

# CITY OF KELOWNA

## BYLAW NO. 12495

Z22-0081

### Multiple Addresses

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
  - a. Lot B District Lot 14 ODYD Plan 4463 Except Plan KAP88012, located on Pandosy Street, Kelowna, BC;
  - b. Lot A District Lot 14 ODYD Plan EPP116552, located on Speer Street, Kelowna, BC;
  - c. Lot 4 District Lot 14 ODYD Plan 7535 Except Plan EPP108760, located on Royal Avenue, Kelowna, BC;
  - d. Lot 1 District Lot 14 ODYD Plan EPP87313, located on Royal Avenue, Kelowna, BC;

from the HD<sub>2</sub> – Residential and Health Support Services zone to the MF<sub>3</sub> – Apartment Housing zone;

2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan EPS4334 located on Abbott Street, Kelowna, BC from the HD<sub>2</sub> – Residential and Health Support Services zone to the MF<sub>3</sub> – Apartment Housing zone as shown on MAP A attached to and forming part of this bylaw;
3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A District Lot 14 ODYD Plan EPP27000, located on Pandosy Street, Kelowna, BC from the HD<sub>2</sub> – Residential and Health Support Services zone and the RU<sub>4</sub> – Duplex Housing zone to the HD<sub>1</sub> – Kelowna General Hospital zone as shown on MAP B attached to and forming part of this bylaw;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 District Lot 358 ODYD Plan KAP69898, located on DeHart Road, Kelowna, BC from the P<sub>2</sub> – Education and Minor Institutional zone to the P<sub>3</sub> – Parks and Open Space zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification a of portion of Lot A District Lot 358 ODYD Plan KAP89280, located on DeHart Road, Kelowna, BC from the P<sub>4</sub> – Utilities zone to the P<sub>3</sub> – Parks and Open Space zone as shown on MAP C attached to and forming part of this bylaw;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 24 Township 28 SDYD Plan 42749, located on Killdeer Road, Kelowna, BC from the P<sub>3</sub> – Parks and Open Space zone to the RR<sub>1</sub> – Large Lot Rural Residential zone;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification a of portion of Lot B Section 24 Township 28 SDYD Plan 28853 Except Plans 30846 30848 34710 37381 39945 and 42749, located on Killdeer Road, Kelowna, BC from the P<sub>3</sub> – Parks and Open Space zone to the RR<sub>1</sub> – Large Lot Rural Residential zone as shown on MAP D attached to and forming part of this bylaw;

8. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 14 ODYD Plan EPP91145, located on Royal Avenue, Kelowna, BC from the HD2r – Residential and Health Support Services Rental Only zone to the MF3r – Apartment Housing Rental Only zone;
9. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 15 District Lot 14 ODYD Plan 1141, located on Francis Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF2 – Townhouse Housing zone;
10. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan EPS8896, located on Rutland Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone as shown on MAP E attached to and forming part of this bylaw;
11. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 1 District Lot 579 SDYD Plan EPP74481, located on Frost Road, Kelowna, BC from the RR1 – Large Lot Rural Residential zone and the P3 – Parks and Open Space zone to the MF3 – Apartment Housing zone and the P3 – Parks and Open Space zone as shown on MAP F attached to and forming part of this bylaw;
12. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 4 Section 31 Township 27 ODYD Plan KAP80993, located on Tower Ranch Boulevard, Kelowna, BC from the P3 – Parks and Open Space zone and the RU1 – Large Lot Housing zone to the P3 – Parks and Open Space zone and the RU2 – Medium Lot Housing zone as shown on MAP G1 and MAP G2 attached to and forming part of this bylaw;
13. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**MAP "A" REZONING AMENDMENT  
File Z22-0081**

**2245 Abbott St**

 Subject Property

Rezone from HD2 - Residential and Health Support Services to  
MF3 - Apartment Housing



This map is for general information only.  
The City of Kelowna does not guarantee  
accuracy. All information should be verified.




