

# REPORT TO COUNCIL REZONING



**Date:** March 30, 2026  
**To:** Council  
**From:** City Manager  
**Address:** 925 Leon Ave, 3398 McKinley Beach Lane, and 1955 Northern Flicker Crt  
**File No.:** Z26-0005

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## 1.0 Recommendation

THAT Rezoning Application No. Z26-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of three (3) parcels attached to the Report from the Development Planning Department dated March 30, 2026, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Transit;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to adoption of Zoning Bylaw Text Amending Bylaw No.12861.

## 2.0 Purpose

To rezone three (3) parcels to add the Short-Term Rental 'str' subzone.

## 3.0 Development Planning

The proposed amendment implements the direction in the Short-Term Rental Zoning Bylaw Changes report to Council dated February 9, 2026. The proposal will amend the zoning classification of three parcels by adding the Short-Term Rental 'str' subzone. The subzone is limited to properties that were operating as principal use short-term rentals prior to May 1, 2024. As part of the rezoning application requirements, strata consent was required to confirm eligibility.

**Report prepared by:** Jason Issler, Planner II  
**Reviewed by:** Jocelyn Black, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

## Attachments:

Schedule A: List of Properties