No.1 – 1301 Lewis Road

▶ RR2 to RR2c






No.2 – Carriage House Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
2.	Z21-0103	330 Sumac Rd E	Lot 11, Section 35, Township 26, ODYD, Plan KAP24739	Rezone from RU1 to RU1c	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z22-0021	180 Rimrock Rd	Lot 1, Section 16, Township 28, SDYD, Plan KAP34351	Rezone from A2 to RR2c	
	Z21-0052	681 Paret Pl	Lot 3, District Lot 358, Land District 41, ODYD, Plan KAP26534	Rezone from RU1 to RU1c	
	Z21-0065	664 Barnaby Rd	Lot A, District Lot 357, Land District 41, ODYD, Plan KAP18635	Rezone from RR1 to RR1c	
	Z22-0012	661 Del Monte Ct	Lot 7, District Lot 358, Land District 41, ODYD, Plan KAP27079	Rezone from RU1 to RU1c	
	Z22-0023	445 Brighton Rd	Lot 83, Section 24, Township 26, Land District 41, ODYD, Plan KAP24631	Rezone from RU1 to RU1c	
	Z22-0026	217 Merlin Ct	Lot 50, Section 6, Township 23, ODYD, Plan KAP42134	Rezone from RU1 to RU1c	
	Z22-0030	394 Viewcrest Ct	Lot 17, Section 23, Township 28, ODYD, Plan KAP53665	Rezone from RU1 to RU1c	
	Z22-0031	1649 Feedham Ave	Lot 149, Section 13, Township 26, ODYD, Plan KAP24361	Rezone from RU1 to RU1c	
	Z21-0091	766-769 Nathan Rd	Lot A, District Lot 358, Land District 41, Plan KAP18535	Rezone from RU1 to RU1c	
	Z19-0064	249 Fitzpatrick Road	Lot 1 Section 35 Township 26, ODYD KAP55899	Rezone from RU1 to RU1c	



MAP "2" CARRIAGE HOUSE REZONINGS
File Z22-0056 Part 1 of 2

Carriage House Rezoning

- 
 A2 to RR2c
1 Lot
- 
 RR1 to RR1c
1 Lot
- 
 RU1 to RU1c
9 Lots



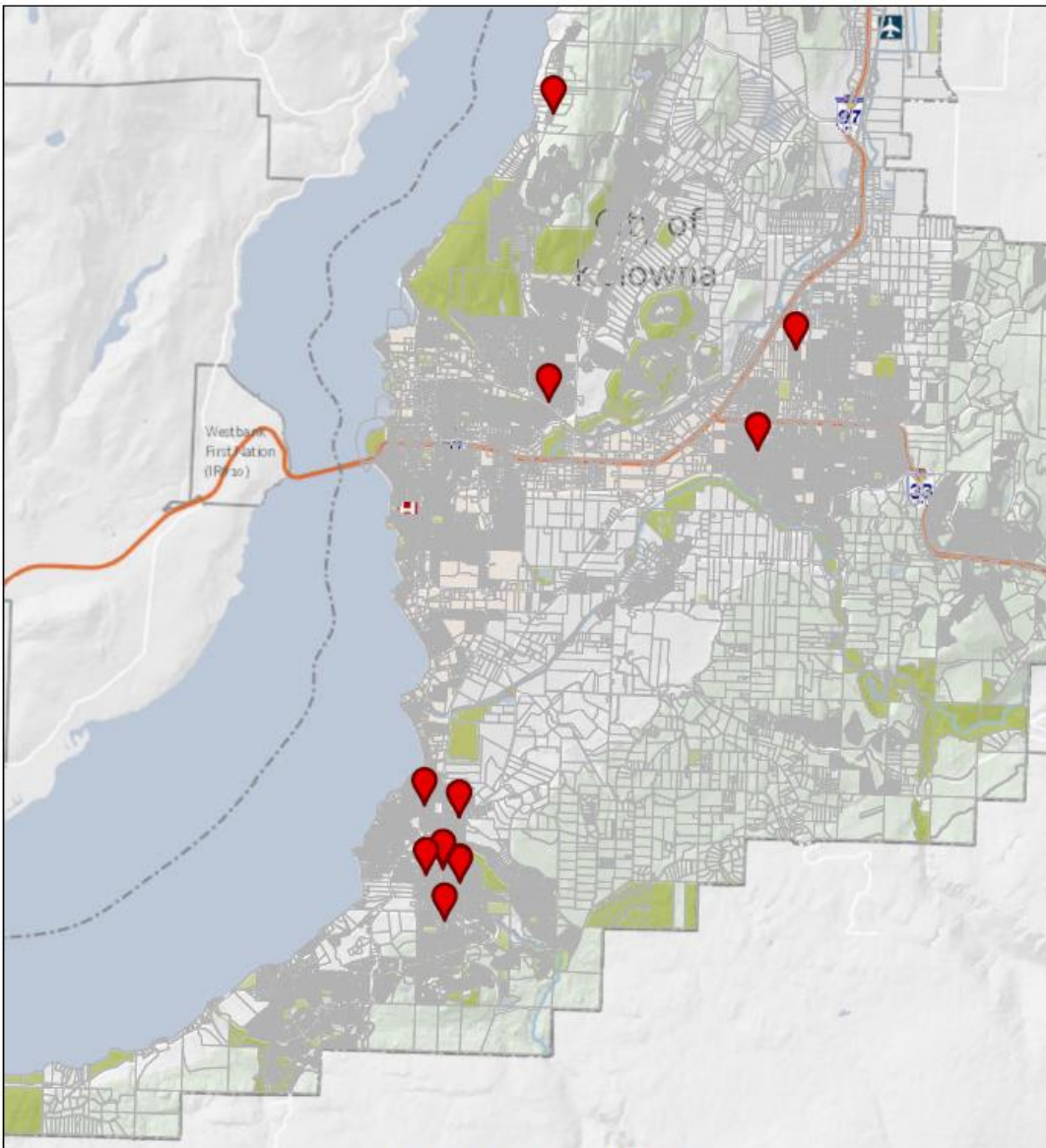
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Rev. Tuesday, January 17, 2023


