

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, June 17, 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 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.

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 Webber.

3. Confirmation of Minutes

Tuesday, May 13, 2025

4. Call to Order the Regular Meeting

5. 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.

5.1 START TIME 4:00 PM - Kneller Road 165 - BL12463 (Z22-0014) - Okanagan Metis & Aboriginal Society

To amend Bylaw No. 12463 at third reading and adopt in order to rezone the subject property from the MF1 - Infill Housing zone to the MF3r - Apartment Housing Rental Only zone.

5.2 START TIME 4:00 PM - Kneller Rd 115 165 - DP23-0245 DVP23-0246 - Okanagan Metis and Aboriginal Housing Society, Inc.No. S21636

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the ratio of parking space sizes, the required residential off-street parking requirements, and maximum height.

5.3 START TIME 4:00 PM - Kneller Road 211 - BL12464 (Z22-0013) - Okanagan Metis and Aboriginal Housing Society, Inc.No.S21636

To amend Bylaw No. 12464 at third reading and adopt in order to rezone the subject property from the MF1 - Infill Housing zone to the CA1r - Core Area Mixed Use Rental Only zone.

5.4 START TIME 4:00 PM - Kneller Rd 211 - DP23-0135 DVP25-0101 - Okanagan Metis and Aboriginal Housing Society, Inc.No.S21636

To issue a Development Permit for the form and character of apartment housing and a Development Variance Permit to vary the minimum number of off-street parking spaces, the minimum front yard setback, and the minimum rear yard setback for an accessory building.

5.5 START TIME 4:00 PM - Sheila Cr 491 - DVP25-0069 - David Gary Veldhoen and Karine Edith Veldhoen

To issue a Development Variance Permit to vary the required lot depth from 30.0 m required to 15.1 m proposed to facilitate a two-lot subdivision.

5.6 START TIME 4:00 PM - Abbott St 3020 - 3050 - DP24-0149 DVP25-0111 - City of Kelowna

To issue a Development Permit and Development Variance Permit for the form and character of an institutional development with variances to minimum number of trees, minimum number of parking stalls, and minimum front yard setback.

6. Termination

7. Call to Order the Public Hearing

8. Individual Bylaw Submissions

8.1 START TIME 4:30 PM - Killdeer Rd 5020 - OCP24-0008 (BL12782) Z24-0031 (BL12783) - 1289099 BC Ltd., Inc.No. BC1289099

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit and NAT – Natural Areas designation and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

9. Termination

10. Call to Order the Regular Meeting

11. Bylaws Considered at Public Hearing

11.1 START TIME 4:30 PM - Killdeer Rd 5020 - BL12782 (OCP24-0008) - 1289099 BC Ltd., Inc.No. BC1289099

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

To give Bylaw No. 12782 second and third reading in order to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation.

11.2 START TIME 4:30 PM - Killdeer Rd 5020 - BL12783 (Z24-0031) - 1289099 BC Ltd., Inc.No. BC1289099

To give Bylaw No. 12783 second and third reading in order to rezone portions of the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone.

12. Termination

13. Call to Order the Public Hearing

14. Individual Bylaw Submissions

14.1 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - OCP24-0014 (BL12790) Z24-0064 (BL12791) - City of Kelowna

To amend the Official Community Plan to change the future land use designation on portions of the subject properties from the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation and to rezone portions of the subject properties from the P3 – Parks and Open Space zone and from the A1 – Agriculture zone to the P1 – Major Institutional zone to facilitate the development of the Glenmore Protective Services Campus.

15. Termination

16. Call to order the Regular Meeting

17. Bylaws Considered at Public Hearing

- 17.1 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12790 (OCP24-0014) - City of Kelowna**

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

To give Bylaw No. 12790 second and third reading in order to change the future land use designation of portions of the subject properties from the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation.

- 17.2 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12791 (Z24-0064) - City of Kelowna**

To give Bylaw No. 12791 second and third reading in order to rezone portions of the subject properties from the P3 – Parks and Open Space zone and from the A1 – Agriculture zone to the P1 – Major Institutional zone.

18. Termination

19. Call to Order the Public Hearing

20. Individual Bylaw Submissions

- 20.1 START TIME 4:30 PM - Burtch/Harvey Area Redevelopment Plan - ARP24-0001 OCP24-0012 (BL12788) - City of Kelowna**

To endorse the Burtch/Harvey Area Redevelopment Plan and to amend the Official Community Plan to reflect the adoption of the Burtch/Harvey Area Redevelopment Plan.

21. Termination

22. Call to Order the Regular Meeting

23. Bylaws Considered at Public Hearing

- 23.1 START TIME 4:30 PM - Burtch/Harvey Area Redevelopment Plan - BL12788 (OCP24-0012) - City of Kelowna**

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

To give Bylaw No. 12788 second and third reading and adopt in order to amend the Official Community Plan to align with the Burtch/Harvey Area Redevelopment Plan.

24. Termination

25. Call to Order the Public Hearing

26. Individual Bylaw Submissions

26.1 START TIME 5:15 PM - Tenant Protection Implementation OCP25-0004 (BL12785) - City of Kelowna

To implement tenant protection measures.

27. Termination

28. Call to Order the Regular Meeting

29. Bylaws Considered a Public Hearing

29.1 START TIME 5:15 PM - BL12785 (OCP25-0004) Official Community Plan Amendment - Tenant Protection Implementation - City of Kelowna

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

To give Bylaw No. 12785 second and third reading and adopt in order to implement tenant protection measures.

30. Termination

31. Call to Order the Public Hearing

32. Individual Bylaw Submissions

32.1 START TIME 5:15 PM - Heritage Conservation Area Development Guidelines and Bylaw Amendments OCP25-0006 (BL12789) - City of Kelowna

To amend the Official Community Plan and Development Application and Heritage Procedures Bylaw in order to implement the updated Heritage Conservation Area – Conservation and Development Guidelines.

33. Termination

34. Call To Order Regular Meeting

35. Bylaw Considered At Public Hearing

35.1 START TIME 5:15 PM - BL12789 (OCP25-0006) Heritage Conservation Area Development Guidelines and Bylaw Amendments - City of Kelowna

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

To give Bylaw No. 12789 second and third reading to amend the Official Community Plan and Development Application and Heritage Procedures Bylaw.

36. Termination

37. 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.