



City of
Kelowna

Z24-0060 Multiple Addresses

OCP Mapping Amendments

Purpose

- ▶ To rezone 81 parcels as described in Schedule 'A'

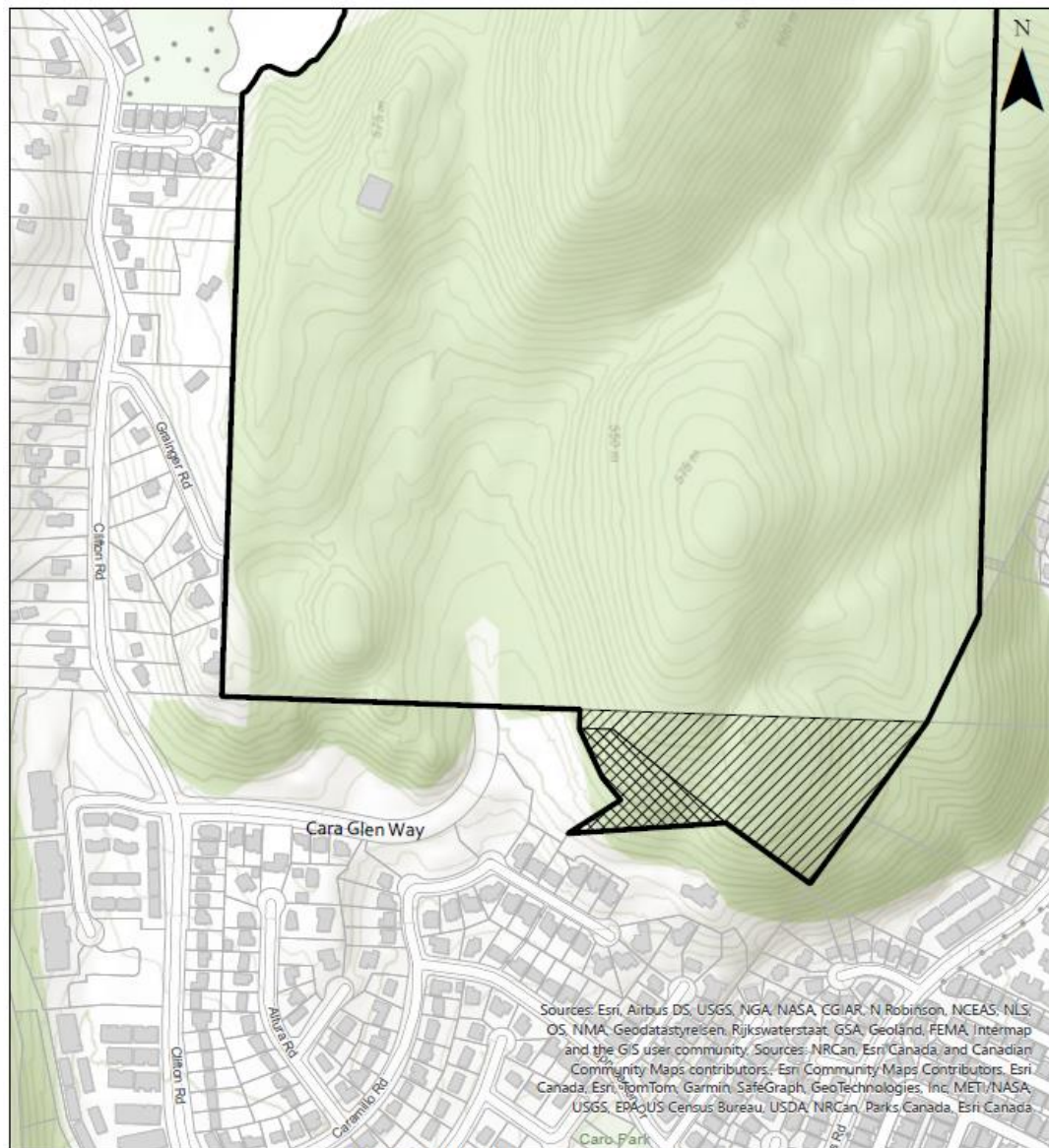
Zoning Categories

Table: Zoning Mapping Categories

<u>Number</u>	<u>Category</u>	<u>Number of Lots Affected</u>
1.	Administrative/Boundary	12
2.	Zoning surrounding Okanagan College	69
	Total	81




Zoning Amendments

Administrative/Boundary			
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 – Parks and Open Space as per Map 'A'	Additional land added to parkland through development. Rezone to P3 to match rest of parcel.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

Map 'A' (E OF) Grainger Road
File: Z24-0060

-  Subject Property
-  From RR1 - Large Lot Rural Residential to P3 - Parks and Open Space
-  From MF2 - Townhouse Housing to P3 - Parks and Open Space



