

REPORT TO COUNCIL REZONING



Date: February 24, 2025
To: Council
From: City Manager
Address: Various
File No.: Z24-0060

	Existing	Proposed
Zone:	Various	Various

1.0 Recommendation

THAT Rezoning Application No. Z24-0060 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of 81 parcels described in Schedule 'A', be considered by Council;
 THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;
 AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone 12 parcels for administrative updates and to rezone 69 parcels around the Okanagan College Transit Oriented Area to align zoning with provincial legislation.

3.0 Development Planning

Staff have committed to continual improvements to the Zoning Bylaw and the Official Community Plan as priorities are clarified or issues arise. This proposed amendment is to update the zoning classification of 81 parcels. These parcels can be divided into two categories. The first includes administrative fixes to 12 parcels. These generally occur when a past development or subdivision misaligns zoning and OCP Future Land Use (FLU) boundaries. See Table 3.1 Executive Summary for further details for each of the 12 parcels.

The remaining 69 parcels surround Okanagan College and are zoned MF1 – Infill Housing. Okanagan College does not have plans to acquire or expand into these areas; therefore, the parcels should be rezoned UC5 – Pandosy Urban Centre Zone, as these lots are within the Pandosy Urban Centre. Approximately two-thirds of the lots are within a provincially designated transit exchange. An accompanying OCP mapping amendment and Zoning Bylaw text amendment are proposed for the same area to reflect the street context and redevelopment potential.

No.	Address	Rezoning Details	Reason for Change
1.	(E OF) Grainger Road	Rezone portion of the lot from RR1 – Large Lot Rural Residential & MF2 – Townhouse Housing to P3	Additional land added to parkland through development. Rezone to P3 to match rest of parcel.

Table 3.1 Executive Summary for the 12 Parcel Administrative Fixes Identified in Schedule 'A'			
No.	Address	Rezoning Details	Reason for Change
		– Parks and Open Space as per Map 'A'	
2.	605 Fraser Road	Rezone property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone	This property had a successful rezoning to MF2 in 2023. The Zoning Bylaw Amendments to implement the provincial housing legislation overwrote the zoning. The property should be MF2.
3.	9640-9670 McCarthy Road	Rezone property from the I2 – General Industrial & I3 – Heavy Industrial zone to the I2 – General Industrial zone as per Map 'B'	This property had a successful rezoning in January 2023 to the I2 – General Industrial zone. The Zoning Bylaw Amendments to implement the provincial housing legislation overwrote the zoning. The property should be I2.
4.	1550 Noble Court	Rezone property from the P2 – Education and Minor Institutional zone and the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone as per Map 'C'	This property had a successful rezoning to MF3r in 2023 and the Zoning Bylaw Amendments to implement the provincial housing overwrote the zoning. The property should be MF3r.
5.	1630 Glenmore Road North	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'E'	Lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. Servicing construction is in progress and this zone best matches the original vision and servicing plan.
6.	1850 Begbie Road	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'E' and Map 'F'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. Servicing construction is in progress and this zone best matches the original vision and servicing plan.
7.	225 Clifton Road North	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'F'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.
8.	(W OF) Union Road	Rezone portion of the lot from RU1 – Large Lot Housing to RU5 – Multiple Suburban Housing as per Map 'F'	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw 8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.
9.	185 Clifton Road North	Rezone portion of the lot from RU1 – Large Lot	Portion of lot was previously zoned RU4 – Low Density Cluster Housing under Zoning Bylaw

Table 3.1 Executive Summary for the 12 Parcel Administrative Fixes Identified in Schedule 'A'			
No.	Address	Rezoning Details	Reason for Change
		Housing to RU5 – Multiple Suburban Housing as per Map 'F'	8000 and was always intended for cluster housing. This zone best matches the original vision and intended servicing plan.
10.	1360 KLO Road	Rezone portion of the lot from MF1 – Infill Housing to MF3 – Apartment Housing as per Map 'G'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be MF3 – Apartment Housing to reflect the actual use on the property.
11.	2160 Tower Ranch Boulevard	Rezone portion of the lot from P3 – Parks and Open Space to RU2 – Medium Lot Housing as per Map 'H'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be RU2- Medium Lot Housing to reflect the proposed lot layout plan for the new subdivision.
12.	300-350 Beaver Lake Road	Rezone portion of the lot from I3 – Heavy Industrial to I2 – General Industrial as per Map 'I'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be I2 – General Industrial to reflect the existing uses on the subject property.

4.0 Technical Comments

Not Applicable

Report prepared by: Adam Cseke, Development Planner Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

Schedule 'A': List of Mapping Amendments for various properties

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.