



**City of Kelowna**  
**Regular Council Meeting**  
**Minutes**

Date:	Monday, September 9, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillors Ron Cannan and Luke Stack*
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Community Safety Director, Darren Caul*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Community Planning & Development Manager, Dean Strachan*; Development Planning Department Manager, Nola Kilmartin*; Planner, Jason Issler*; Planner Specialist, Trisa Atwood*; Planner, Mark Tanner*; Housing Policy and Programs Manager, James Moore*; Transit and Programs Manager, Mike Kittmer*; General Manager, Infrastructure, Mac Logan*; Asset Management & Capital Planning Manager, Joel Shaw*; Asset Planning Manager, Joline McFarlane*; General Manager, Corporate Services, Joe Sass*; Integrated Transportation Department Manager, Brittany Hallam*; Parks and Buildings Planning Manager, Robert Parlane*; Parking Services Manager, Dave Duncan*; Landfill & Compost Operations Manager, Scott Hoekstra*; Planner Specialist, Keith Pinkoski*; Park and Landscape Planner, Stefan Johansson*; Legal & Administrative Coordinator, Lisa Schell*
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	Superintendent Kara Triance*, Kelowna RCMP Detachment

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Dyas called the meeting to order at 1:30 p.m.

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

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of August 26, 2024 be confirmed as circulated.

**Carried**

## 3. Reports

### 3.1 RCMP - Public Q1 and Q2 Report

Kara Triance, Superintendent Kelowna RCMP Detachment:

- Displayed a PowerPoint Presentation providing an update regarding the 2024 Q1 and Q2 public safety and crime trends and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receive the RCMP 2024 Mid-Year, Quarters 1 & 2, Key Performance Indicator Report from the Officer in Charge, Kelowna RCMP Detachment, dated September 9, 2024.

**Carried**

## 4. Development Application Reports & Related Bylaws

### 4.1 Cactus Rd 1115 - Z24-0015 (BL12696) - 1417489 B.C. Ltd., Inc. No. BC1417489

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z24-0015 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B Section 23 Township 26 ODYD Plan 28071, located at 1115 Cactus Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

**Carried**

### 4.2 Coronation Ave 627-659 - Z23-0070 (BL12697) - Coronation Holdings Ltd., Inc. No. BC1299864

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Rezoning Application No. Z23-0070 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 38 District Lot 139 ODYD PLAN 1037, located at 627 Coronation Ave, Kelowna, BC;
- Lot 39 District Lot 139 ODYD PLAN 1037, located at 635 Coronation Ave, Kelowna, BC;
- Lot 40 District Lot 139 ODYD PLAN 1037, located at 643 Coronation Ave, Kelowna, BC;
- Lot 41 District Lot 139 ODYD PLAN 1037, located at 651 Coronation Ave, Kelowna, BC;
- Lot 42 District Lot 139 ODYD PLAN 1037, located at 659 Coronation Ave, Kelowna, BC;

from the UC<sub>1</sub> – Downtown Urban Centre zone to the UC<sub>1r</sub> – Downtown Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated September 9, 2024.

**Carried**

**4.3 Drysdale Blvd 305 - Z24-0026 (BL12698) - Will McKay and Co. Ltd., Inc. No. BC0306923**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z24-0026 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Parcel A (Being a Consolidation of Lots 4 and 5, See CA9869654) Section 33 Township 26 ODYD Plan EPP48909, located at 305 Drysdale Blvd, Kelowna, BC from the MF<sub>3</sub> – Apartment Housing zone to the VC<sub>1r</sub> – Village Centre Rental Only zone, be considered by Council.