Rev. Wednesday, February 22, 2023



**MAP "B" REZONING AMENDMENT**  
**File Z22-0081**

**2169 Pandosy Street**

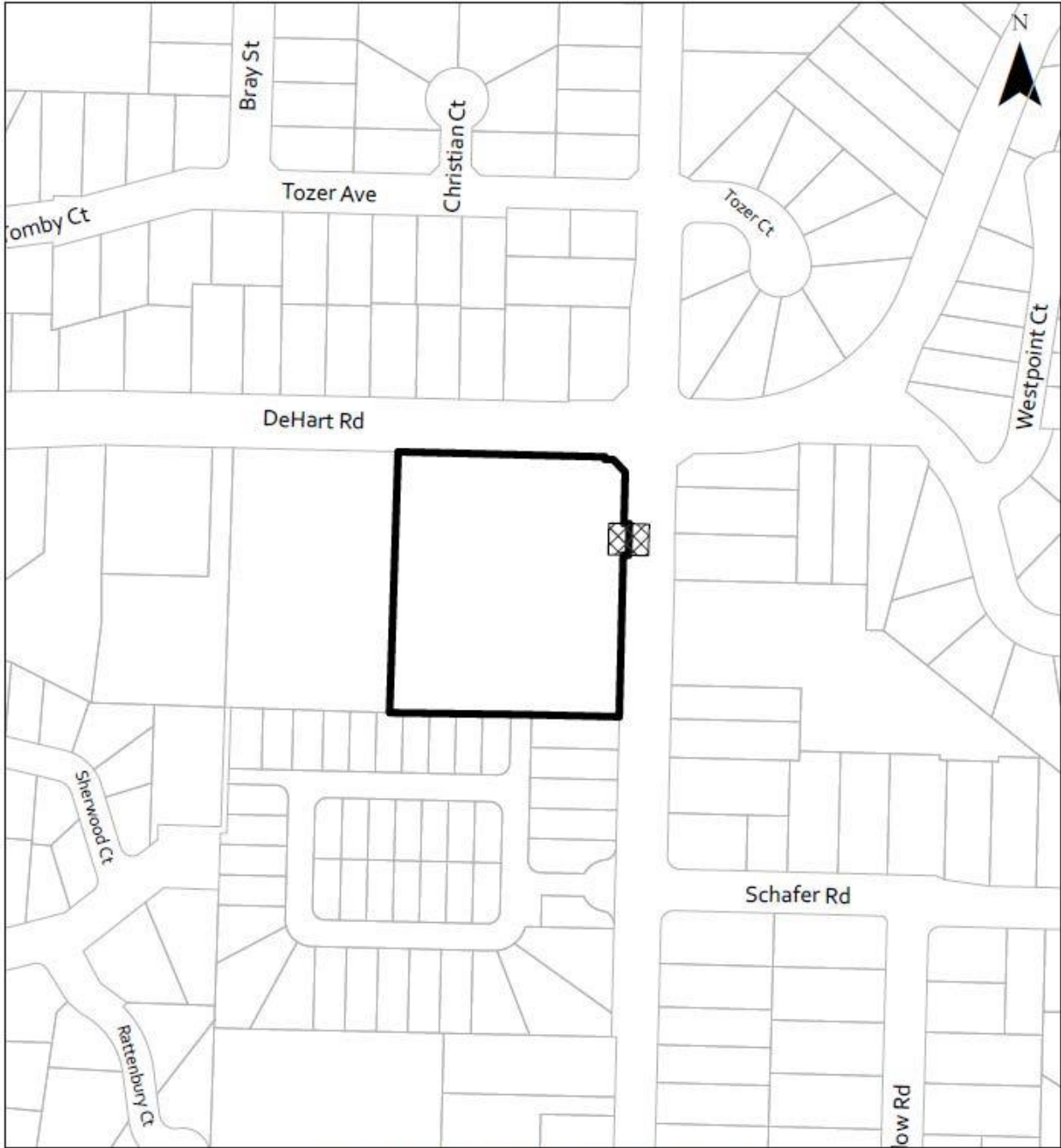
-  Subject Property
-  From HD2 - Residential and Health Support Services To HD1 - Kelowna General Hospital
-  From RU4 - Duplex Housing to HD1 - Kelowna General Hospital

0 2.5 5 10 15 20 25 Metres

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Rev. Friday, February 17, 2023



