

REPORT TO COUNCIL REZONING



Date: April 20, 2026
To: Council
From: City Manager
Address: Multiple Properties
File No.: Z25-0041

	Existing	Proposed
Zone:	Multiple	Multiple

1.0 Recommendation

THAT Rezoning Application No. Z25-0041 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of 41 properties described in Schedule 'A', be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

AND FURTHER THAT the Zoning Bylaw Map Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone 41 parcels for administrative updates.

3.0 Development Planning

Staff have committed to continual improvements to the Zoning Bylaw and the Official Community Plan and bring forward updates as and when required. The purpose of this proposed amendment is to rezone 41 properties, which require administrative corrections. Generally, these types of updates are needed when a past development misaligns with zoning, or when public utilities are planned on city owned land. Changes are often necessary to fix errors or re-align inconsistencies in both complex documents. An accompanying OCP mapping amendment is also proposed for a portion of the properties to reflect the street context and redevelopment potential. See Table 3.1 Executive Summary for further details for each of the 41 properties.

	Address	Rezoning Details	Reason for Change
1.	889 Vaughan Ave	I1 to I1rcs as per Map A.	Bylaw No. 11866 added the RCS subzone in 2019 to the I4 zone. The subzone was removed due to City-wide ZB amendments and should apply to the property.
2.	4980 Lakeshore Road	RR2 to P3 as per Map B.	City owned lot intended for future park uses.
3.	630-690 Boynton Place	MF2 to MF3 as per Map C.	3 properties that were zoned RM4. Majority of RM4 lots were rezoned to MF2. These properties now have an apartment building, so MF3 is most appropriate.

Table 3.1 Executive Summary			
	Address	Rezoning Details	Reason for Change
4.	411 Stellar Drive	RU1 to P4 as per Map D.	City owned lot was part of the CD2 zone per the Kettle Valley Master Plan, with a major pumping station. RU1 zoning was applied with the new zoning bylaw in 2022.
5.	Killarney Road (28 lots)	RR2 to RU1 as per Map E.	The RU1 zone is meant to reflect properties that have access to community water.
6.	808 Manhattan Drive	W1 and MF1 to P3 as per Map F.	Accretion and lot line adjustment.
7.	709 McClure Road	RU1 to P4 as per Map G.	City owned lot with existing utility infrastructure intended for public service utilities.
8.	900 South Crest Drive	P3 to P4 as per Map H.	City owned lot with existing utility infrastructure intended for public service utilities.
9.	1367 Clear Pond Court	P3 to P4 as per Map I.	City owned lot with existing utility infrastructure intended for public service utilities.
10.	2230 Summit Drive	P3 to P4 as per Map J.	City owned lot with existing utility infrastructure intended for public service utilities.
11.	2602 O'Reilly Road	RR2 to P4 as per Map K.	City owned lot with existing utility infrastructure intended for public service utilities.
12.	5008 Chute Lake Road	RU1 to P4 as per Map L.	City owned lot with existing utility infrastructure intended for public service utilities.
13.	1595 Spall Road	I2 to P4 as per Map M.	Existing utility infrastructure on site with future expansion planned which will need to meet proper zoning.
*Full Legal Descriptions can be found within Schedule "A"			

Report prepared by: Carson Mackonka, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & 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.