

# CITY OF KELOWNA

## BYLAW NO. 12494

### 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 A District Lot 129 ODYD Plan EPP25210, located on Bredin Road, Kelowna, BC;
  - b. Lot B District Lot 129 ODYD Plan EPP25210, located on Windsor Road, Kelowna, BC;
  - c. Lot 2 Section 14 Township 23 ODYD Plan KAP82802, located on Innovation Drive, Kelowna, BC;
  - d. Lot 2 Section 14 Township 23 ODYD Plan EPP64815, located on Fleet Court, Kelowna, BC;
  - e. Lot 15 Section 14 Township 23 ODYD Plan KAP82802 Except Plan EPP23036, located on Fleet Court, Kelowna, BC;

from the I2 – General Industrial zone to the C2 – Vehicle Oriented Commercial zone;

2. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of:
  - a. Lot B District Lot 138 ODYD Plan 14934, located on Lawson Avenue, Kelowna, BC;
  - b. Lot 7 District Lot 138 ODYD Plan 2378, located on Lawson Avenue, Kelowna, BC;

from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone;

3. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A District Lot 138 ODYD Plan EPP121306, located on Lawson Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3 – Apartment Housing zone;
4. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 138 ODYD Plan EPP117925, located on Richter Street, Kelowna, BC from the RU4 – Duplex Housing zone to the MF2r – Townhouse Housing Rental Only zone;
5. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 District Lot 139 ODYD Plan EPP113832, located on Bertram Street, Kelowna, BC from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone;
6. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of All Land Shown on the Strata Plan KAS1655 located on Via Centrale, Kelowna, BC from the C1 – Local & Neighbourhood Commercial zone to the CA1 – Core Area Mixed Use zone as shown on MAP A attached to and forming part of this bylaw;
7. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of a portion of Lot A Sections 28 and 34 Township 26 and of District Lot 415 ODYD Plan 36774 Except Plans KAP88921 and EPP12262, located on Mount Baldy Drive, Kelowna, BC from the P3 – Parks and Open Space zone to the RR1 – Large Lot Rural Residential zone as shown on MAP B attached to and forming part of this bylaw;

8. 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 6<sup>th</sup> day of March, 2023.

Considered at a Public Hearing on the 21<sup>st</sup> day of March, 2023.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of March, 2023.

Approved under the Transportation Act this 13<sup>th</sup> day of April, 2023.

Audrie Henry

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(Approving Officer – Ministry of Transportation)

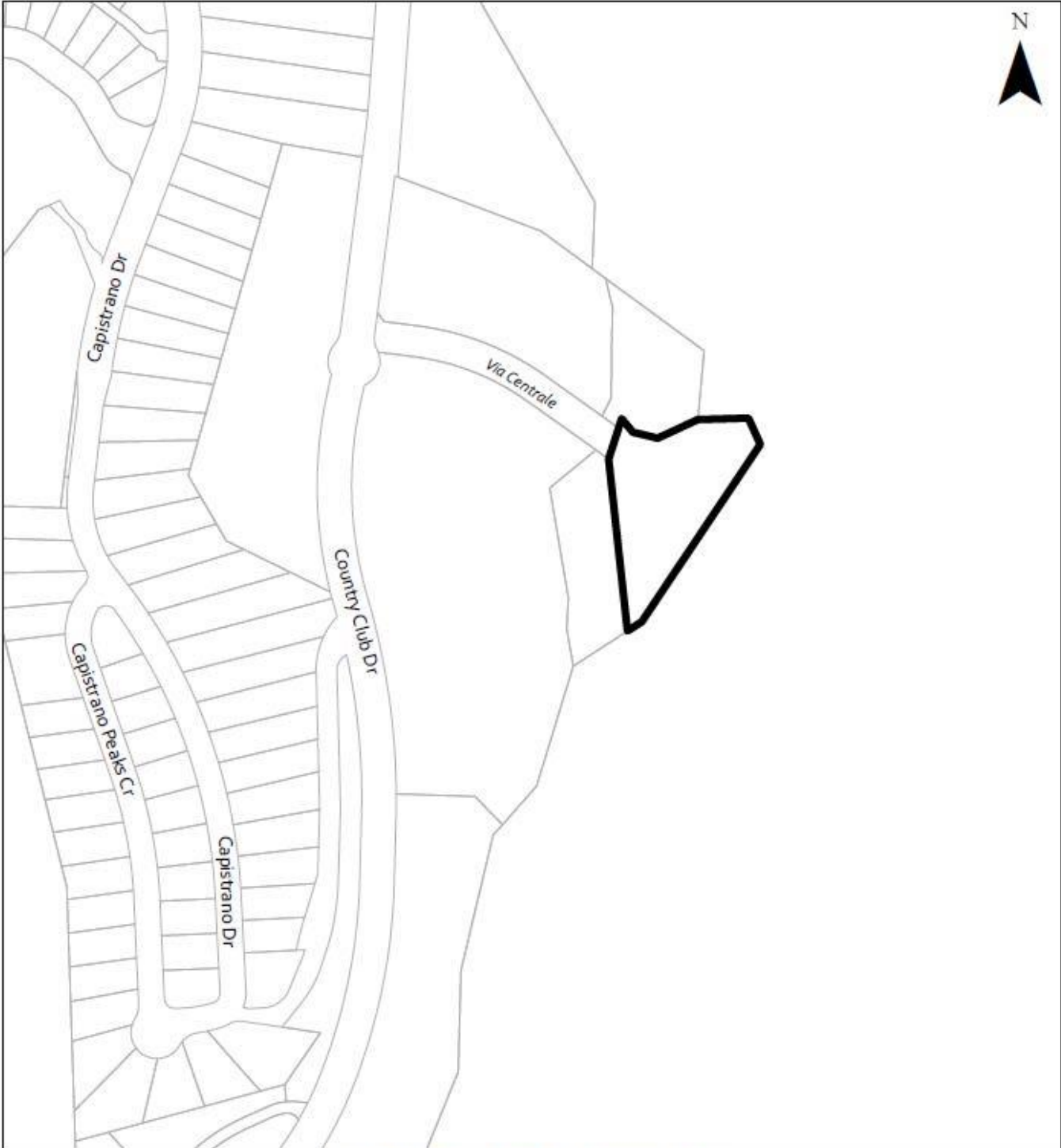
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



