

City of Kelowna
Regular Council Meeting
AGENDA



Monday, January 13, 2025
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 - December 9, 2024

3. Development Application Reports & Related Bylaws

3.1 Saucier Rd 2360 - A24-0013 FH24-0002 - Catspaw Management Co. Ltd., Inc.No. 155100

To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit to allow Temporary Farm Worker Housing to accommodate 18 seasonal workers on the subject property.

3.2 Wardlaw Ave 667, 681 - Z24-0039 (BL12736) - 15017807 Canada Inc., Inc.No. A0127722

To rezone the subject properties from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone to facilitate apartment housing.

3.3 Brookside Ave 1230 - Z24-0054 (BL12737) - City of Kelowna

To rezone the subject property from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone to facilitate apartment housing.

3.4 Enterprise Way 2009 - Z24-0052 (BL12738) - WGP-241 Holdings Ltd., Inc.No. 665182

To rezone the subject property from the CA1 – Core Area Mixed Use zone to the CA1rcs – Core Area Mixed Use Retail Cannabis Sales zone to facilitate a retail cannabis sales establishment.

3.5 Rutland Rd N 920 - TA24-0011 (BL12739) - Amarjit Kaur Dhani and Sukhbir Singh Dhani

To amend the Zoning Bylaw with a Site-Specific Text Amendment to reduce the minimum density for the subject property fronting onto a Transit Supportive Corridor for lots without a lane, from a min. 1,600 m2 lot area required to 770 m2 lot area proposed.

3.6 Rezoning Bylaws Supplemental Report to Council

To receive a summary of notice of first reading for Rezoning Bylaws No. 12732 and 12735 and to give the bylaws further reading consideration.

3.7 Rezoning Applications

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

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

3.7.1 Wilkinson St 2160 - BL12732 (Z24-0042) - Wilkinson St Holdings Ltd., Inc.No. BC1321697

To give Bylaw No. 12732 first, second and third reading in order to rezone the subject property from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone.

3.7.2 Cadder Ave 789, 809 - BL12735 (Z24-0045) - Multiple Owners

To give Bylaw No. 12735 first, second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

3.8 Lynrick Rd 1702 - OCP23-0011 Z22-0028 - Extension Request

To extend the deadline for adoption of Official Community Plan Amending Bylaw No. 12603 and Rezoning Bylaw No. 12604 to January 16, 2026.

4. Bylaws for Adoption (Development Related)

4.1 St. Paul St 1428 - BL12691 (Z24-0025) - City of Kelowna

To adopt Bylaw No. 12691 in order to rezone the subject properties from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone.

4.2 Osprey Ave 459 - BL12717 (Z24-0034) - 1347431 B.C. Ltd., Inc.No. BC1347431

To adopt Bylaw No. 12717 in order to rezone the subject property from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone.

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

To adopt Bylaw No. 12729 in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.

5. Non-Development Reports & Related Bylaws

5.1 Draft Heritage Conservation Area Development Guidelines

To review the draft Heritage Conservation Area Guidelines and next steps in the process.

5.2 Updates to Council Policy No. 390 - Lobbyist Registry

To approve amendments to Council Policy No. 390 – Lobbyist Registry.

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12730 - Security Alarm Systems Bylaw

To adopt Bylaw No. 12730.

7. Mayor and Councillor Items

8. Termination