No.3 – RU4 Rezoning

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
3.	Z21-0013	4617 Fordham Rd	Lot 1, District Lot 357, ODYD, Plan EPP118918	Rezone from RU1 to RU4	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z21-0013	4619 Fordham Rd	Lot 2, District Lot 357, ODYD, Plan EPP118918	Rezone from RU1 to RU4	
	Z21-0017	1653 Highland Dr N	Lot 4, Section 29, Township 26, ODYD, Plan KAP12634	Rezone from RU1 to RU4	
	Z21-0021	763 Barnaby Rd	Lot C, District Lot 357, ODYD, Plan KAP24757	Rezone from RU1 to RU4	
	Z21-0107	658 Greene Rd	Lot B, District Lot 358, Land District 41, ODYD, Plan KAP32043	Rezone from RU1 to RU4	
	Z22-0001	920 Franklyn Rd	Lot 23, District Lot 143, ODYD, Plan KAP21429	Rezone from RU1 to RU4	
	Z21-0063	440 Gertsmar Rd	Lot A, Section 22, Township 26, Land District 41, ODYD, Plan KAP29966	Rezone from RU1 to RU4	
	Z22-0017	4563 Gordon Dr.	Lot A, District Lot 357, ODYD, Plan KAP18353	Rezone from RU1 to RU4	
	Z22-0017	4573 Gordon Dr.	Lot B, District Lot 357, ODYD, Plan KAP18353	Rezone from RU1 to RU4	
	Z22-0027	259 Clifton Rd N	Lot 6, Section 8, Township 23, ODYD, Plan KAP20895	Rezone from RU1 to RU4	
	Z22-0008	634 McClure Rd	Lot 13, District Lot 357, ODYD, Plan KAP18280	Rezone from Ru1 to RU4	
	Z20-0080	855 Dehart Rd	Lot 45, District Lot 358, ODYD, Plan KAP40481	Rezone from RU1 to RU4	



MAP "3" RU4 REZONINGS
File Z22-0056 Part 1 of 2

RU4 Rezoning

 RU1 to RU4

12 Lots

0 2.5 5 10 15 20 25 Metres

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Rev. Wednesday, January 18, 2023

No.4 – RU2 Rezoning




No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
4.	TA19-0020	5500 Foothill Ct	Lot 1, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	TA19-0020	5504 Foothill Ct	Lot 2, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5508 Foothill Ct	Lot 3, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5512 Foothill Ct	Lot 4, Sections 14 & 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5516 Foothill Ct	Lot 5, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5520 Foothill Ct	Lot 6, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5524 Foothill Ct	Lot 7, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5529 Foothill Ct	Lot 8, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5533 Foothill Ct	Lot 9, Sections 14 & 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5537 Foothill Ct	Lot 10, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5541 Foothill Ct	Lot 11, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5545 Foothill Ct	Lot 12, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5549 Foothill Ct	Lot 13, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5553 Foothill Ct	Lot 14, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5557 Foothill Ct	Lot 15, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5561 Foothill Ct	Lot 16, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5565 Foothill Ct	Lot 17, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5569 Foothill Ct	Lot 18, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	5573 Foothill Ct	Lot 19, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	411 Vision Ct	Lot 20, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	415 Vision Ct	Lot 21, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	419 Vision Ct	Lot 22, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	423 Vision Ct	Lot 23, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	427 Vision Ct	Lot 24, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	431 Vision Ct	Lot 25, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	435 Vision Ct	Lot 26, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	437 Vision Ct	Lot 27, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	443 Vision Ct	Lot 28, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	447 Vision Ct	Lot 29, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	451 Vision Ct	Lot 30, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	455 Vision Ct	Lot 31, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	459 Vision Ct	Lot 32, Section 14, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	463 Vision Ct	Lot 33, Sections 14 & 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	
	TA19-0020	467 Vision Ct	Lot 34, Section 23, Township 28, SDYD, Plan EPP117728	Rezone from P3 to RU2	



