

City of Kelowna

Regular Council Meeting

AGENDA



Monday, July 7, 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 - June 23, 2025

3. Public in Attendance

3.1 Annual Update – City of Kelowna and UBCO Research Partnership

To receive an annual progress update regarding the City of Kelowna UBCO Research Alliance.

4. Development Application Reports & Related Bylaws

4.1 Clement Ave 1089-1095 and 1097 - Z24-0019 (BL12805) - 1382554 B.C. Ltd Inc. No. BC1382554

To rezone the subject properties from the MF1–Infill Housing zone to the MF3–Apartment Housing zone to facilitate apartment housing.

4.2 Harvey Ave 2091 - Z25-0005 (BL12806) - McIntosh Properties Ltd., 0846631

To rezone the subject property from UC3 – Midtown Urban Centre zone to the UC3dt – Midtown Urban Centre Drive Through zone to facilitate the development of a food primary establishment with a drive through.

4.3 Appaloosa Rd 3020 - Z24-0018 (BL12807)- 1348730 BC Ltd., Inc.No. BC1348730

To rezone the subject property from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone to facilitate the construction of a new industrial development.

4.4 Rezoning Bylaws Supplemental Report to Council

To receive a summary of notice of first reading for Rezoning Bylaws No. 12796, 12797, 12798, 12801, 12802 and 12803 and to give the bylaws further reading consideration.

4.5 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.

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

To give Bylaw No. 12796 first, second and third reading and adopt in order to rezone the subject property from the MF3 – Apartment Housing zone to the MF2 – Townhouse Housing zone.

4.5.2 Hall Rd 3466 - BL12801 (Z24-0051) - Jennifer Leigh Edge

To give Bylaw No. 12801 first, second and third reading and adopt in order to rezone the subject property from RR2 – Small Lot Rural Residential zone to the RR2cc – Small Lot Rural Residential with Child Care Centre, Major zone.

4.5.3 Raymer Rd. 4578 BL12802 (Z24-0053) - 1475089 B.C. Ltd., Inc.No. BC1475089

To give Bylaw No. 12802 first, second and third reading and adopt in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone.

4.6 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.

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

To give Bylaw No. 12797 first, second and third reading in order 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.

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

To give Bylaw No. 12798 first, second and third reading in order to rezone the subject property from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only zone.

4.6.3 Lakeshore Rd 3577 3581 - BL12803 (Z24-0058) - Diamond Standard Properties Inc., Inc.No. BC1271558 and Harry Zamonsky

To give Bylaw No. 12803 first, second and third reading in order to rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

4.7 Nickel Rd 215 - BL12536 (Z23-0007) - Multiple Owners

To amend Bylaw No. 12536 at third reading and adopt in order to rezone from the MF1 - Infill Housing zone to the MF2 - Townhouse Housing zone.

4.8 Nickel Road 215 - DP23-0018 - Various Owners

To issue a Development Permit for the form and character of townhouse housing.

5. Non-Development Reports & Related Bylaws

5.1 2025 OCP Update - Proposed Amendments Introduction

To introduce draft OCP amendments to deliver on the Provincial Government's requirement for all municipalities to update their OCPs to align with their Interim Housing Needs Assessments by the end of 2025.

5.2 Lower Mill Creek Linear Strategic Plan

To endorse the Lower Mill Creek Linear Park Strategic Plan and to provide updated direction to staff on the management and development of the linear park.

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12792 - Road Closure Bylaw - Adjacent to 463 O'Keefe Road

City Clerk to invite anyone in the gallery who deems themselves affected by the proposed road closure to come forward.

To adopt Bylaw No. 12792.

7. Mayor and Councillor Items

8. Termination