Zoning Amendments

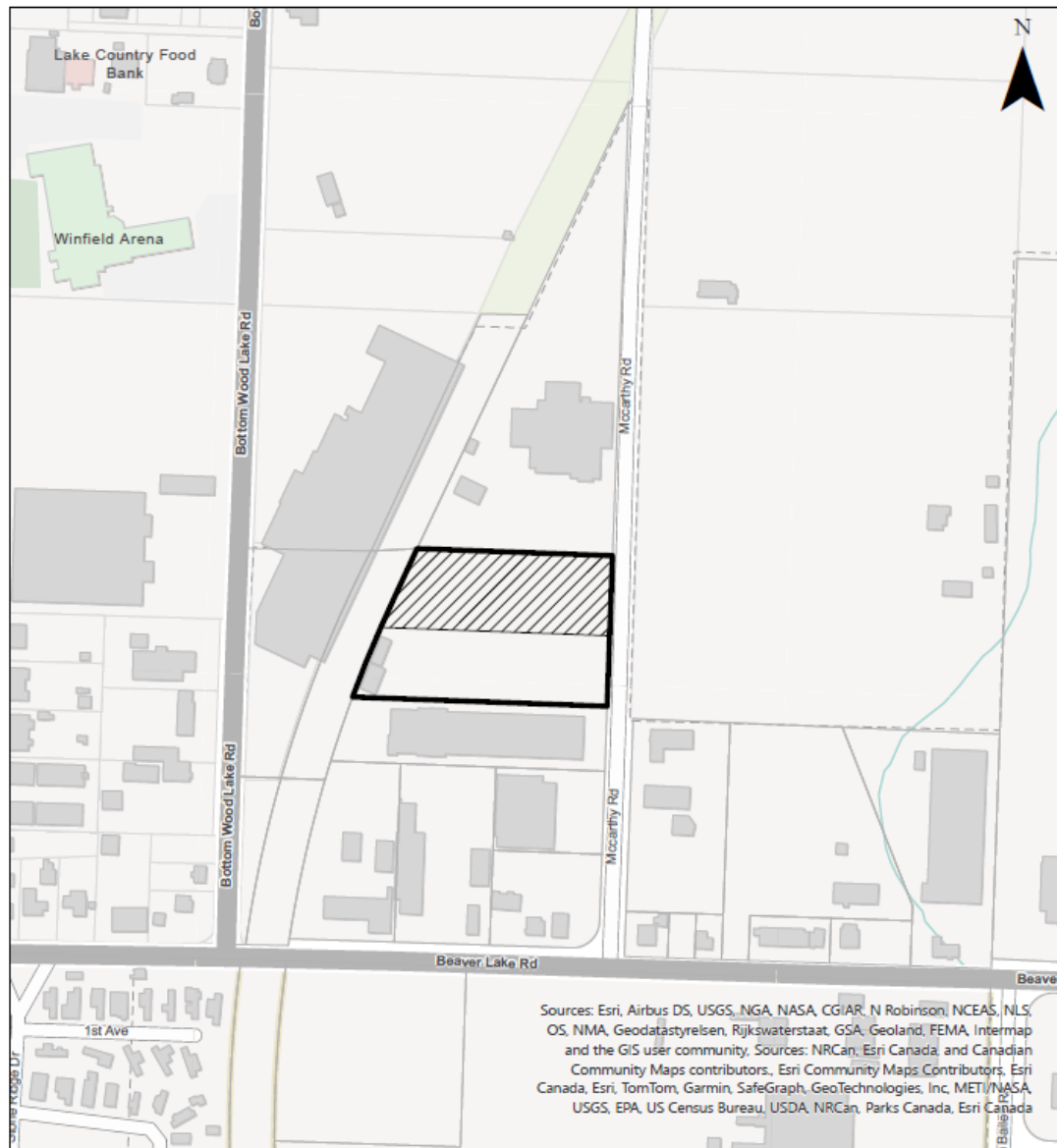
Administrative/Boundary			
No	Address	Rezoning Details	Reason for Change
2.	605 Fraser Road	Rezone property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone	This property had a successful rezoning to MF2 in 2023. The Zoning Bylaw Amendments to implement the provincial housing legislation overwrote the zoning. The property should be MF2.



From the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone



Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

Map 'B' 9640-9670 McCarthy Road
File: Z24-0060

-  Subject Property
-  From I3 - Heavy Industrial to I2 - General Industrial



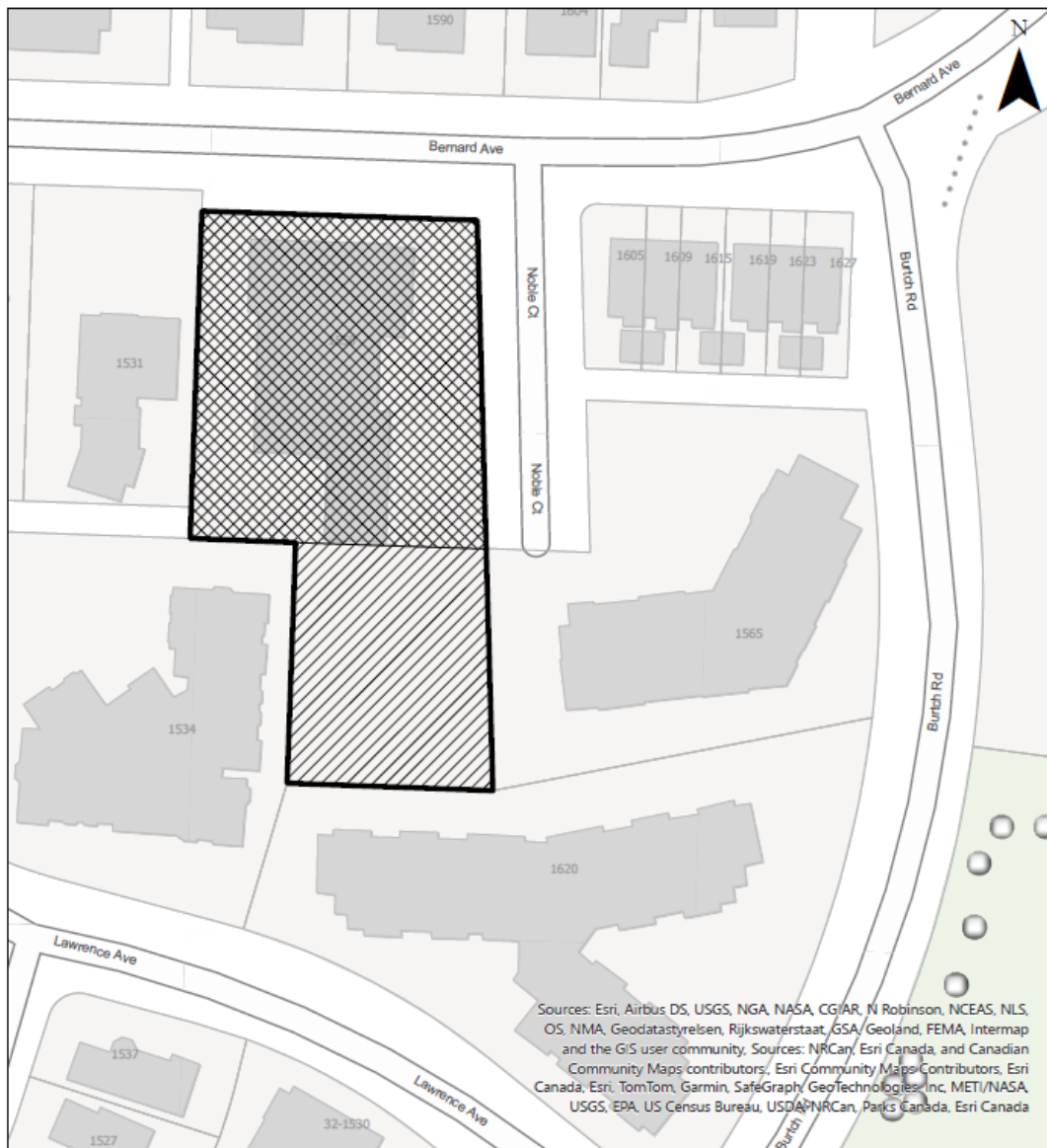
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Rev. Tuesday, November 26, 2024




Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.