MAP "4" RU2 REZONINGS
File Z22-0056 Part 1 of 2

RU2 Rezoning

-  P3 to RU2
- 34 Lots



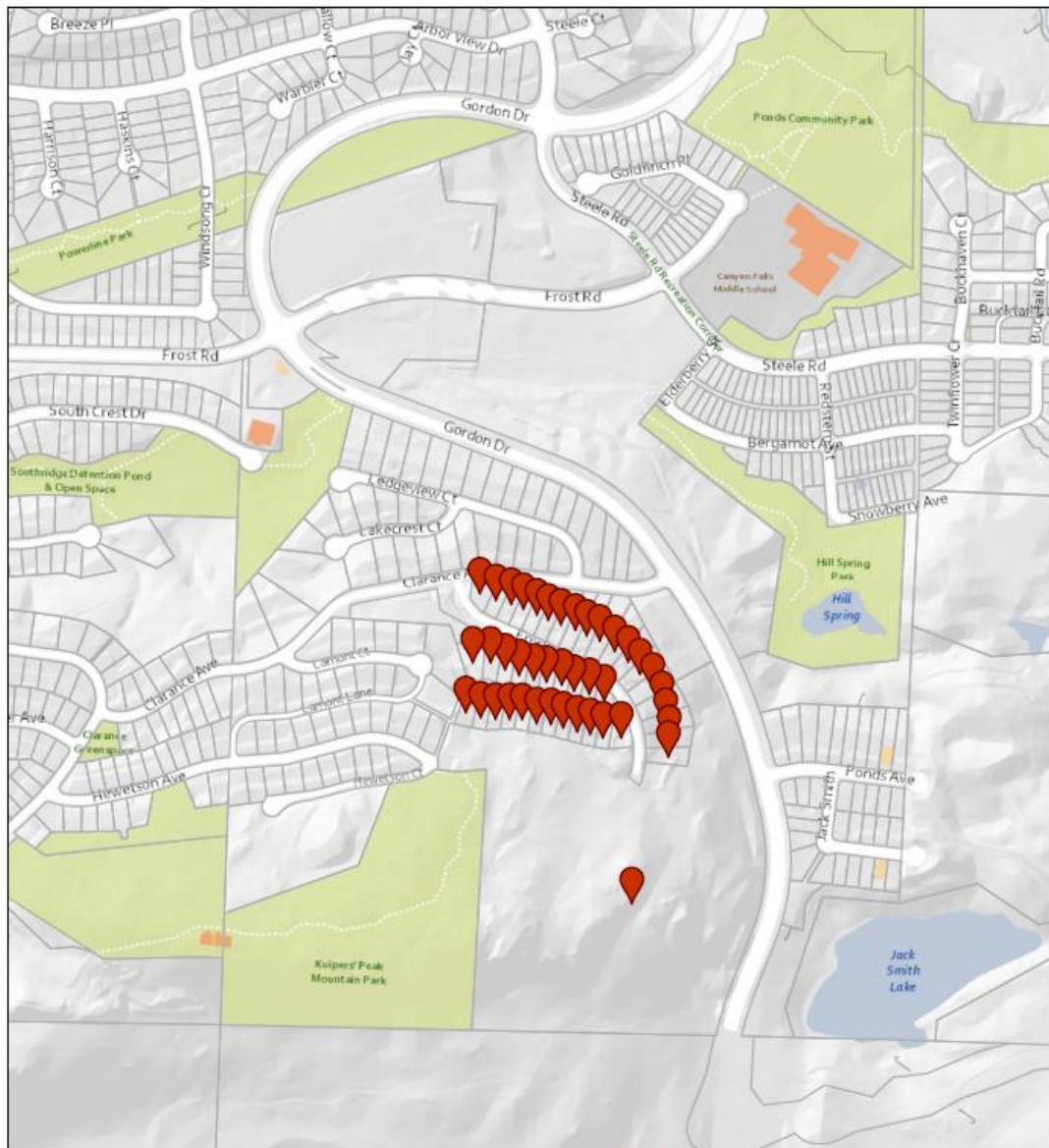
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No.5 – RU2 Rezoning




No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
5.	Z19-0103	5200 Gordon Dr	Lot S ½, District Lot 579, Plan Epp107510	Rezoning RU1 portions to RU2 and leave P3 portions as is.	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.
	Z19-0103	1004 Emslie St	Lot 1, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1008 Emslie St	Lot 2, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1012 Emslie St	Lot 3, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1016 Emslie St	Lot 4, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1018 Emslie St	Lot 5, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1022 Emslie St	Lot 6, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1026 Emslie St	Lot 7, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1030 Emslie St	Lot 8, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1034 Emslie St	Lot 9, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1038 Emslie St	Lot 10, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1042 Emslie St	Lot 11, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1046 Emslie St	Lot 12, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1050 Emslie St	Lot 13, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1054 Emslie St	Lot 14, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1058 Emslie St	Lot 15, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1062 Emslie St	Lot 16, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1066 Emslie St	Lot 17, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1070 Emslie St	Lot 18, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1120 Collinson Ct	Lot 19, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1114 Collinson Ct	Lot 20, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	
	Z19-0103	1108 Collinson Ct	Lot 21, District Lot 579, Plan EPP107510	Rezoning from RU1 to RU2	



