

City of Kelowna

Regular Council Meeting

AGENDA



Monday, June 9, 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 - May 26, 2025

3. Public in Attendance

3.1 Community Safety Plan Year 3 Report

To receive the third annual progress report for Kelowna's Community Safety Plan.

4. Development Application Reports & Related Bylaws

4.1 Black Mountain Drive 675 - Z25-0004 (BL12796) - AP675 Developments Ltd., Inc. No. BC1335932

To rezone the subject property from the MF3 – Apartment Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

4.2 Harvey Ave 2271, Z24-0040 (BL12797) - Orchard Park Shopping Centre Holdings Inc, Inc No A0059814

To rezone a portion of the subject property from the C2 - Vehicle Oriented Commercial zone to the UC3 – Midtown Urban Centre zone and the UC3r – Midtown Urban Centre Rental Only zone to facilitate a mixed-use development.

4.3 Park Rd 125 - Z25-0010 (BL12798) - 1370247 B.C. LTD., INC., NO. BC1370247

To rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone to facilitate a mixed-use rental apartment building.

4.4 Supplemental Report - 2809 Benvoulin Road - Z22-0059 - Gurdwara Guru Amardas Darbar Sikh Society

To waive a condition of adoption of Official Community Plan Bylaw No. 12520 and Rezoning Bylaw No. 12521, and to forward the bylaws for final adoption.

4.4.1 Benvoulin Rd 2809 - BL12520 (OCP22-0010) - Gurdwara Guru Amardas Darbar Sikh Society Inc.No. S0040725

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

To adopt Bylaw No. 12520 in order to change the future land use of the subject property from the R-AGR - Rural - Agriculture and Resource designation to the EDINST – Educational / Institutional designation.

4.4.2 Benvoulin Rd 2809 - BL12521 (Z22-0059) - Gurdwara Guru Amardas Darbar Sikh Society Inc.No. S0040725

To adopt Bylaw No. 12521 in order to rezone the subject property from the A2 – Agriculture / Rural Residential zone to the P2 – Education and Minor Institutional zone.

4.5 Bernard Ave 1531 - DP23-0232 - Orchard City Abbeyfield Society

To issue a Development Permit for the form and character of an apartment building.

4.6 Gordon Dr 1444-1448 and Martin Ave 1085 - Z24-0003 - Extension Request

To extend the deadline for adoption of Rezoning Bylaw No.12604 to May 27, 2026.

5. Bylaws for Adoption (Development Related)

5.1 Treetop Rd 1870 - BL12676 (Z24-0016) - 1870 Treetop Road Development Ltd., Inc.No. BC1265565

To adopt Bylaw No. 12726 in order to rezone the subject property from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone.

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

To adopt Bylaw No. 12747 in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone.

5.3 Lakeshore Rd 5570 and 5600 - BL12765 (OCP24-0011) - Multiple Owners

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

To adopt Bylaw No. 12765 in order to change the future land use designation of portions of the subject properties from the R-AGR – Rural – Agricultural & Resource designation to the S-RES – Suburban Residential designation.

5.4 Lakeshore Rd 5570 and 5600 - BL12766 (Z24-0036) - Multiple Owners

To adopt Bylaw No. 12766 in order to rezone portions of the subject properties from the A2 – Agriculture / Rural Residential zone to the RR2 – Small Lot Rural Residential zone.

5.5 Bernard Ave 1181 - 1191 - BL12787 (Z25-0011) - SKJJ Bernard Land Holdings Ltd., Inc.No. BC1242190

To adopt Bylaw No. 12787 in order to rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone.

6. Non-Development Reports & Related Bylaws

6.1 2024 OCP TMP Progress Report

To receive the third annual Progress Report for the 2040 Official Community Plan and 2040 Transportation Master Plan.

6.2 Sustainable Fleet Strategy

To receive the Sustainable Fleet Strategy and to direct staff to further explore and report back on, key initiatives, as actions in the Sustainable Fleet Strategy based on decarbonization scenario 1.

6.3 Food Waste Diversion

To consider adding food waste to the curbside organics collection program.

7. Resolutions

7.1 Draft Resolution - Community Task Force on Economic Prosperity

8. Bylaws for Adoption (Non-Development Related)

8.1 BL12758 - Amendment No. 3 to Revitalization Tax Exemption Program Bylaw No. 12561

To adopt Bylaw No. 12758.

8.2 BL12778 - Amendment No. 4 to Revitalization Tax Exemption Program Bylaw No. 12561

To adopt Bylaw No. 12778.

9. Mayor and Councillor Items

10. Termination