**Carried**

**4.4 Pandosy St 2124 - Z24-0027 (BL12699) - Necessary Homes Ltd., Inc. No. BCo850280**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Rezoning Application No. Z24-0027 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 14 ODYD Plan EPP129773, located at 2124 Pandosy St, Kelowna, BC from the MF<sub>4</sub> – Transit Oriented Areas zone to the MF<sub>4r</sub> – Transit Oriented Areas Rental Only zone, be considered by Council;

AND THAT Council consider the repeal of Bylaw No. 11124 – Heritage Revitalization Agreement Authorization Bylaw for the property legally known as LOT 1 DL 14 ODYD PLAN EPP129773, located at 2124 Pandosy Street, Kelowna, BC;

AND FURTHER THAT final adoption of the Zoning Amendment Bylaw and Heritage Revitalization Agreement Repeal Bylaw be considered in conjunction with Council's consideration of a Heritage Alteration Permit for the subject property.

**Carried**

**4.5 Richter St 1080-1090 - DVP24-0087 - LL23-0007 - Bromaxx Property Group Ltd., Inc. No. BC1021305**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0087 for Lot 1 District Lot 139 ODYD Plan 7858, located at 1080-1090 Richter St, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

**Table 8.3.4: Industrial, Parking Requirement**

To vary the required parking from 7 stalls to 0 (zero) stalls proposed for a maximum of 30 individual single day events per calendar year.

AND THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

AND FURTHER THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Red Bird Brewing for a special event area endorsements / license amendment for Lot 1 District Lot 139 ODYD Plan 7858, located at 1080-1090 Richter St, Kelowna, BC for the following reasons:
2. Council's comments on LCLB's prescribed considerations are as follows:
  - a. The location of the special event area:  
The subject property is located in the north end of the City adjacent to Recreation Avenue Park to the west. The applicant is proposing a special event area endorsement that will include the existing rear building, seasonal patio area located between the building and street & surface parking lot area adjacent to Richter St.
  - b. The proximity of the special event area to other social or recreational facilities and public buildings:  
The subject site is located adjacent to Recreation Avenue Park to the west which includes recreational facilities and public buildings. The liquor service area proposed for the site predominantly faces Richter St and the building location and orientation on-site provides a natural buffer to Recreation Avenue Park.
  - c. The person capacity of the special event area endorsement:  
The existing establishment has a maximum capacity of 500-persons including a maximum of 186-persons inside the rear building with the remaining 314-person capacity located in the seasonal outdoor area located between the building and street. The application proposes increasing the maximum site capacity for events to 750 people, inclusive of staff, entertainment, and security. Of the 750-person capacity for events a maximum of 186-persons would be located inside the building with the remaining 564-person capacity located outside the building.
  - d. Traffic, noise, parking and zoning:  
Expanding the existing liquor service for the site to increase the maximum capacity from 500-persons existing to 750-persons will increase the potential conflict for traffic, noise, and parking demand. Should Council support the parking variance, the existing surface parking lot containing seven parking

stalls could be converted for event use for a maximum of 30 individual single day events per calendar year. The combination of a capacity increase of 250-persons during events and zero available on-site parking will subsequently create increased competition for street parking in the immediate area, especially when events are being held. This could have a negative impact on street parking availability for other businesses in the area. Additionally, a vast majority of the site's capacity would be located outside the building which creates a larger potential for noise conflicts within the neighbourhood, especially with a patio closure time of 12 AM which exceeds the standard 11 PM closure time for outdoor spaces.

- e. The impact on the community if the application is approved:  
Red Bird Brewing hosts a variety of annual events. The number of hosted events has ranged over the last few years but has typically been between 10-18 individual event days. The increase to host up to 30 individual single day events will increase local traffic demands, parking and potential for noise conflict with other businesses and uses.
3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

**Carried**

**4.6 Belaire Ave 1310, 1320 - BL12652 (Z23-0031) - 432623 B.C. Limited, Inc. No. BC1007009**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12652 be adopted.

