

REPORT TO COUNCIL SUPPLEMENTAL



Date: June 9, 2025
To: Council
From: City Manager
Address: 2809 Benvoulin Rd
File No.: Z22-0059 OCP22-0010

	Existing	Proposed
OCP Future Land Use:	R – AGR – Rural – Agriculture and Resource	EDINST – Education / Institutional
Zone:	A2 – Agriculture / Rural Residential	P2 – Education and Minor Institutional

1.0 Recommendation

THAT Council waives the requirement for the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 9, 2025 to be considered in conjunction with final adoption of Rezoning Bylaw No. 12521;

AND THAT Council waives the requirement for the outstanding conditions the final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Form and Character Development;

AND THAT final adoption of Official Community Plan Bylaw No. 12520 be considered by Council;

AND FURTHER THAT final adoption of Rezoning Bylaw No. 12521 be considered by Council.

2.0 Purpose

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.

Discussion

Staff recommends waiving the requirements of final adoption of the Official Community Plan and Rezoning Bylaws. The conditions prior to final adoption that were previously set by Council included:

- Consideration of a Form & Character Development Permit; and
- Completion of Development Engineering requirements.

Form & Character Development Permit consideration is no longer typically required prior to final adoption of bylaws. A Form & Character Development Permit will be brought forward at a future Council meeting. Outstanding Development Engineering requirements must be completed prior to issuance of a Building Permit.

3.0 Background

Resolution	Date
<p>THAT Official Community Plan Map Amendment Application No. OCP22-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 1 District Lot 130 ODYD Plan 8064 located at 2809 Benvoulin Road, Kelowna, BC from the R-AGR - Rural - Agriculture and Resource designation to the EDINST – Education / Institutional designation, be considered by Council;</p> <p>THAT Rezoning Application No. Z22-0059 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 130 ODYD Plan 8064 located at 2809 Benvoulin Road, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the P2 – Education and Minor Institutional zone, be considered by Council;</p> <p>AND THAT the Official Community Plan Amendment and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;</p> <p>AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Development Planning Department dated October 11, 2022; and;</p> <p>AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Form and Character Development Permit.</p>	April 24, 2023

4.0 Application Chronology

Application Accepted: September 23, 2022

Reading Consideration: May 1, 2023

Report prepared by: Jason Issler, Planner II

Reviewed by: Adam Cseke, Development Planning Manager

Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo Z22-0059

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.