MAP "5" RU2 REZONINGS
File Z22-0056 Part 1 of 2

RU2 Rezonings

 RU1 to RU2

41 Lots



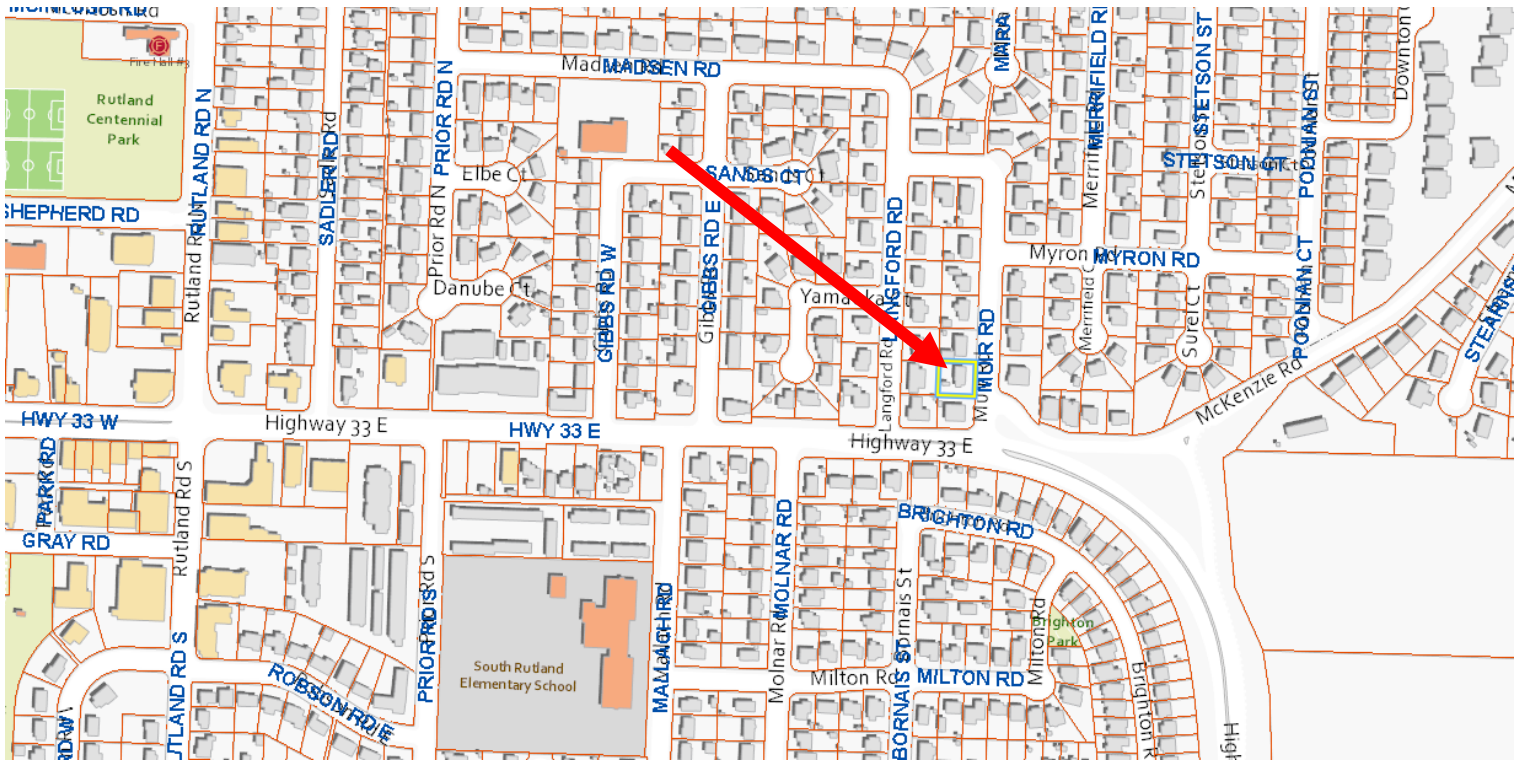
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Rev. Thursday, January 19, 2023

