

# CITY OF KELOWNA

## BYLAW NO. 12748

### Z24-0060

## 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:
  1. Portions of Lot 4 Section 32 Township 26 ODYD Plan EPP129429 located on Grainger Road, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and from the MF2 – Townhouse Housing zone to the P3 – Parks and Open Space zone as shown on Map 'A' attached to and forming part of this bylaw;
  2. Lot 1 Section 26 Township 26 ODYD Plan EPP121151 located on Fraser Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone;
  3. A portion of Strata Lots 1 to 37 Sections 10 and 11 Township 20 ODYD Strata Plan EPS10689 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on McCarthy Road, Kelowna, BC from the I3 – Heavy Industrial zone to the I2 – General Industrial zone as shown on Map 'B' attached to and forming part of this bylaw;
  4. Portions of Lot 8 Section 20 Township 26 ODYD Plan 32159 Except Plan EPP128203 located on Noble Court, Kelowna, BC from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone and from the P2 – Education and Minor Institutional zone to the MF3r – Apartment Housing Rental Only zone as shown on Map 'C' attached to and forming part of this bylaw;
  5. Lot A District Lot 135 ODYD Plan 34922 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
  6. Lot B District Lot 135 ODYD Plan 34922 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
  7. Lot 12 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
  8. Lot 13 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
  9. Lot 14 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
  10. Lot 15 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
  11. Lot 16 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;

12. Lot 17 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
13. Lot 1 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
14. Lot 2 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
15. Lot 3 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
16. Strata Lots 1 and 2 District Lot 135 ODYD Strata Plan KAS2673 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on Lowe Court, Kelowna, BC from MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
17. Lot 5 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
18. Lot 6 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
19. Lot 7 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
20. Lot 8 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
21. Lot 9 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
22. Lot 10 District Lot 135 ODYD Plan 38814 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
23. Lot 1 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
24. Lot 2 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
25. Lot 3 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
26. Lot 4 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
27. Lot 5 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
28. Lot 6 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
29. Lot 7 District Lot 135 ODYD Plan 30518 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
30. Strata Lots 1 and 2 District Lot 135 ODYD Strata Plan K315 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on

Form 1 located on Lowe Court, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;

31. Lot 9 District Lot 135 ODYD Plan 30518 located on KLO Road, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
32. Lot A District Lot 135 ODYD Plan 14283 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
33. Lot A District Lot 135 ODYD Plan 28381 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
34. Lot 3 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
35. Lot 2 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
36. Lot 1 District Lot 135 ODYD Plan 23000 Except Plan H16127 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
37. Strata Lots 1 and 2 District Lot 135 ODYD Strata Plan KAS1320 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
38. Lot A District Lot 135 ODYD Plan 21945 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
39. Lot B District Lot 135 ODYD Plan 21945 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
40. Lot 1 District Lot 135 ODYD Plan 38307 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
41. Lot 11 District Lot 135 ODYD Plan 38814 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
42. Lot 4 District Lot 135 ODYD, Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
43. Lot 3 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
44. Lot 2 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
45. Lot A District Lot 135 ODYD Plan 17712 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
46. Lot 2 District Lot 135 ODYD Plan 17457 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;

47. Lot 1 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
48. Lot A District Lot 135 ODYD Plan 26038 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
49. Lot 25 District Lot 135 ODYD Plan 33569 located on Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
50. Lot A District Lot 135 ODYD Plan 11528 located on Raymer Avenue, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
51. Lot B District Lot 135 ODYD Plan 11528 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
52. Lot 24 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
53. Lot 23 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
54. Lot 5 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
55. Lot 6 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
56. Lot 7 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
57. Lot 8 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
58. Lot 9 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
59. Lot 10 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
60. Lot 11 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
61. Lot 12 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
62. Lot 13 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
63. Lot B District Lot 135 ODYD Plan 35023 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
64. Lot A District Lot 135 ODYD Plan 35023 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
65. Lot 16 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;