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

**3185 Via Centrale**

 Subject Property

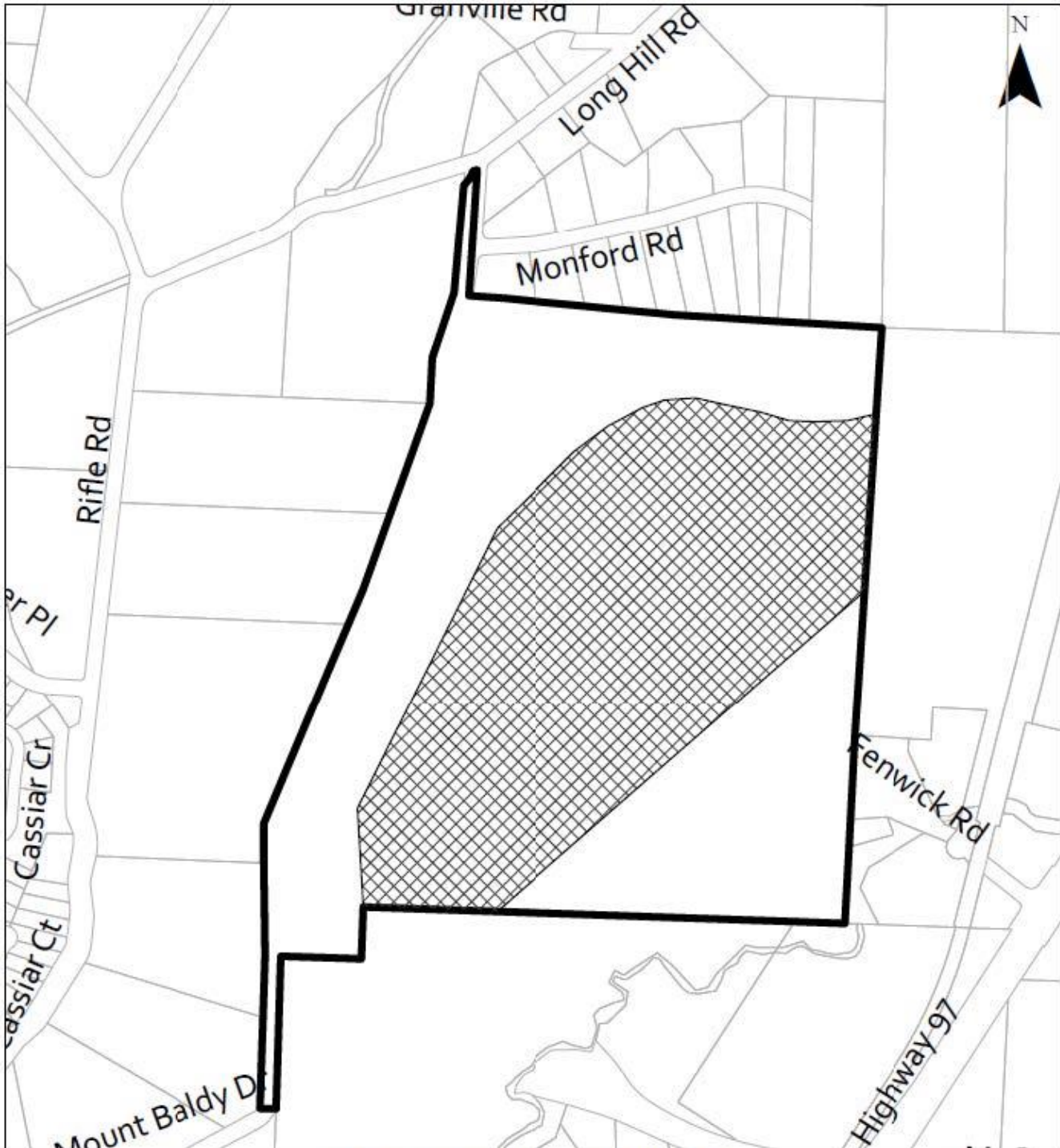
Rezone from C1 - Local & Neighbourhood Commercial  
to CA1 - Core Area Mixed Use

0 2.5 5 10 15 20 25 Metres

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



Rev. Friday, February 17, 2023



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

**(END OF) Mount Baldy Dr**

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

0 2.5 5 10 15 20 25 Metres

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