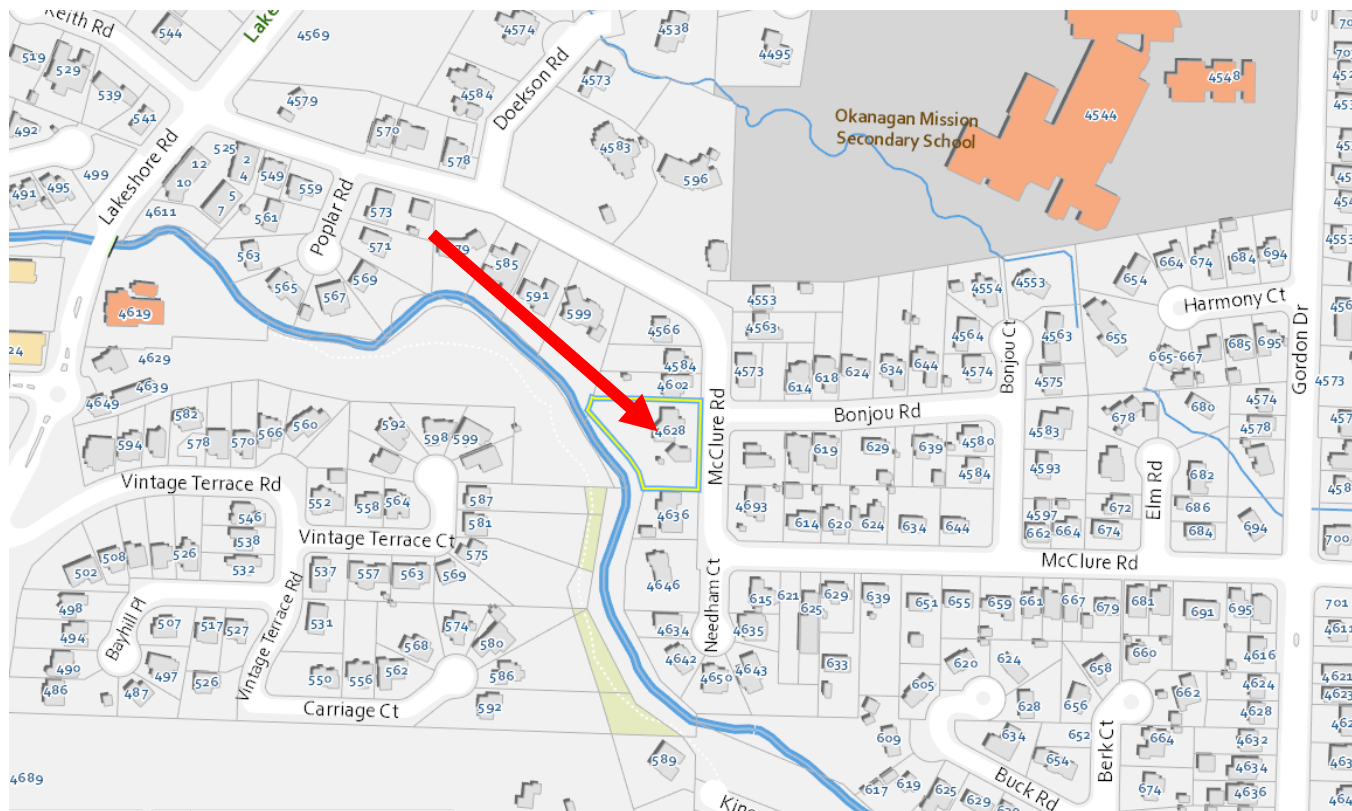
No.6 – 140 Muir Rd

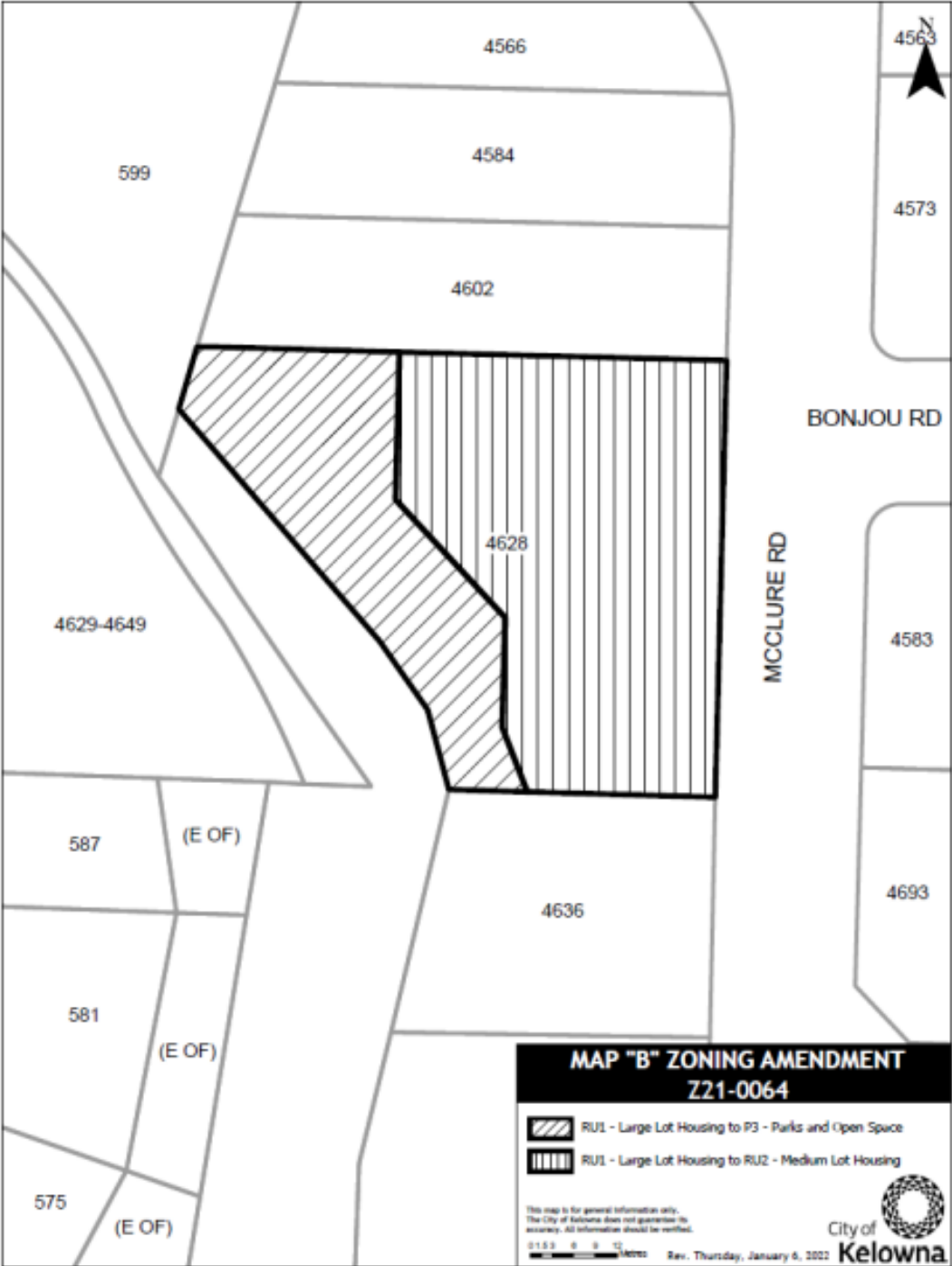
No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
6.	Z22-0016	140 Muir Rd	Lot 19, Section 26, Township 26, ODYD, Plan KAP15377	Rezone from RU1 to RU2	This rezoning application was adopted under Bylaw 8000. The recommended changes are to align the new Zoning Bylaw 12375 with these previously adopted bylaws.