66. Lot 17 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
67. Lot 18 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
68. Lot 19 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
69. Lot 20 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
70. Lot 21 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
71. Lot 22 District Lot 135 ODYD Plan 33569 located on Bouvette Street, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
72. Lot 1 District Lot 135 ODYD Plan 24364 Except Plan KAP45674 located on Raymer Avenue, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
73. Lot 2 District Lot 235 ODYD Plan 24364 located on Raymer Avenue, Kelowna, BC from the MF1 – Infill Housing zone to the UC5 – Pandosy Urban Centre zone;
74. A portion of The South West ¼ Section 16 Township 23 ODYD Except Plan EPP123935 located on Glenmore Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'D' attached to and forming part of this bylaw;
75. Portions of Lot A Sections 4, 5, 8, and 9 Township 23 ODYD Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912, KAP85278, KAP86750, EPP24895, EPP93548, EPP101624, EPP115845 and EPP123935 located on Begbie Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'D' and Map 'E' attached to and forming part of this bylaw;
76. A portion of Lot D Section 8 Township 23 ODYD Plan KAP75116 Except Plans EPP24895, EPP24897, EPP64871, and EPP77782 located on Clifton Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'E' attached to and forming part of this bylaw;
77. A portion of The North East 1/4 of Section 5 Township 23 ODYD Except Plans 896, B645, KAP69724, EPP24895, EPP24897 and EPP64871 located on Union Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown onr Map 'E' attached to and forming part of this bylaw;
78. A portion of The North West 1/4 of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895, EPP24897, EPP66328, EPP64875 and EPP87273 located on Clifton Road North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU5 – Multiple Suburban Housing zone as shown on Map 'E' attached to and forming part of this bylaw;
79. A portion of Lot A District Lot 131 ODYD Plan EPP76548 located on KLO Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone as shown on Map 'F' attached to and forming part of this bylaw;

80. A portion 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 to the RU2 – Medium Lot Housing zone as shown on Map 'G' attached to and forming part of this bylaw; and

81. A portion of Lot 1 Section 11 Township 20 ODYD Plan EPP57272 Except Plan EPP109677 located on Beaver Lake Road, Kelowna, BC from the I3 – Heavy Industrial zone to the I2 – General Industrial zone as shown on Map 'H' attached to and forming part of this bylaw.

2) 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 24<sup>th</sup> day of February, 2025.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved pursuant to section 52(3)(a) of the Transportation Act this

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(Approving Officer – for Minister of Transportation & Transit)

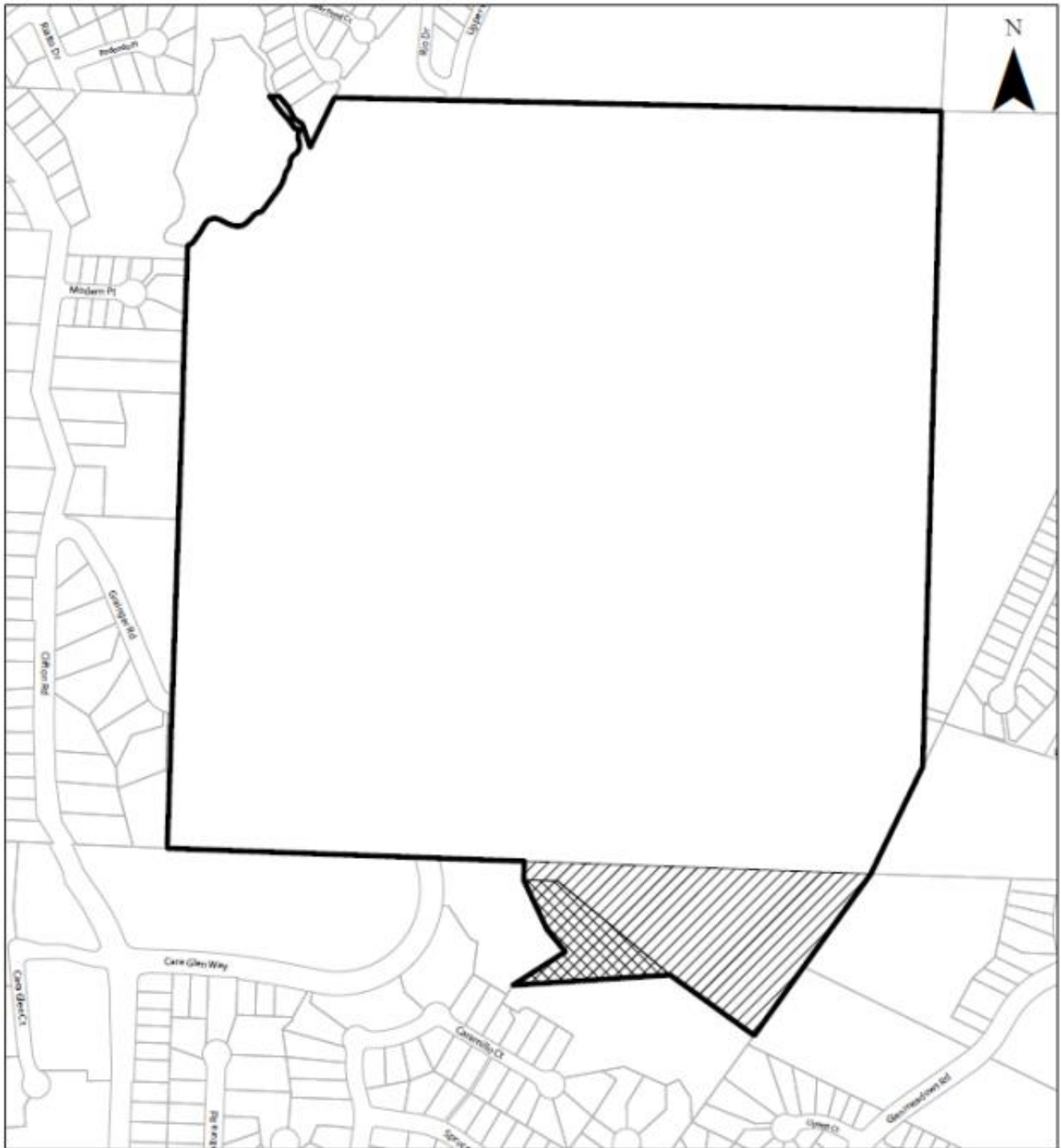
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



