

**City of Kelowna**  
**Regular Council Meeting**  
**AGENDA**



Monday, November 4, 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 - October 28, 2024

**3. Development Application Reports and Related Bylaws**

**3.1 Benvoulin Rd 3441-3443 - TA24-0013 - Satnam Singh Basran and Sucha Singh Sanghera**

To review a Staff recommendation to NOT support a site-specific Sign Bylaw text amendment application to allow an electronic message centre sign in an agricultural zone and to increase the maximum allowable electronic message centre sign from 2.0 m<sup>2</sup> permitted to 3.27 m<sup>2</sup> proposed on a site-specific basis.

**3.2 Jim Bailey Rd 8999 - TA24-0012 (BL12718) - Britannia Brewing Lake Country Company Corp., Inc.No. BC1275857**

To amend the Zoning Bylaw with a site-specific amendment to permit a maximum floor area of 300 square meters for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.

**3.3 Jim Bailey Rd 8999 - BL12718 (TA24-0012) - Britannia Brewing Lake Country Company Corp., Inc.No. BC1275857**

To give Bylaw No. 12718 first reading in order to amend the Zoning Bylaw with a site-specific amendment to permit a maximum floor area of 300 square meters for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.

### **3.4 Rezoning Bylaws Supplemental Report to Council**

To receive a summary of notice of first reading for Rezoning Bylaws No. 12712 and 12713 and to give the bylaws further reading consideration.

### **3.5 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.

#### **3.5.1 Valley Rd 728 - BL12712 (Z24-0035) - 1138742 B.C. Ltd., Inc.No. BC1138742**

To give Bylaw No. 12712 first, second and third reading and adopt in order to rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone.

#### **3.5.2 Fizet Ave 399 - BL12713 (Z24-0043) - Preeti Yadav and Manish Yadav**

To give Bylaw No. 12713 first, second, third reading and adopt in order to rezone the subject property from the MF1 – Infill Housing zone to the MF1cc - Infill Housing with Child Care Centre, Major zone.

## **4. Bylaws for Adoption (Development Related)**

### **4.1 Hwy 97 N 4690 - BL12706 (Z24-0005) - City of Kelowna**

To adopt Bylaw No. 12706 in order to rezone portions of the subject properties from the A1 - Agriculture zone to the I2 – General Industrial zone.

### **4.2 Barlee Rd 1857, 1869, 1879 - BL12707 (Z24-0024) - Barlee Road Development GP Ltd., Inc.No. BC1450498**

To adopt Bylaw No. 12707 in order to rezone the subject properties from the UC3 – Midtown Urban Centre zone to the UC3r – Midtown Urban Centre Rental Only zone.

### **4.3 St. Paul St 1355 - BL12709 (Z24-0044) - 1247752 B.C. Ltd., Inc.No. BC1247752**

To adopt Bylaw No. 12709 in order to rezone the subject property from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone.

### **4.4 Lougheed Rd 230-240 - BL12710 (TA24-0010) - Various Owners**

To adopt Bylaw No. 12710 in order to amend the Zoning Bylaw by creating a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.

## **5. Non-Development Reports & Related Bylaws**

**5.1 Lakeshore Rd 3773-3795 - RTE23-0004 Amendment**

To authorize an amendment to a Revitalization Tax Exemption Agreement and Housing Agreement Bylaw on the subject property to amend the unit count and project details.

**5.2 Lakeshore Rd 3773-3795 - BL12725 (RTE23-0004)**

To give Bylaw No. 12725 first, second and third reading.

**5.3 Business Improvement Area On-Call Funding**

To adopt a Council Policy that standardizes a funding model to support Business Improvement Areas Ambassador Programs, and to make necessary amendments to related bylaws.

**5.4 BL12714 Amendment No. 1 to Uptown Rutland Business Improvement Area Bylaw No. 12427**

To give Bylaw No. 12714 first, second and third reading.

**5.5 BL12723 Amendment No. 1 to Kelowna Downtown Business Improvement Area Bylaw No. 12575**

To give Bylaw No. 12723 first, second and third reading.

**5.6 2024 - 2025 Winter Operations Snow and Ice Control**

To update Council on action underway to prepare for 2024/2025 winter snow and ice control.

**5.7 Housing Action Plan Interim Report**

To receive an interim update on the Housing Action Plan report and to direct Staff to further explore and report back on the draft objectives and actions of the Housing Action Plan.

**5.8 Housing Accelerator Fund Transit Supportive Corridor Pilot Project**

This report is to provide information to and seek feedback from Council regarding the Transit Supportive Corridor Pilot Project occurring as part of the Housing Accelerator Fund.

**5.9 Solid Waste Management - Curbside Collection Program**

To amend the Solid Waste Management Regulation Bylaw to adapt the curbside collection program to more easily accommodate infill housing.

**5.10 BL12704 - Amendment No. 15 to the Solid Waste Management Bylaw No. 12704**

To give Bylaw No. 12704 first, second and third reading.

**6. Resolutions**

**6.1 Draft Resolution - 2025 Council Meeting Schedule**

**7. Bylaws for Adoption (Non-Development Related)**

**7.1 BL12703 - Amendment No. 14 to Solid Waste Management Regulation Bylaw No. 10106**

To adopt Bylaw No. 12703.

**7.2 BL12719 - Amendment No. 43 to Sewerage System User Bylaw No. 3480**

To adopt Bylaw No. 12719.

**8. Mayor and Councillor Items**

**9. Termination**