

REPORT TO COUNCIL RESCIND



Date: February 9, 2026
To: Council
From: City Manager
Address: 761-803 Saucier Ave
File No.: Z23-0037

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF3 – Apartment Housing

1.0 Recommendation

THAT Council receives, for information, the Report from the Development Planning Department dated February 9, 2026 with respect to Rezoning Application No. Z23-0037 for the property located at 761-803 Saucier Avenue;

AND THAT Bylaw No. 12671 be forwarded for rescindment consideration and the file be closed.

2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 12671 and direct Staff to close the file.

3.0 Discussion

Development applications were accepted by the City in June 2023 for the subject property. The rezoning bylaw received reading consideration in July 2024. On February 2, 2026, the subject property was rezoned to the TS1 zone as part of the Transit Supportive Corridor initiative. The applicant had completed most of the requirements for adoption of the MF3 zone; however, these were not finalized prior to the staff-initiated rezoning.

As a result, the MF3 rezoning bylaw is no longer applicable, and Staff recommend support for its rescindment. The applicant has indicated an intention to pursue a Development Permit under the new TS1 zone. This approach aligns with current application processing practices and will facilitate streamlined review for future development on the property.

4.0 Subject Property Map



5.0 Application Chronology

Application Accepted: June 8, 2023
Reading Consideration: July 8, 2024

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

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