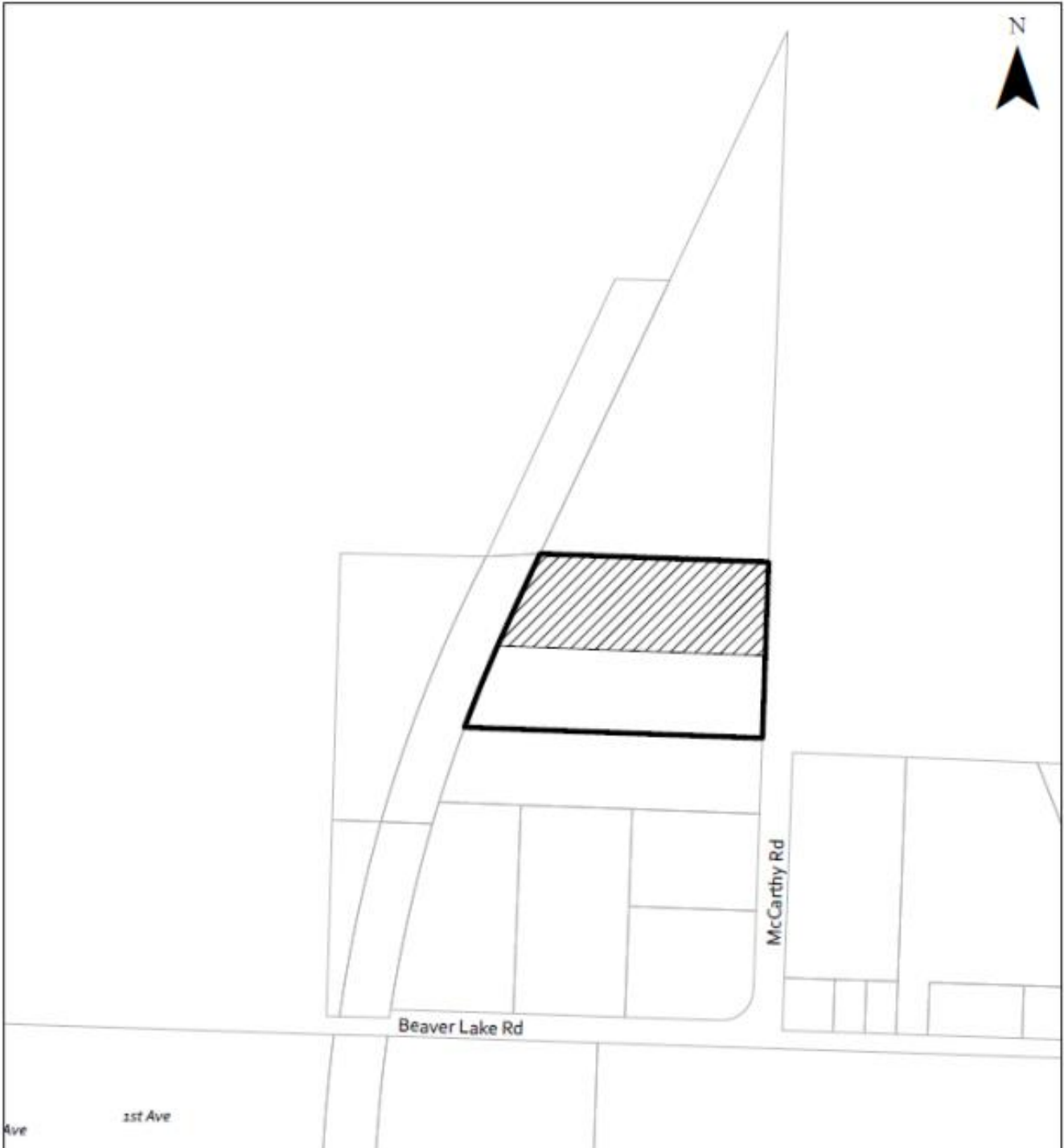
**Map 'A' (E OF) Grainger Road**  
**File: Z24-0060**

