

City of Kelowna
Regular Council Meeting
AGENDA



Monday, February 24, 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 - February 10, 2025

3. Public in Attendance

3.1 Applebrooke Cr 154 - DVP24-0200 - Isaac Anthony Smit

The Applicant has up to 15 minutes to make representations to Council regarding the project.

Members of the Public have 5 minutes to make representation to Council regarding the project .

To hear a request for reconsideration of a Development Variance Permit Application to vary the minimum lot width from 13.0 m required to 9.9 m proposed to facilitate a two-lot subdivision.

4. Development Application Reports & Related Bylaws

4.1 Multiple Properties - OCP24-0013 (BL12743) - City of Kelowna

To amend the Official Community Plan to change the future land use designation of three parcels for administrative updates and 97 parcels around the Okanagan College to align with the designated Urban Centre boundary.

4.2 Multiple Properties - BL12743 (OCP24-0013) - City of Kelowna

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

To give Bylaw No. 12743 first reading in order to change the future land use designation of 100 parcels.

4.3 Multiple Properties - Z24-0060 (BL12748) - City of Kelowna

To rezone 12 parcels for administrative updates and to rezone 69 parcels around the Okanagan College Transit Oriented Area to align zoning with provincial legislation.

4.4 Multiple Properties - BL12748 (Z24-0060) - City of Kelowna

To give Bylaw No. 12748 first reading in order to rezone 81 parcels.

4.5 Patterson Rd 350 - Z24-0063 (BL12753) - Gurjit Kaur Bhullar and Harsimran Singh Bhatti

To rezone the subject property from the MF1 – Infill Housing zone to the MF1cc – Infill Housing with Child Care Centre, Major zone to facilitate a Child Care Centre, Major.

4.6 Hwy 97 N 3699 - Z24-0061 (BL12754) - University Business Park Ltd., Inc.No. 431185

To rezone the subject property from the C2 - Vehicle Oriented Commercial zone to the C2rcs - Vehicle Oriented Commercial Retail Cannabis Sales zone to facilitate a retail cannabis sales establishment.

4.7 Gordon Dr 5091 - Z24-0030 (BL12755) - Highstreet Canyon Falls Apartments Ltd., Inc.No. BC1311111

To rezone the subject property from the RR1 - Large Lot Rural Residential zone to the MF2 - Townhouse Housing zone to facilitate a multi-family development.

4.8 Dougall Rd N 465-495 - Z24-0062 (BL12756) - 1470626 B.C. Ltd., Inc.No. BC1470626

To rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate the development of rental apartment housing.

4.9 Rezoning Bylaws Supplemental Report to Council

To receive a summary of notice of first reading for Zoning Bylaw Text Amending Bylaws No. 12742 and 12751 and Rezoning Bylaws No. 12747, 12749, 12750, and 12752 and to give the bylaws further reading consideration.

4.10 Text Amendment and Rezoning Applications

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

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

4.10.1 Content Changes - BL12742 (TA24-0021) - City of Kelowna

To give Bylaw No. 12742 first, second and third reading in order to amend Zoning Bylaw No. 12375 by updating the following sections: Section 5 - Definitions & Interpretations, Section 6 – General Development Regulations, Section 7 – Site Layout, Section 10 – Agriculture & Rural Residential Zones, Section 12 – Mobile Home and Camping Zones, Section 13 – Multi-Dwelling Zones, and Section 14 – Core Area & Other Zones.

4.10.2 Glenmore Dr 1210, 1220, and 1226 - BL12747 (Z24-0059) - City of Kelowna

To give Bylaw No. 12747 first, second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone.

4.10.3 Secondary Suites in Townhouses - BL12751 (TA24-0017) - City of Kelowna

To give Bylaw No. 12751 first, second and third reading in order to amend the Zoning Bylaw by allowing secondary suites as a permitted use in Townhouses.

4.10.4 Laurier Ave 964 - BL12752 (Z24-0057) - 608698 B.C. Ltd., Inc.No. BCo608698

To give Bylaw No. 12752 first, second and third reading in order to rezone the subject property from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF1cc – Infill Housing with Child Care Centre, Major zone.

4.11 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.

4.11.1 Stillingfleet Rd 2236 - BL12749 (Z24-0047) - Kevin and Jacqueline Fierbach

To give first, second and third reading and adopt Bylaw No. 12749 in order to rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.

4.11.2 Stillingfleet Rd 2248 - BL12750 (Z24-0048) - 2248 Stillingfleet Road Inc.

To give Bylaw No. 12750 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.

4.12 Water St 1346 - LL24-0022 - DHL No. 48 Holdings Ltd., Inc.No. C1105825

To seek Council's support for a structural change application to the liquor service area, increase the capacity, and extend the hours of operation.

4.13 Valley Road N 212 - DP24-0165 - City of Kelowna

To issue a Development Permit for the form and character of a Youth Treatment Centre.

4.14 Pandosy St 2606-2696 - DP24-0132 - Hyeum Properties Ltd., Inc.No. BC1203139

To issue a Development Permit for the form and character of a mixed-use development.

5. Non-Development Reports & Related Bylaws

5.1 2024 Annual Report - Airport Chief Executive Officer Delegation of Authority

To receive a summary of the transactions approved by the Airport Chief Executive Officer between January 1, 2024, and December 31, 2024, in accordance with Bylaw No. 11961.

5.2 Parks in Review - 2024

To update Council on key park acquisitions and park development through 2024.

5.3 Knox Mountain Prescribed Fire Project

To receive a report outlining the plan to conduct a prescribe fire in Knox Mountain Park in partnership with BC Wildfire Service.

5.4 Next Steps on Energy Efficient, Low Carbon New Homes

To receive an update on and direct staff to engage on policies related to energy efficient and low carbon new buildings.

6. Mayor and Councillor Items

7. Termination