

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



Tuesday, January 21, 2025  
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](http://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](http://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 Cannan.

**3. Confirmation of Minutes**

Tuesday Meeting - November 5, 2024

**4. Call to Order the Public Hearing**

**5. Individual Bylaw Submissions**

**5.1 START TIME 4:00 PM - 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.

**6. Termination**

**7. Call to Order the Regular Meeting**

**8. Bylaws Considered at Public Hearing**

**8.1 START TIME 4:00 PM - Jim Bailey Rd 8999 - BL12718 (TA24-0012) - Britannia Brewing Lake Country Company Corp., Inc.No. BC1275857**

To give Bylaw No. 12718 second and third reading and adopt 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.

**9. Termination**

**10. Call to Order the Public Hearing**

**11. Individual Bylaw Submissions**

**11.1 START TIME 4:00 PM - 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.

**12. Termination**

**13. Call to Order the Regular Meeting**

**14. Bylaws Considered at Public Hearing**

**14.1 START TIME 4:00 PM - 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 second and third 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.

**14.2 START TIME 4:00 PM - 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 second and third reading in order to rezone the subject properties from the I2 – General Industrial zone to the MF3 – Apartment Housing zone.

**15. 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.**

**15.1 START TIME 4:00 PM - Houghton Rd 1028-1030 - DP23-0019 DVP23-0020 - Helene L.M. Letnick**

To issue a Development Permit for the form and character for a multi-dwelling affordable housing project. To issue a Development Variance Permit to reduce the minimum landscape area required, allow for a parking stall to be located in a landscape area, reduce the number of required off-street parking stalls from 29 to 23, reduce the required amenity space required, and reduce minimum the front yard setback from 3.0 m to 2.0 m.

**15.2 START TIME 4:00 PM - Via Centrale 3179 - DP23-0154 DVP23-0155 - 963341 Alberta Inc**

To issue a Development Permit for the form and character of a townhouse development and a Development Variance Permit to vary the tandem parking requirements from 0 permitted to 6 proposed, the minimum number of parking stalls from 15 required to 14 proposed, the north side yard setback from 2.1 m required to 1.53 m proposed, and the south side yard setback from 2.1 m required to 1.21 m proposed.

**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.