

City of Kelowna
Regular Council Meeting
AGENDA



Tuesday, November 28, 2023

4:00 pm

Council Chamber

City Hall, 1435 Water Street

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2040* - Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 12375.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing and the Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Singh.

3. Call to Order the Public Hearing

4. Individual Bylaw Submissions

4.1 START TIME 4:00 PM - Ellis St 1175-1177 - HRA22-0001 (BL12588) - Kelowna Train Station Inc., Inc.No. BCo847922

To enter into a Heritage Revitalization Agreement for the subject property.

5. Termination

6. Call to Order the Regular Meeting

7. Bylaws Considered at Public Hearing

7.1 START TIME 4:00 PM - Ellis St 1175-1155 - BL12588 (HRA22-0001) - Kelowna Train Station Inc., Inc.No. BCo847922

To give Bylaw No. 12588 second and third reading.

8. Termination

9. Call to Order the Public Hearing

10. Individual Bylaw Submissions

10.1 START TIME 4:00 PM - Amendments to Multiple Sections of Zoning Bylaw - TA23-0010 (BL12594) - City of Kelowna

To amend the Zoning Bylaw to improve and clarify definitions and regulations in Section 3, Section 5, and Section 7 through Section 15.

11. Termination

12. Call to Order the Regular Meeting

13. Bylaws Considered at Public Hearing

13.1 START TIME 4:00 PM - Amendments to Multiple Sections of Zoning Bylaw - BL12594 (TA23-0010) - City of Kelowna

To give Bylaw No. 12594 second and third reading in order to amend sections of the Zoning Bylaw.

14. Development Permit and Development Variance Permit Reports

City Clerk to invite anyone participating online or in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

14.1 START TIME 4:30 PM - High Rd 1885 and Glenmore Dr 810 - BL12522 (Z21-0060) - Polar Projects Development Group Ltd., Inc.No. 1287251

To adopt Bylaw No. 12522 in order to rezone the subject property from the C2 – Vehicle Oriented Commercial zone and the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone.

14.2 START TIME 4:30 PM - High Rd 1885 and Glenmore Dr 810 - DP21-0132 DVP21-0133 - Polar Projects Development Group Ltd., Inc.No. 1287251

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the building setback, minimum growing medium area and the location of a driveway within landscape area regulation.

14.3 START TIME 5:15 PM - Rutland Rd N 155-179 - BL12548 (Z23-0013) - ASI Central GP Inc., Inc.No. A0117887

To amend and adopt Bylaw No. 12548 in order to rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone.

14.4 START TIME 5:15 PM - Rutland Rd N 155-179 - DP23-0038 DVP23-0039 - ASI Central GP Inc., Inc.No. A0117887

To issue a Development Permit for the form and character of a mixed-use development and a Development Variance Permit to vary the minimum side yard setbacks (north and south) for any portion of building above 16.0m in height from 4.0 m required to 0.25 m (north) and 0.13 m (south) proposed.

14.5 START TIME 5:15 PM - Supplemental Report - 285 Robson Rd W - (BL12541) Z22-0035 - 1329606 B.C. Ltd., Inc.No. BC1329606

To waive a condition of adoption of Rezoning Bylaw No. 12541, and to forward the Bylaw for final adoption.

14.6 START TIME 5:15 PM - Robson Rd W 285 - BL12541 (Z22-0035) - 1329606 B.C. Ltd., Inc.No. BC1329606

To amend and adopt Bylaw No. 12541 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the MF3r – Apartment Housing Rental Only zone.

14.7 START TIME 5:15 PM - Robson Rd W 285 - DP23-0046 DVP23-0047 - 1329606 B.C. Ltd., Inc.No. BC1329606

To issue a Development Permit and Development Variance Permit for the form and character of apartment housing with a variance to the flanking side yard setback.

15. Reminders

16. Termination

17. Procedure on each Bylaw Submission

- a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representations to Council regarding the project.
- (c) The Chair will call for representation from the public participating in person and online as follows:
 - (i) Any person wishing to make representations during the Hearing will have the opportunity to do so.
 - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.
- (f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.