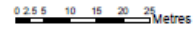
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA/Geoland, FEMA, Intermap and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA/NRCan, Parks Canada, Esri Canada

Map 'C' 1550 Noble Court
File: Z24-0060

-  Subject Property
-  From MF1 - Infill Housing to MF3r - Apartment Housing Rental Only
-  From P2 - Education and Minor Institutional to MF3r - Apartment Housing Rental Only

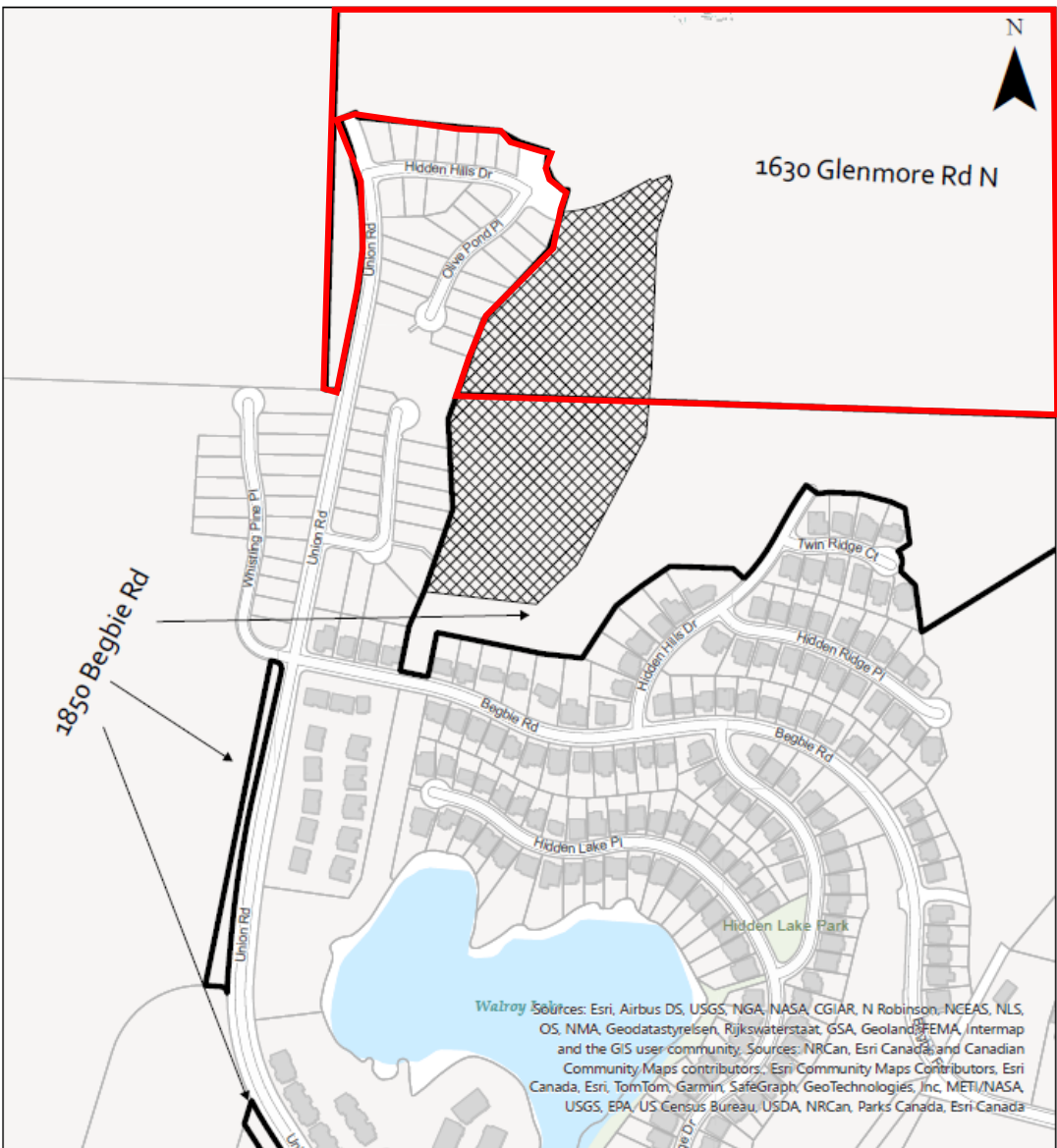


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 Rev. Monday, November 25, 2024





Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors. Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

Map 'E' 1630 Glenmore Rd N & 1850 Begbie Rd
File: Z24-0060

-  Subject Properties
-  From RU1 - Large Lot Housing to RU5 - Multiple Suburban Housing



