

City of Kelowna
Regular Council Meeting
AGENDA



Monday, September 23, 2024

1:30 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 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.

2. Confirmation of Minutes

PM Meeting - September 9, 2024

3. Public in Attendance

3.1 Celebrating Local Olympian Jerome Blake

4. Development Application Reports & Related Bylaws

4.1 Highland Dr 1508 - Z24-0022 (BL12677) - Supplemental Report

To provide additional information on the rezoning application for 1508 Highland Dr.

4.2 Highland Dr 1508 - BL12677 (Z24-0022) - 1344628 B.C. Ltd., Inc.No. BC1344628

To give Bylaw No. 12677 first, second and third reading and adopt in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.

4.3 Cara Glen Way 1490 - OCP24-0010 (BL12700) TA24-0007 (BL12701) Z24-0013 (BL12702) - Rutherford Crestview Developments Ltd. Inc. No. Aoo8590

To amend the Official Community Plan to change the future land use designation of portions of the subject property from the C-NHD – Core Area Neighbourhood designation to NAT – Natural Areas; and to amend Zoning Bylaw No. 12375 by creating the CD29 – Cara Glen Way Comprehensive Development zone; and to rezone the subject property from the RR1 – Large Lot Rural Residential zone to the P3 – Parks and Open Space zone and CD29 – Cara Glen Way Comprehensive Development zone to facilitate the future development of multi-dwelling residential housing with commercial uses and the dedication of 5.64 acres of natural area parkland adjoining Knox Mountain Park.

4.4 Cara Glen Way 1490 - BL12700 (OCP24-0010) - Rutherford Crestview Developments Ltd. Inc. No. Aoo8590

Requires a majority of all members of Council (5).

To give Bylaw No. 12700 first reading in order to change the future land use designation of portions of the subject property from the C-NHD – Core Area Neighbourhood designation to the NAT – Natural Areas designation.

4.5 Cara Glen Way 1490 - BL12701 (TA24-0007) - Rutherford Crestview Developments Ltd. Inc. No. Aoo8590

To give Bylaw No. 12701 first reading in order to create the CD29 – Cara Glen Way Comprehensive Development zone.

4.6 Cara Glen Way 1490 - BL12702 (Z24-0013) - Rutherford Crestview Developments Ltd. Inc. No. Aoo8590

To give Bylaw No. 12702 first reading in order to rezone portions of the subject property from the RR1 – Large Lot Rural Residential zone to P3 – Parks and Open Space zone and the CD29 – Cara Glen Way Comprehensive Development zone.

4.7 Appaloosa Rd 3199 - Z24-0037 (BL12705) - City of Kelowna

To rezone the subject property from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone to facilitate future development.

4.8 Rezoning Bylaws Supplemental Report to Council

To receive a summary of notice of first reading for Rezoning Bylaws No. 12683, 12684, 12696, 12697, 12698 and 12699 and to give the bylaws further reading consideration.

4.9 Rezoning and Text Amendment Applications

To give first, second and third reading to rezoning applications and site-specific Zoning Bylaw text amendment applications.

The following bylaws will be read together unless Council wants to separate one of the bylaws.

4.9.1 Lakeshore Rd 3805 - BL12683 (Z23-0035) - Jim Pattison Industries Ltd., Inc.No. BC0928747

** This item is withdrawn by the applicant.*

To give Bylaw No. 12683 first, second and third reading in order to rezone the subject property from the P3 – Parks and Open Space zone and the P4 – Utilities zone to the VC1 – Village Centre zone.

4.9.2 Lakeshore Rd 3805 - BL12684 (TA24-0008) - Jim Pattison Industries Ltd., Inc.No. BC0928747

** This item is withdrawn by the applicant.*

To give Bylaw No. 12684 first, second and third reading in order to create a site-specific regulation allowing for a car-share program to be located within an enclosed parkade and eligible for a parking reduction.

4.9.3 Coronation Ave 627-659 - BL12697 (Z23-0070) - Coronation Holdings Ltd., Inc.No. BC1299864

To give Bylaw No. 12697 first, second and third reading in order to rezone the subject properties from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone.

4.9.4 Pandosy St 2124 - BL12699 (Z24-0027) - Necessary Homes Ltd., Inc.No. BC0850280

To give Bylaw No. 12699 first, second and third reading in order to rezone the subject property from the MF4 – Transit Oriented Areas zone to the MF4r – Transit Oriented Areas Rental Only zone to facilitate a change of uses to long-term residential rental only, while retaining and protecting the existing heritage asset known as Cadder House.

4.10 Rezoning Applications

To give first, second and third reading and adopt rezoning applications.

The following bylaws will be read together unless Council wants to separate one of the bylaws.

4.10.1 Cactus Rd 1115 - BL12696 (Z24-0015) - 1417489 B.C. Ltd., Inc.No. BC1417489

To give Bylaw No. 12696 first, second and third reading and adopt in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.

4.10.2 Drysdale Blvd 305 - BL12698 (Z24-0026) - Will McKay and Co. Ltd., Inc.No. BC0306923

To give Bylaw No. 12698 first, second and third reading and adopt in order to rezone the subject property from the MF3 – Apartment Housing zone to the VC1r – Village Centre Rental Only zone.

- 4.11 Bernard Ave 1660-1670 - BL12607 (Z23-0017) - Sole Bernard Developments Ltd., Inc.No. BC1371339**
To amend at third reading and adopt Bylaw No. 12607 in order to rezone the subject properties from the RU4 – Duplex Housing zone to the MF3 – Apartment Housing zone.
- 4.12 Bernard Ave 1660-1670 - DP23-0188 - Sole Bernard Developments Ltd., Inc.No. BC1371339**
To issue a Development Permit for the form and character of apartment housing.
- 4.13 Laurier Ave 925 - BL12635 (Z23-0082) - Amarjit and Sarbjit Gill**
To amend at third reading and adopt Bylaw No. 12635 in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.
- 4.14 Laurier Ave 925 - DP23-0224 - Amarjit and Sarbjit Gill**
To issue a Development Permit for the form and character of a five-unit townhouse development.
- 4.15 Hilltown Dr 3260 - DP23-0053 - 1918951 Alberta Ltd., Inc.No. A0110539**
To issue a Development Permit for the form and character of apartment housing.

5. Non-Development Reports & Related Bylaws

- 5.1 Planning and Development Statistics - Q2 2024**
To update Council on building and development statistics for the second quarter of 2024.
- 5.2 Transit Improvements Program 3-Year Outlook**
To approve and execute a Memorandum of Understanding for the Transit Improvement Program, outlining the 3-year expansion initiatives.
- 5.3 Permissive Tax Exemption 2025**
To consider a property tax exemption for those organizations that have met the qualifications as outlined in Permissive Tax Exemption Policy #327.
- 5.4 BL12695 - 2025 Permissive Tax Exemptions**
To give Bylaw No. 12695 first, second and third reading.
- 5.5 2024 Climate Resilient Kelowna Strategy**
To review and adopt the 2024 Climate Resilient Kelowna Strategy.

6. Resolutions

- 6.1 Draft Resolution - Council Tour of Kelowna International Airport**

7. Mayor and Councillor Items

8. Termination