**MAP "C" REZONING AMENDMENT**  
**File Z22-0081**

**687 DeHart Rd**

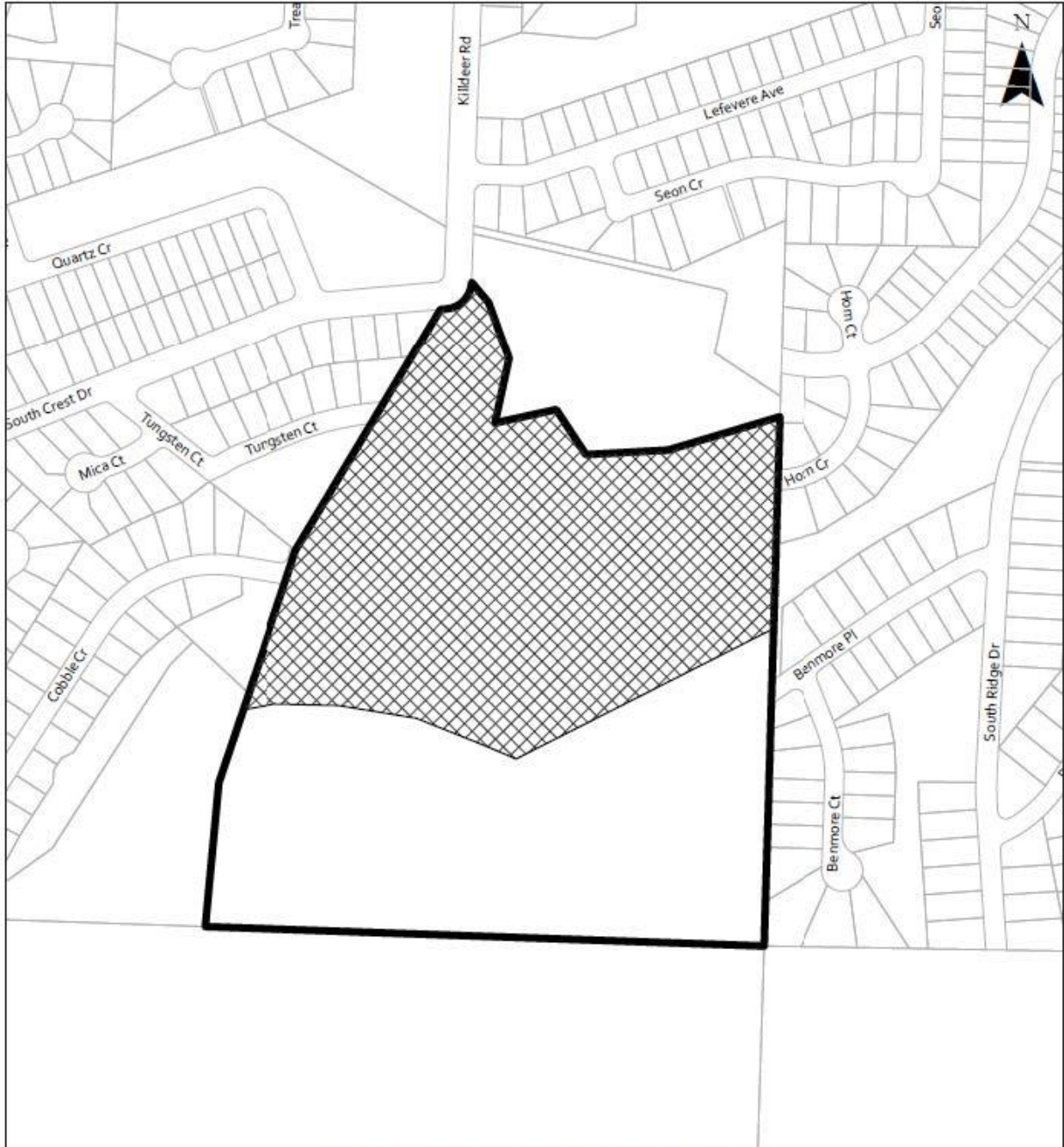
-  Subject Property
-  From P4 - Utilities to P3 - Parks and Open Space

0 2.5 5 10 15 20 25 Metres

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Rev. Friday, February 17, 2023



**MAP "D" REZONING AMENDMENT**  
**File Z22-0081**

**5081 Killdeer Rd**

-  Subject Property
-  From P3 - Parks and Open Space To RR1 - Large Lot Rural Residential

0 5 10 15 20 25 Metres

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Rev. Friday, February 17, 2023