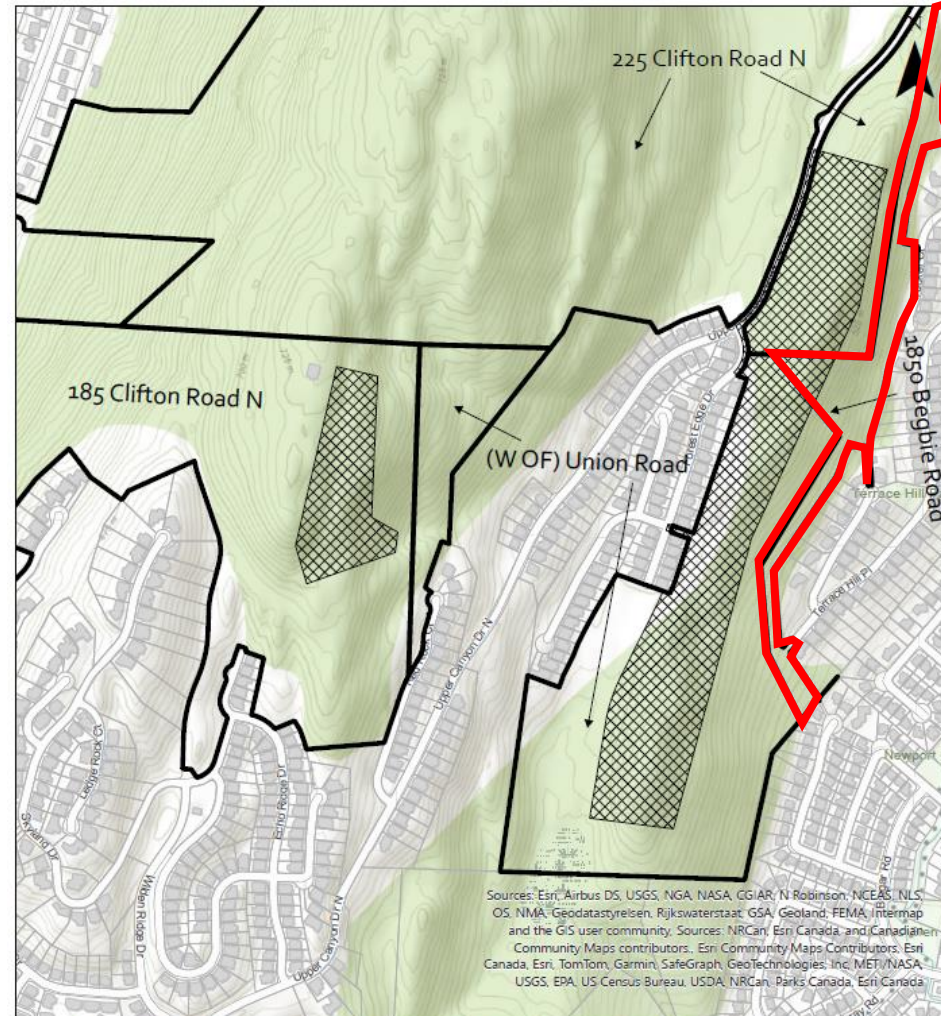
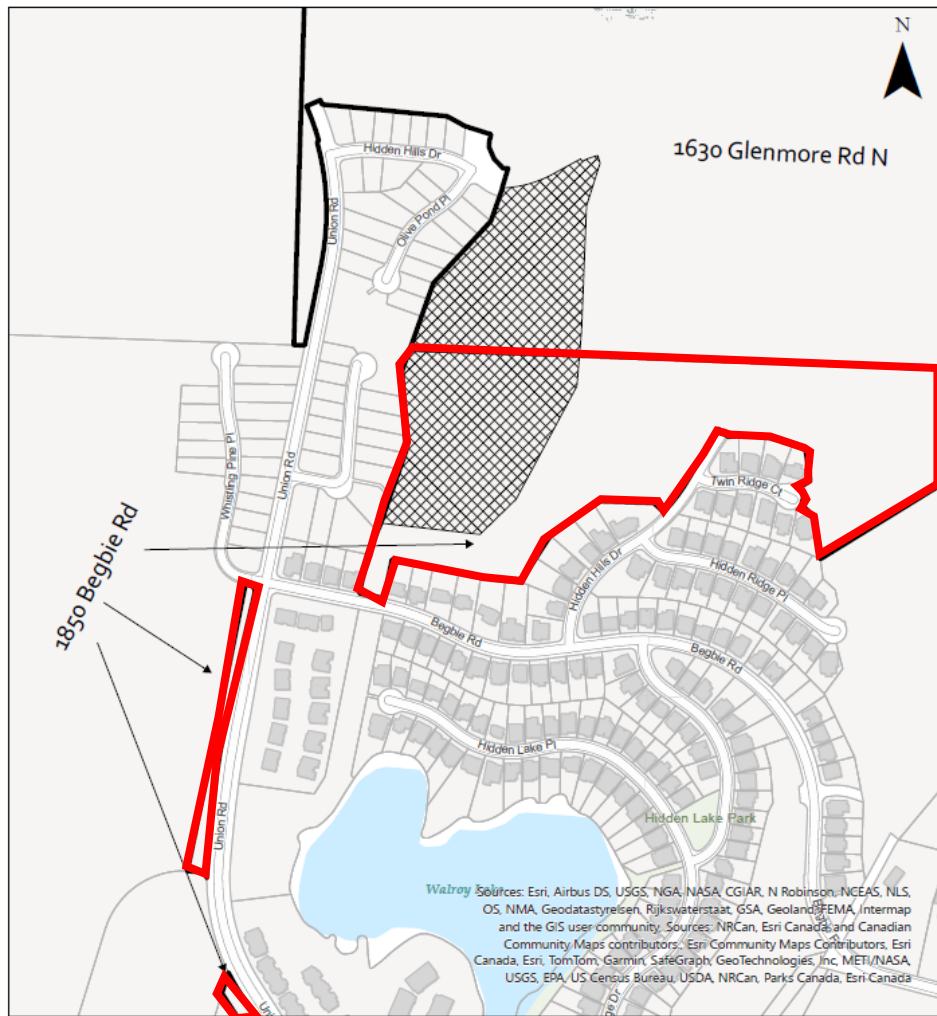
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Rev. Thursday, November 28, 2024

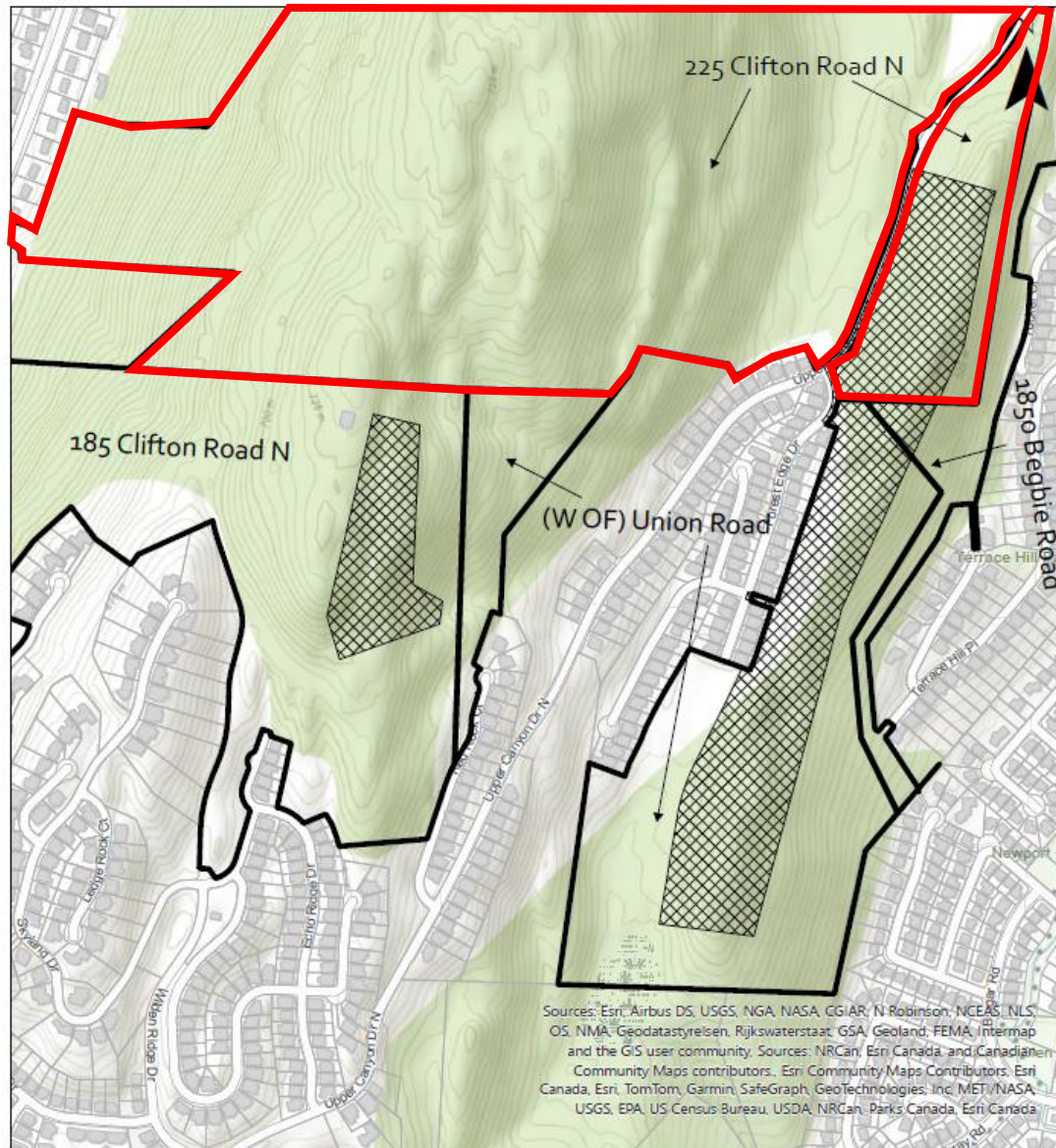
Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.





Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.



Sources: Esri, Airbus DS, USGS, NGA, NASA, GGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET, NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

Map 'F' 225 Clifton Road N, 185 Clifton Road N, (W OF) Union Road, & 1850 Begbie Road
File: Z24-0060

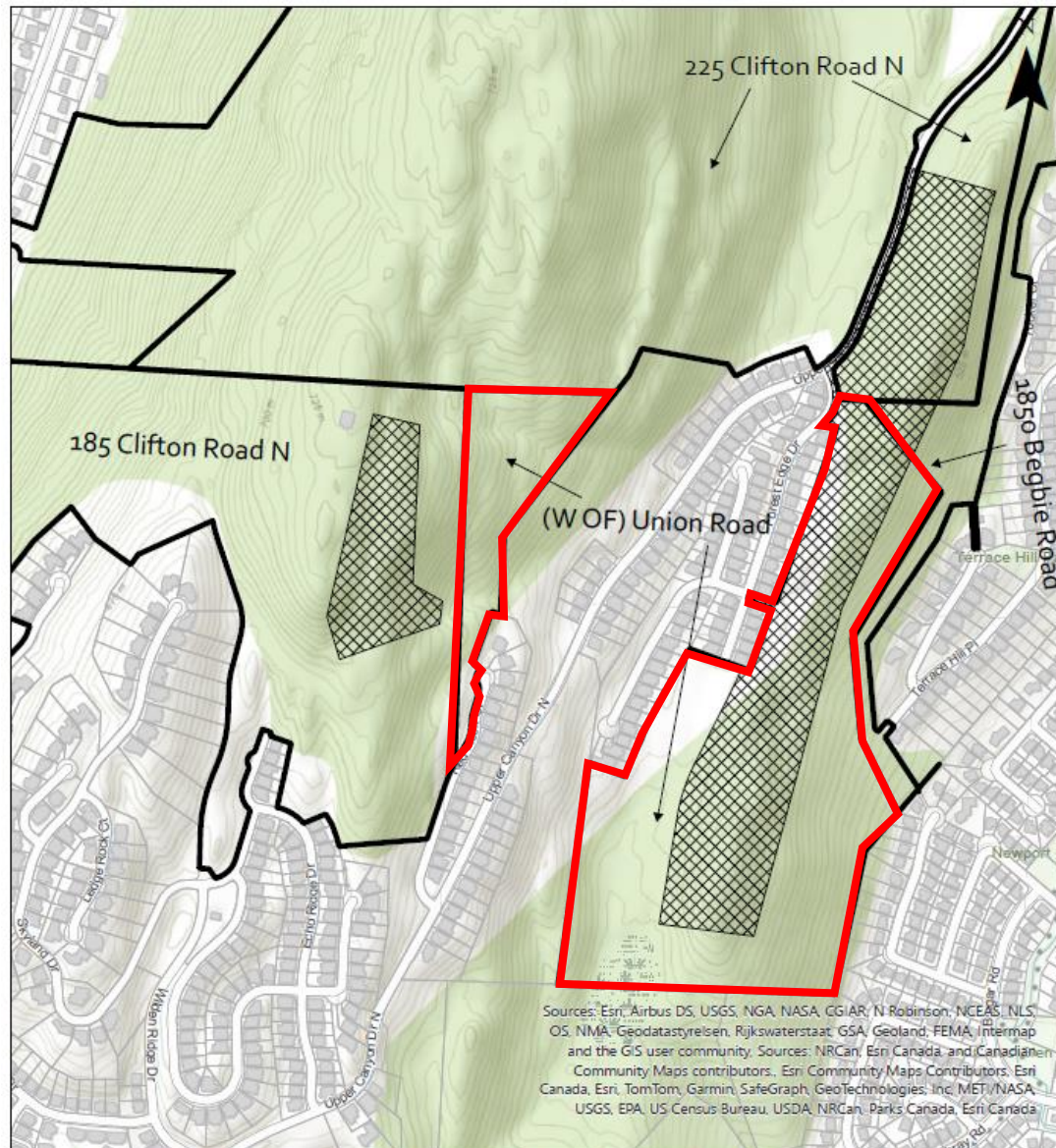
-  Subject Properties
-  From RU1 - Large Lot Housing to RU5 - Multiple Suburban Housing



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 Rev. Monday, December 2, 2024



Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.



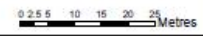
Sources: Esri, Airbus DS, USGS, NGA, NASA, GGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET, NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

Map 'F' 225 Clifton Road N, 185 Clifton Road N, (W OF) Union Road, & 1850 Begbie Road
File: Z24-0060

-  Subject Properties
-  From RU1 - Large Lot Housing to RU5 - Multiple Suburban Housing