No.7 – 4628 McClure Rd

► Split Zoning to RU2 & P3





**MAP "B" ZONING AMENDMENT
Z21-0064**

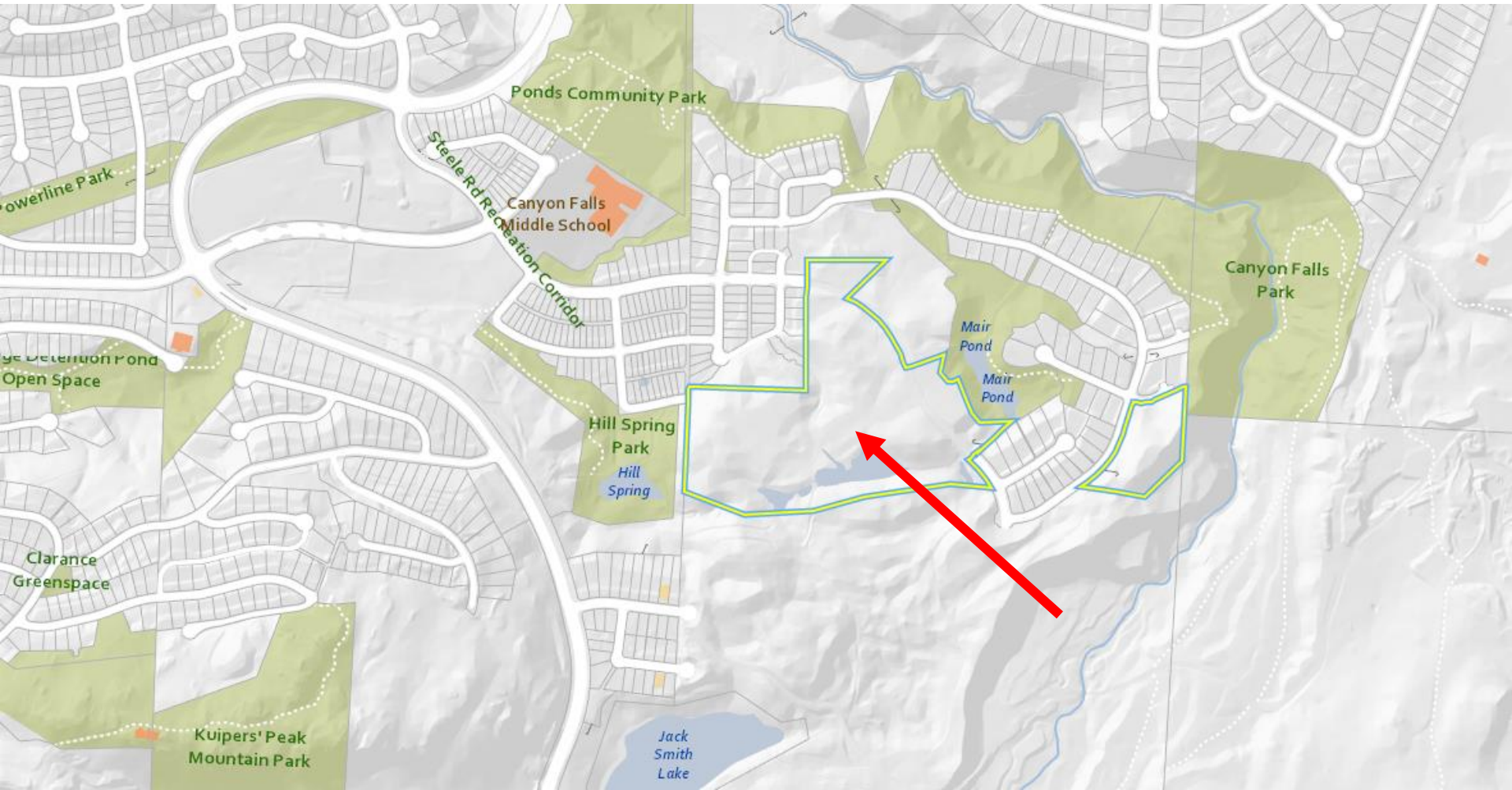
-  RU1 - Large Lot Housing to P3 - Parks and Open Space
-  RU1 - Large Lot Housing to RU2 - Medium Lot Housing