**MAP "E" REZONING AMENDMENT**  
**File Z22-0081**

**1354 Rutland Rd N**

 Subject Property

Rezone from RU1 - Large Lot Housing to MF2 - Townhouse Housing



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



Rev. Wednesday, February 22, 2023



**MAP "F" REZONING AMENDMENT**  
**File Z22-0081**

**1055 Frost Rd**

-  Subject Property
-  From RR1 - Large Lot Rural Residential To P3 - Parks and Open Space
-  From RR1 - Large Lot Rural Residential To MF3 - Apartment Housing
-  From P3 - Parks and Open Space To MF3 - Apartment Housing

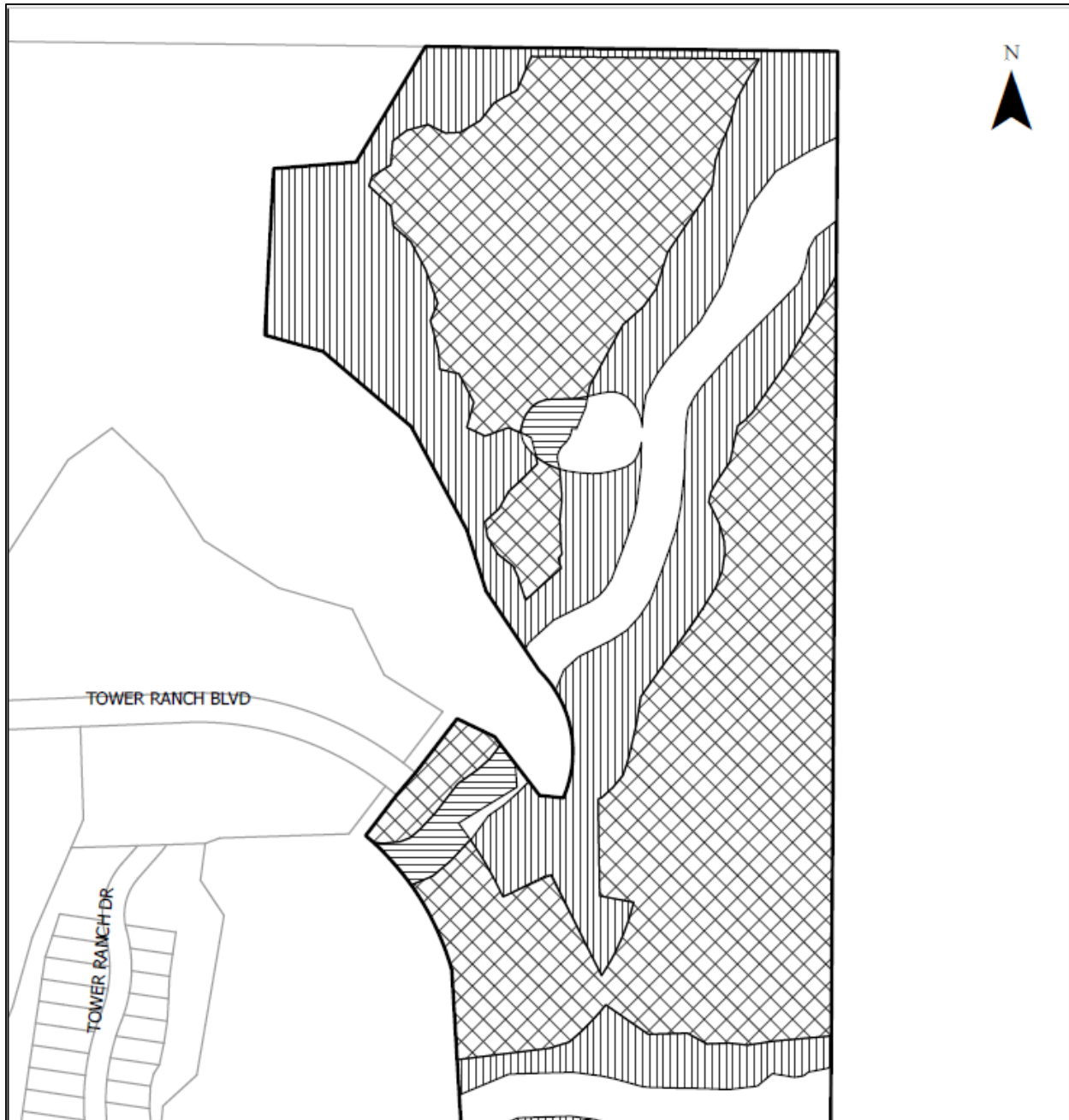


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



Rev. Friday, February 17, 2023



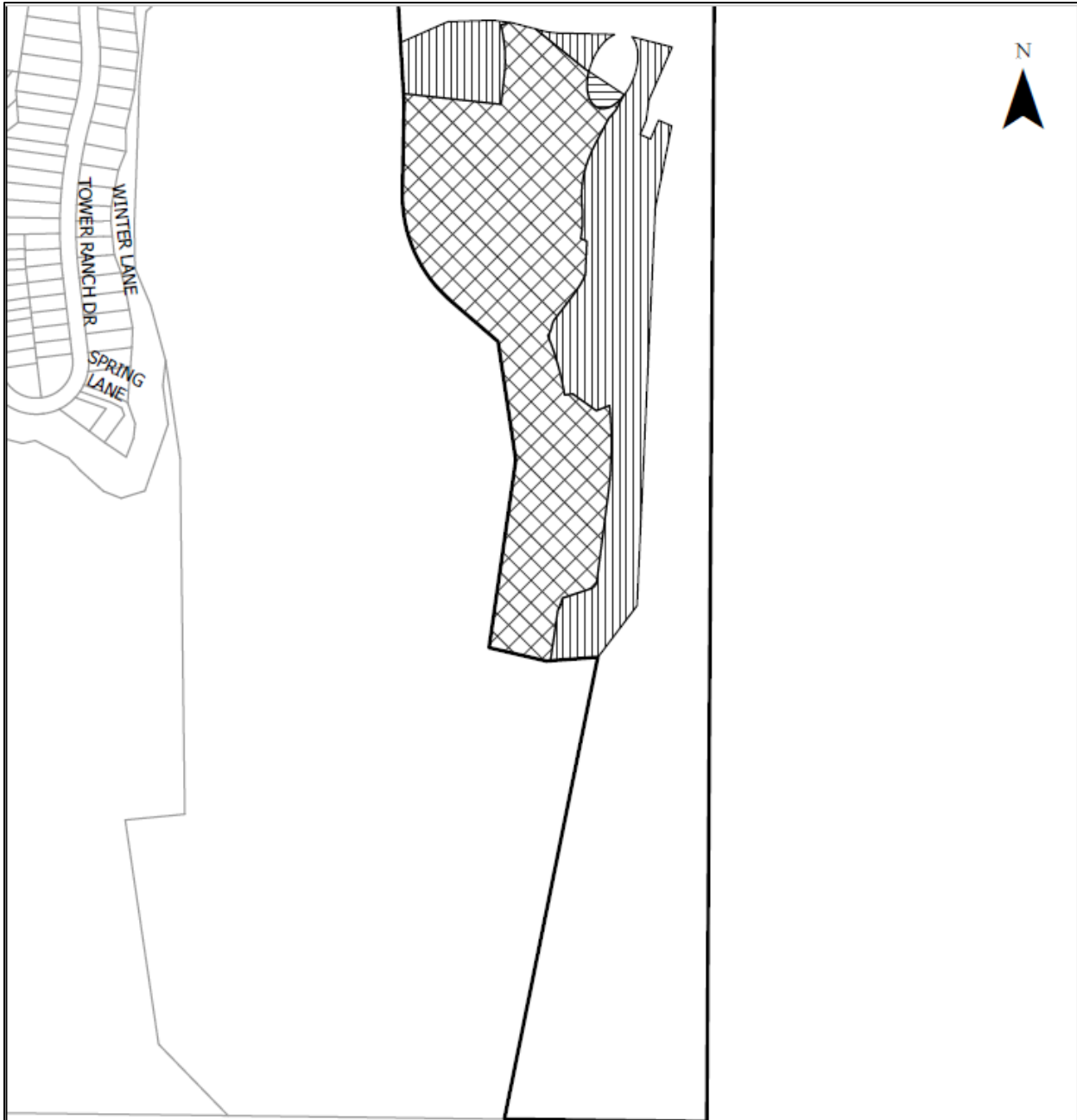


**MAP "G1" ZONING AMENDMENT  
Z22-0081**





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

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Rev. Tuesday, February 28, 2023





**MAP "G2" ZONING AMENDMENT  
Z22-0081**

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

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Rev. Tuesday, February 28, 2023