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



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.  
 Rev. Sunday, January 12, 2025





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

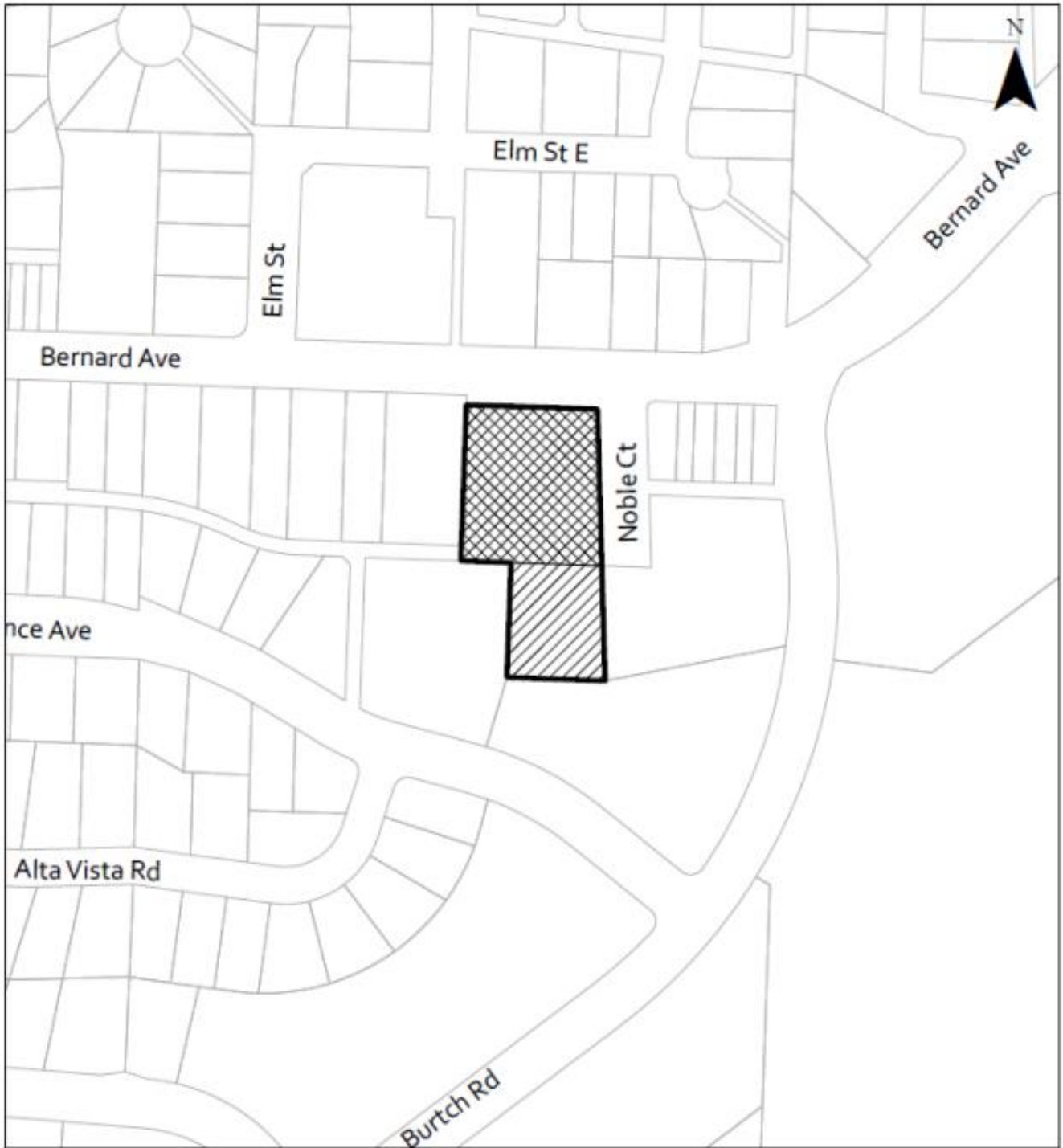
-  Subject Property
-  From I3 - Heavy Industrial to I2 - General Industrial