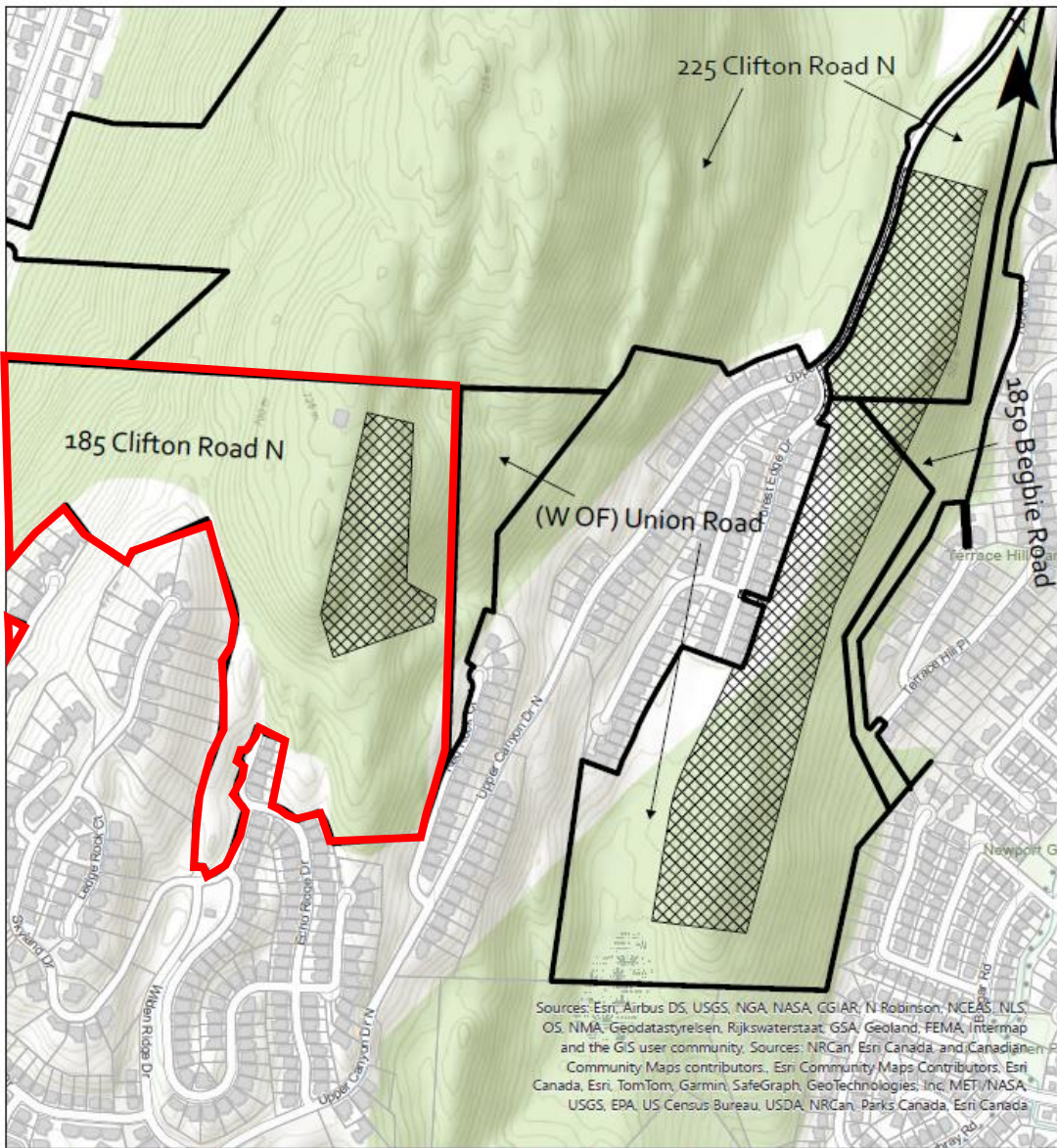


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 Rev. Monday, December 2, 2024





Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
9.	185 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.



Sources: Esri, Airbus DS, USGS, NGA, NASA, GGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET, NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

**Map 'F' 225 Clifton Road N, 185 Clifton Road N, (W OF) Union Road, & 1850 Begbie Road
File: Z24-0060**

-  Subject Properties
-  From RU1 - Large Lot Housing to RU5 - Multiple Suburban Housing

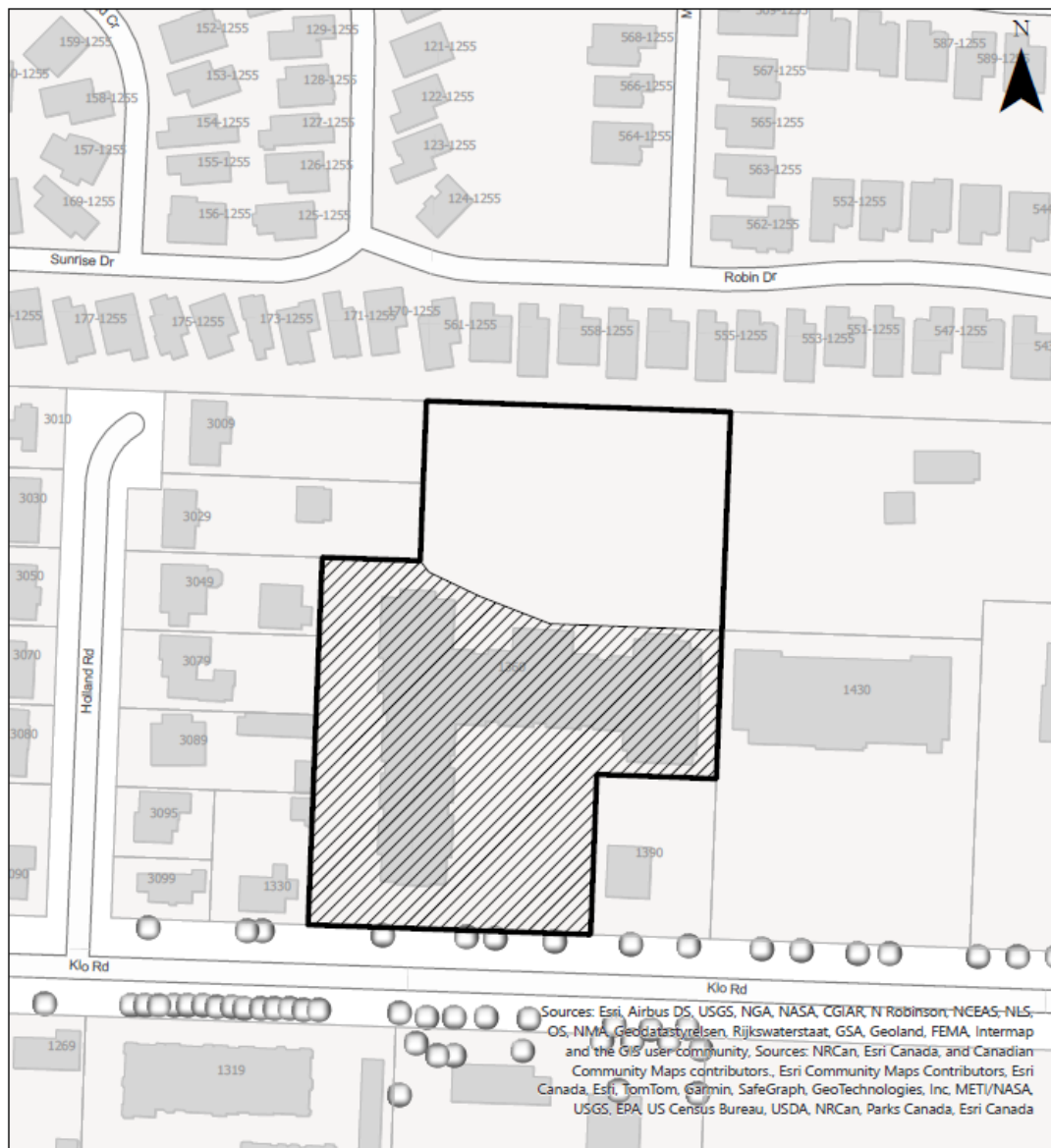


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Rev. Monday, December 2, 2024





Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

**Map 'G' 1360 KLO Road
File: Z24-0060**

-  Subject Property
-  From MF1 - Infill Housing to MF3 - Apartment Housing

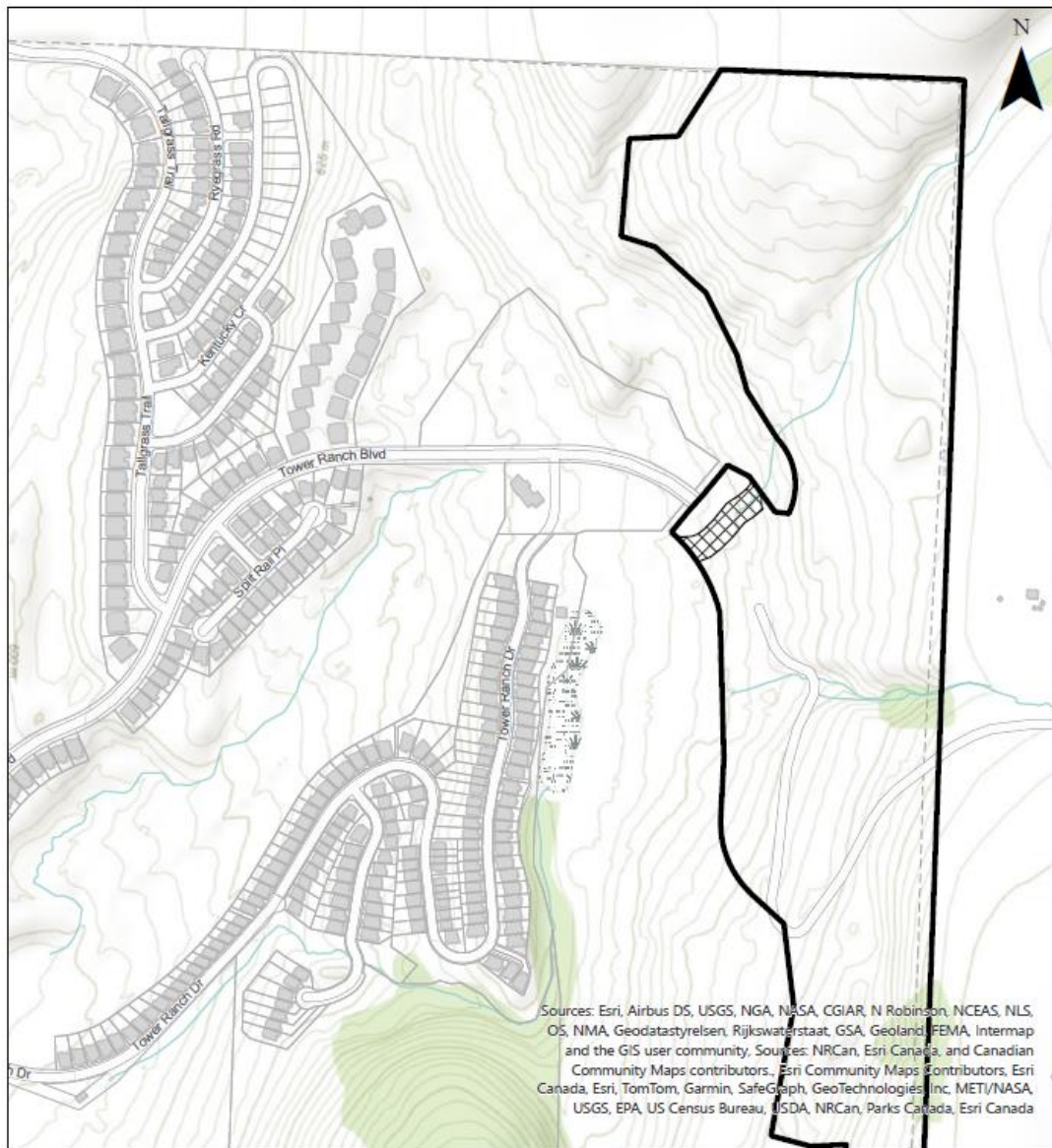


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Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
11.	2160 Tower Ranch Boulevard	Rezone portion of the lot from P ₃ – Parks and Open Space to RU ₂ – Medium Lot Housing as per Map 'H'	This portion of property was incorrectly rezoned with the SSMUH provincial implementation and should be RU ₂ - Medium Lot Housing to reflect the proposed lot layout plan for the new subdivision.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

Map 'H' 2160 Tower Ranch Boulevard
File: Z24-0060

-  Subject Property
-  From P3 - Parks and Open Space to RU2 - Medium Lot Housing



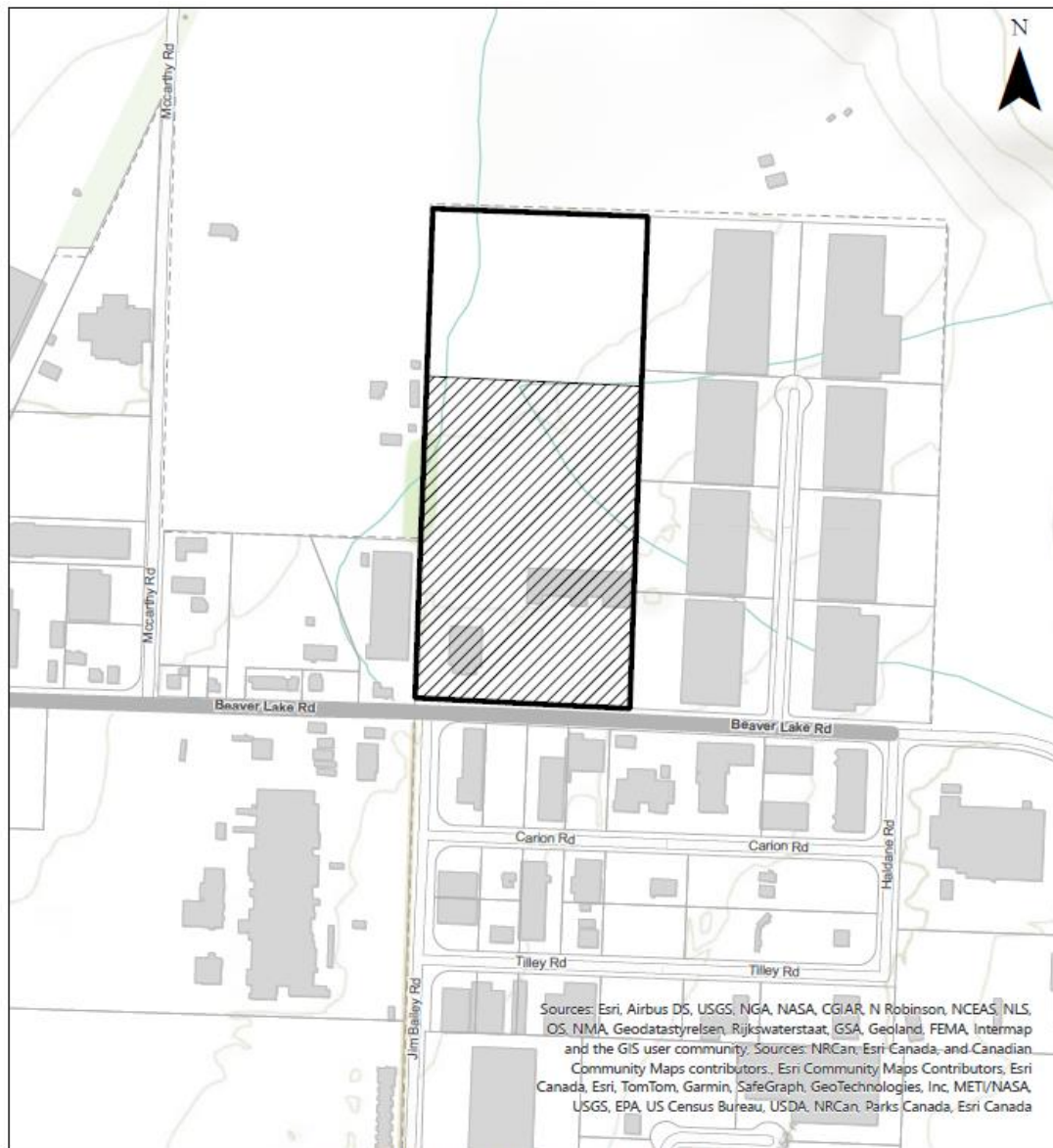
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Rev. Tuesday, December 17, 2024