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No.8 – 1450 Steele Rd

► Split Zoning to RU2 & P3





**MAP "B" ZONING AMENDMENT
Z71-0094**

-  From: RR1 – Large Lot Rural Residential & P3 – Parks and Open Space ... To: RU2 – Medium Lot Housing
-  From: RR1 – Large Lot Rural Residential & P3 – Parks and Open Space... To: P3 – Parks and Open Space

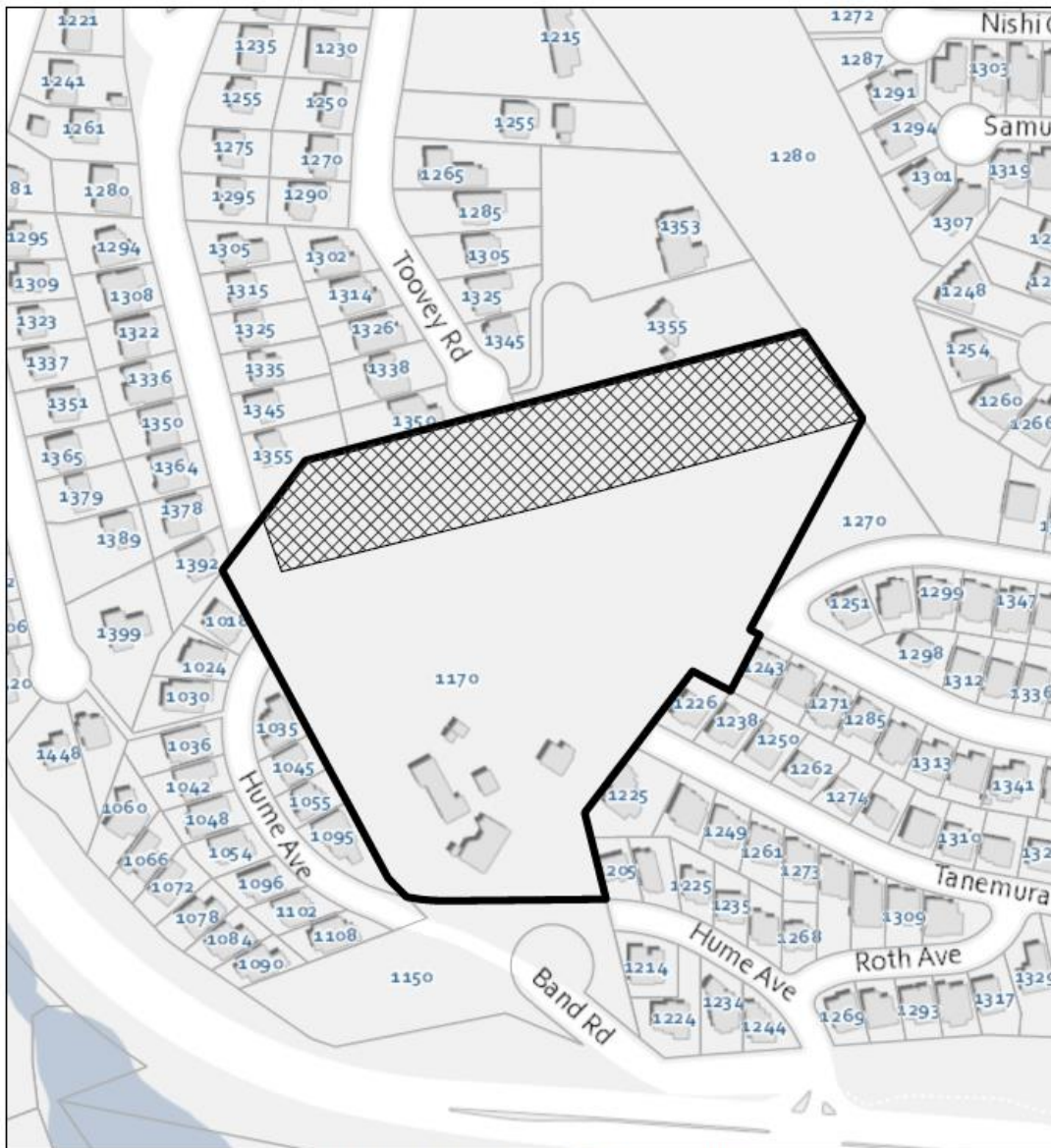
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No.9 – 1170 Band

► Rezone portion of P₃ to RR₁


No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
9.	n/a	1170 Band Rd	Lot A, Section 13, Township 26, ODYD, Plan EPP19642	Rezone as per: Map 10 1170 Band Rd	The overall bylaw changed OCP Park designated areas to the P ₃ zone but was intended to be on areas that are not future development areas (like Mission Creek, regional parks, etc.). Therefore, the P ₃ portion of the parcel should be determined through the rezoning process.



