

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



Monday, November 25, 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 - November 18, 2024

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

**3.1 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - OCP24-0007 (BL12721) Z24-0028 (BL12722) - 1432863 B.C. Ltd., Inc.No. BC1432863**

To amend the Official Community Plan to change the future land use designation of the subject properties from the IND – Industrial designation to the S-MU – Suburban Multiple Unit designation; and to rezone the subject properties from the I2 – General Industrial zone to the MF3 – Apartment Housing zone to facilitate a multi-dwelling development.

**3.2 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12721 (OCP24-0007) - 1432863 B.C. Ltd., Inc.No. BC1432863**

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

To give Bylaw No. 12721 first reading in order to change the future land use designation of the subject properties from the IND – Industrial designation to the S-MU – Suburban Multiple Unit designation.

**3.3 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12722 (Z24-0028) - 1432863 B.C. Ltd., Inc.No. BC1432863**

To give Bylaw No. 12722 first reading in order to rezone the subject properties from the I2 – General Industrial zone to the MF3 – Apartment Housing zone.

**3.4 Houghton Rd 1028-1030 - Z23-0008 (BL12729) - Helene L. M. Letnick**

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate an affordable townhouse development.

**3.5 Rezoning Bylaws Supplemental Report to Council**

To receive a summary of notice of first reading for Rezoning Bylaw No. 12683 and Zoning Bylaw Text Amending Bylaw No. 12684 and to give the bylaws further reading consideration.

**3.6 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.

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

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.

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

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.

**3.7 St. Paul St 1355 - DP24-0027 - 1247752 B.C. Ltd., Inc.No. BC1247752**

To issue a Development Permit for the form and character of a high-rise mixed-use rental only building.

**3.8 Highland Dr 1508 - DP24-0123 - 1344628 B.C. Ltd., Inc.No. BC1344628**

To issue a Development Permit for the form and character of a townhouse development.

**4. Non-Development Reports & Related Bylaws**

**4.1 Liquor Council Policy Update and Bylaw Amendments**

To approve changes to various Council policies related to liquor, to update Development Application and Heritage Procedures Bylaw No. 12310, and to update Development Application Fees Bylaw No. 12552 with respect to liquor and fees.

- 4.2 **BL12715 - Amendment No. 5 to Development Application and Heritage Procedures Bylaw No. 12310**  
To give Bylaw No. 12715 first, second and third reading.
- 4.3 **BL12716 - Amendment No. 3 to Development Application Fees Bylaw No. 12552**  
To give Bylaw No. 12716 first, second and third reading.
- 4.4 **Housing Needs Assessment - Interim Report**  
To receive the Interim Housing Needs Assessment to fulfill legislative requirements.
- 4.5 **2025 OCP Update Process**  
To inform Council of the process for updating the OCP by the end of 2025 to meet the requirements of Bill 44, Housing Statutes Amendment Act.
- 4.6 **Unsheltered Community Costs (Phase 2) Value for Money**  
To receive a report outlining the results of the Unsheltered Community Costs (Phase 2) engagement.
- 4.7 **Value for Money 2025 Engagement Plan**  
To approve the 2025 engagement plan for the Value for Money Program.
- 4.8 **Boundary Adjustment with the District of Lake Country**  
To approve of steps to advance a boundary adjustment with the District of Lake Country.
- 5. **Bylaws for Adoption (Non-Development Related)**
  - 5.1 **BL12720 - Housing Agreement Authorization Bylaw - Belaire Ave 1330, 1340, 1350-1352**  
To adopt Bylaw No. 12720.
- 6. **Mayor and Councillor Items**
- 7. **Termination**