Zoning Amendments

Administrative Fixes			
No	Address	Rezoning Details	Reason for Change
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.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

**Map 'I' 300-350 Beaver Lake Rd
File: Z24-0060**

-  Subject Property
-  From I3 - Heavy Industrial to I2 - General Industrial

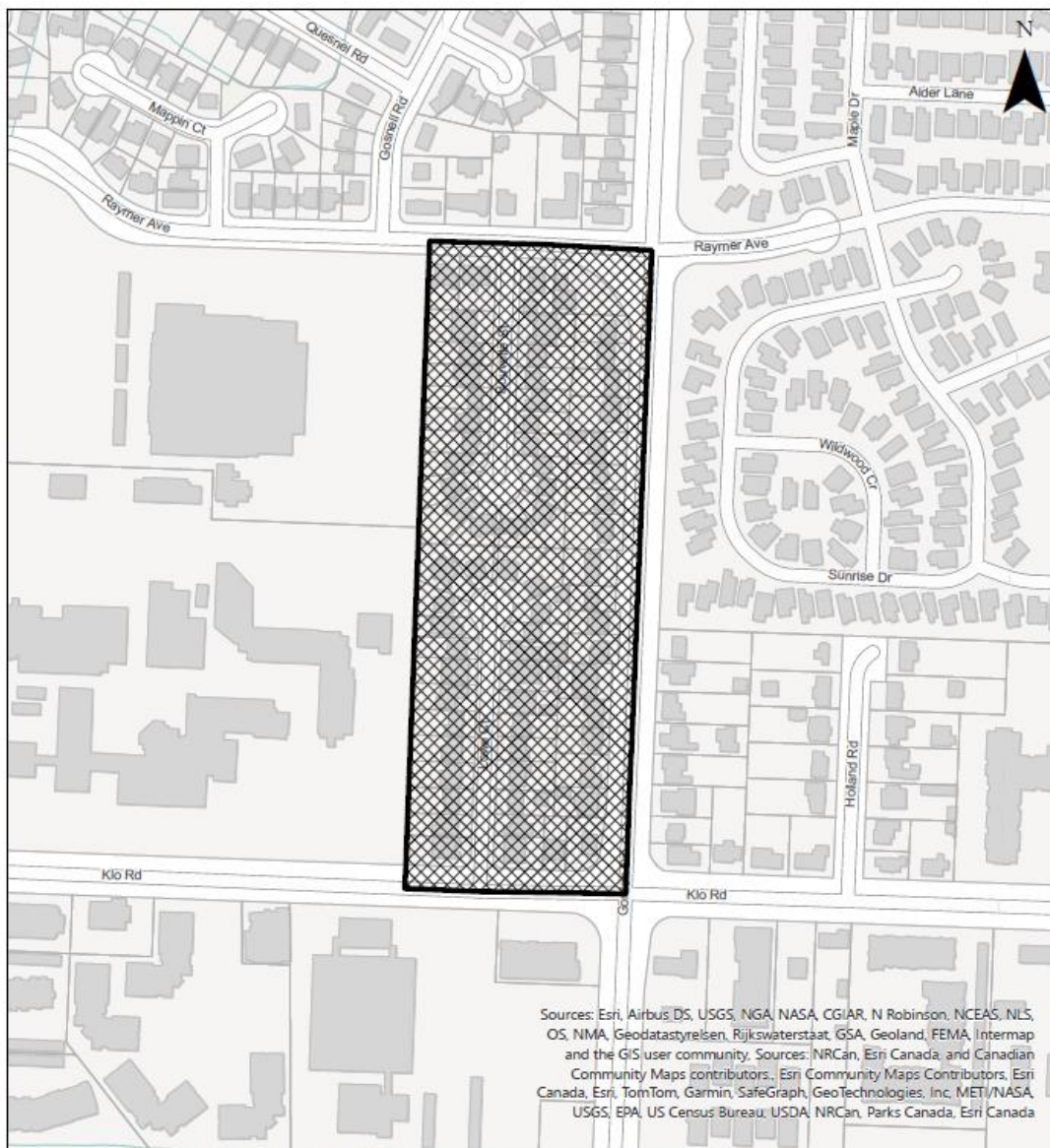


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Rev. Tuesday, December 17, 2024





Zoning Amendments

Zoning Surrounding Okanagan College			
No	Addresses	Rezoning Details	Reason for Change
1.	69 Parcels	Rezone from MF1– Infill Housing to UC5–Pandosy Urban Centre as per Map 'D'	Align zoning with Urban Centre boundary and to comply with the Provincial Transit Oriented Areas Density and height requirements.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: NRCan, Esri Canada, and Canadian Community Maps contributors. Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Esri Canada

Map 'D' 69 Parcels in Pandosy Urban Centre
File: Z24-0060

-  Subject Properties
-  From MF1– Infill Housing to UC5–Pandosy Urban Centre



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Rev. Tuesday, November 26, 2024

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Rezoning Amendments and recommend the bylaw be forwarded to public hearing
 - ▶ Fix mapping errors
 - ▶ Conform to provincial legislation