MAP "10" 1170 BAND RD REZONING
File Z22-0056 Part 1 of 2

1170 Band Rd

 Subject Property

 From P3 - Parks and Open Space to RR1 - Large Lot Rural Residential



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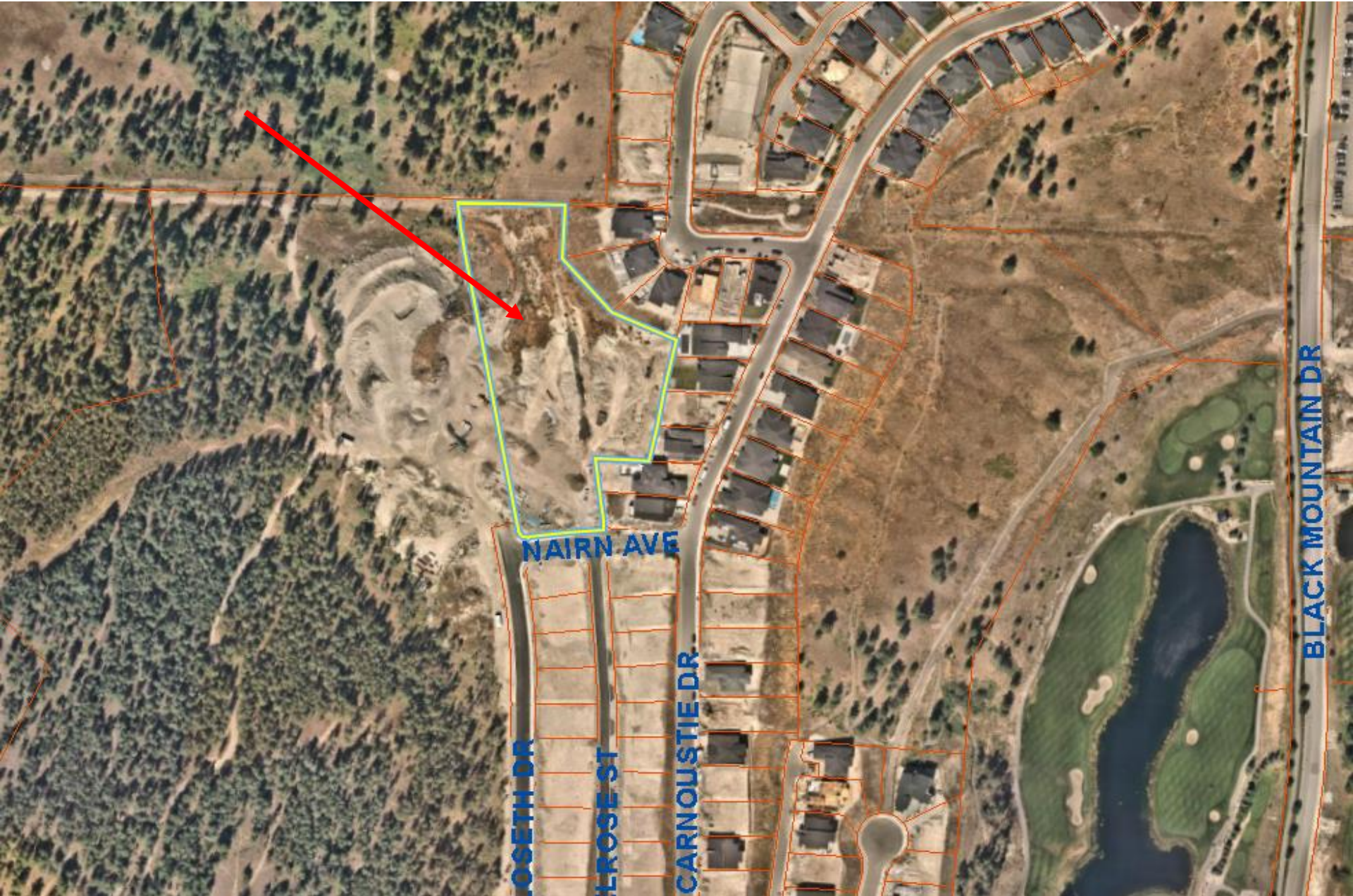
Rev. Friday, February 3, 2023

No.10 – (W of) Carnoustie Dr

▶ Rezone from RU₅ to RU₂

No.	Original Zoning File #	Address	Legal Description	Rezoning Details	Reason for Change
10.	n/a	(W of) Carnoustie Dr	Lot 23, Section 19 & 24, Township 26 & 27, ODYD, Plan EPP75803	Rezone from RU ₅ to RU ₂	The new Zoning Bylaw deleted the original custom hillside zones that was assigned to this property. The new Zoning Bylaw assumed this property was a bareland strata lot. However, to provide flexibility in subdivision design, the RU ₂ zone allows for a traditional freehold subdivision.

(W of) Carnoustie Dr



Staff Recommendation

- ▶ Staff recommend the bylaw (Z22-0056) Part 1 of 2 be forward to Public Hearing