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Rev. Sunday, January 12, 2025





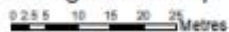


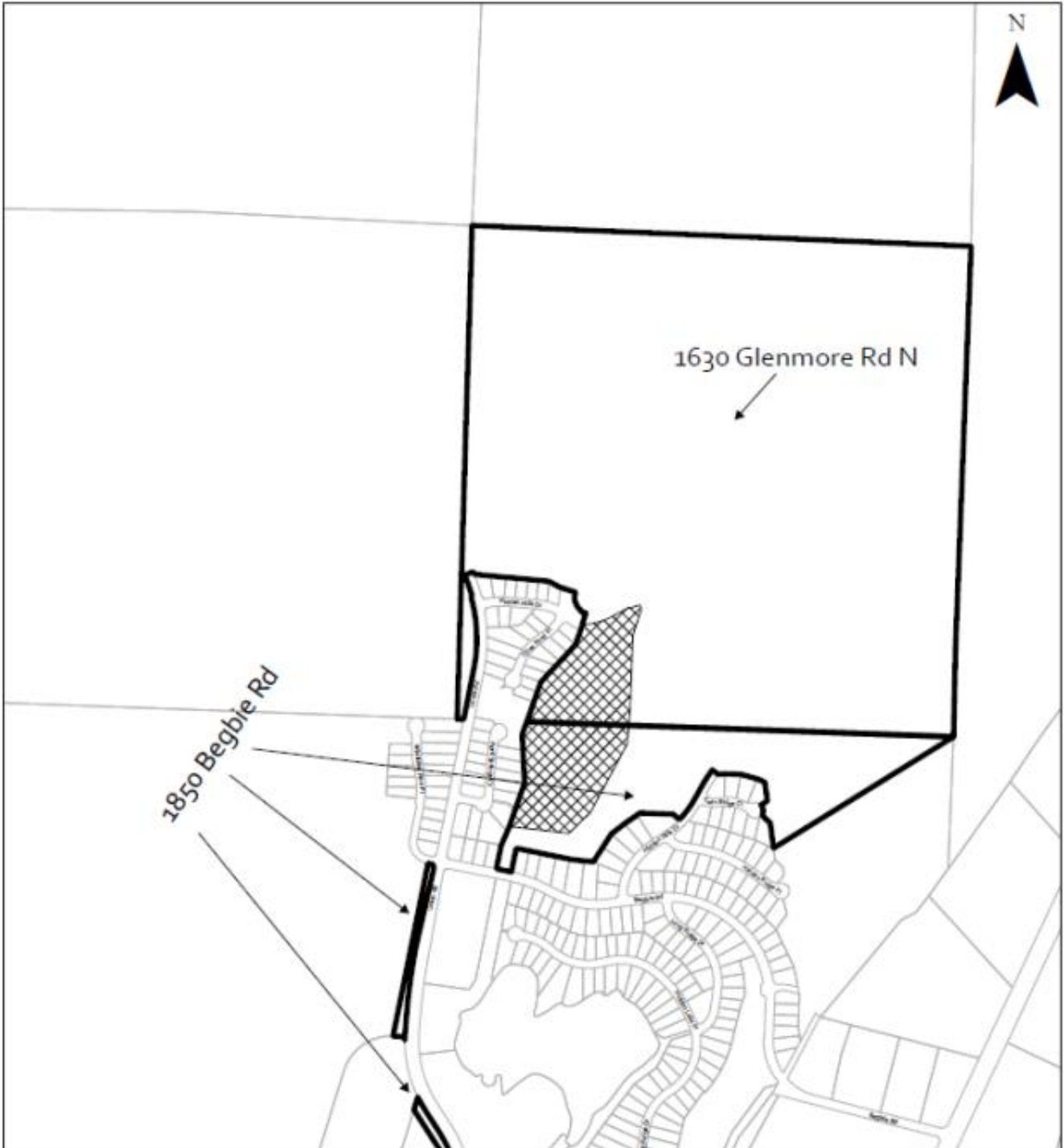
**Map 'C' 1550 Noble Court  
File: Z24-0060**

-  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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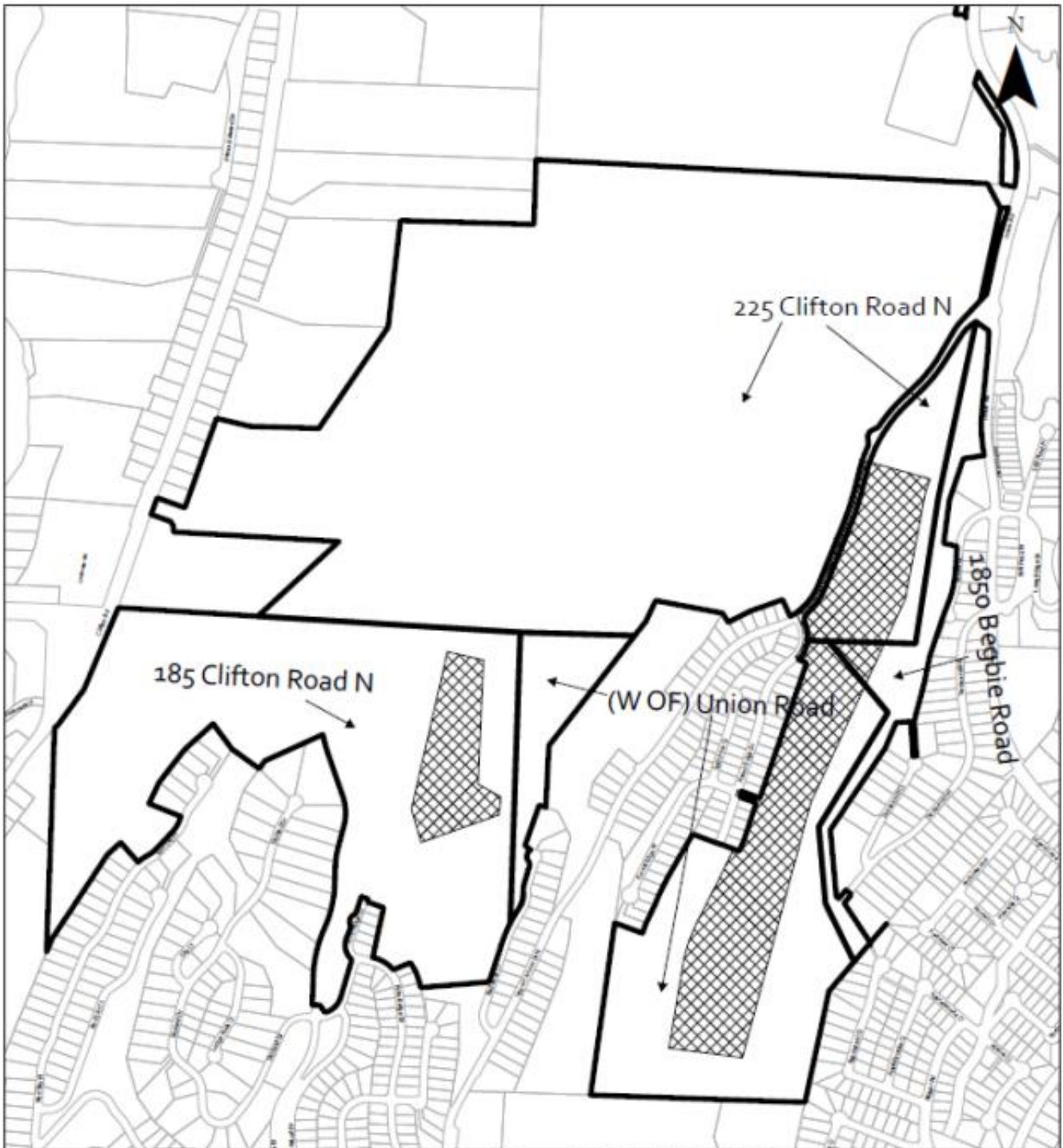


**Map 'D' 1630 Glenmore Rd N & 1850 Begbie Rd**  
**File: Z24-0060**

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


  
**City of Kelowna**  
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**Map 'E' 225 Clifton Rd N, 185 Clifton Rd N, (W OF) Union Road, &  
1850 Begbie Road  
File: Z24-0060**

 Subject Property

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




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Rev. Sunday, January 12, 2025]





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

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



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Rev. Sunday, January 12, 2025





**Map 'G' 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. Sunday, January 12, 2025





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

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



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