**Carried**

**4.7 Belaire Ave 1310 and 1320 - DP23-0095 - 432623 B.C. Limited, Inc. No. BC1007009**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT final adoption of Rezoning Bylaw No. 12652 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0095 for Lot 29 District Lot 137 ODYD Plan 10011, located at 1310 Belaire Ave and Lot 30 District Lot 137 ODYD Plan 10011, located at 1320 Belaire Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

**4.8 Lanfranco Rd 1007 - BL12669 (Z24-0008) - 1445833 B.C. Ltd, Inc. No. BC1445833**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12699 be adopted.

**Carried**

**4.9 Lanfranco Rd 1007, DP24-0057 - 1445833 B.C. Ltd, Inc. No. BC1445833**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT final adoption of Rezoning Bylaw No. 12669 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP24-0057 for Lot C District Lot 135 ODYD Plan 20294, located at 1007 Lanfranco Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Landscape Designer;

AND THAT the applicant be required to complete the above-noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

**5. Bylaws for Adoption (Development Related)**

**5.1 Updates to Various Sections - BL12682 (TA24-0009) - City of Kelowna**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12682 be adopted.

**Carried**

**5.2 Swainson Rd 1785 - BL12693 (Z24-0012) - G.P. Sandher Holdings Ltd., Inc. No. BC1392723**

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Bylaw No. 12693 be adopted.

**Carried**

The meeting recessed at 3:14 p.m.

The meeting reconvened at 3:25 p.m.

**6. Non-Development Reports & Related Bylaws**

**6.1 Rental Housing Grant Program - Grant Authorization 2024 2025**

Councillor Stack declared a perceived conflict of interest due to working with organizations that occasionally apply for rental housing grants and disconnected from the meeting at 3:26 p.m.

Staff:

- Displayed a PowerPoint Presentation outlining the recommended rental housing grant applications received and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from Housing Policy and Programs dated September 9, 2024;

AND THAT Council approve the 2024/2025 Rental Housing Grants as outlined in the Report from Housing Policy and Programs dated September 9, 2024.

**Carried**

**6.2 Transit Operations and Maintenance Facilities Project Updates**

Staff:

- Displayed a PowerPoint Presentation providing an update on the status of the two Transit Operations and Maintenance Facilities projects and responded to questions from Council.

Councillor Stack rejoined the meeting at 3:35 p.m.

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Council receives for information, the report from Integrated Transportation dated September 9, 2024, with regards to the Transit Operations and Maintenance Facilities.

**Carried**

**6.3 10-Year Capital Plan 2025-2034**

Staff:

- Displayed a PowerPoint Presentation providing a final review of the 10-Year Capital Plan and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Singh

THAT Council receives, for information, the report from Corporate Services dated September 9, 2024, with respect to this year's annual update to the 10-Year Capital Plan;

AND THAT Council adopt the 10-Year Capital Plan.

Carried

Councillors Cannan, Lovegrove and Wooldridge - Opposed

**6.4 Amendment to Kelowna Vernon Biosolids Management Agreement**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the proposed amendments to the Kelowna-Vernon Biosolids Management Agreement and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives for information, the report from Utility Services dated September 9, 2024, with respect to the Regional Biosolids Composting Facility Joint Operating Agreement with the City of Vernon;

AND THAT the Mayor and City Clerk be authorized to execute the revised updated Regional Biosolids Composting Facility Joint Operating Agreement between the Cities of Vernon and Kelowna dated April 4, 2024.

Carried

**6.5 City Signature Sign - Milestone Check-In**

Staff:

- Displayed a PowerPoint Presentation providing an update on the City Signature Sign Project and proposed location of Stuart Park and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Parks & Buildings Planning Department, dated September 9, 2024, regarding the signature sign projects;

AND THAT Council endorses the recommended signature sign location at Stuart Park as well as the project objectives, as outlined in this report, and directs staff to proceed expressions of interest (EOI) for design and fabrication teams.

Carried

**6.6 North Entry Monument - Recommended Concept**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the proposed North Entry Monument and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Council receives for information the report from Parks & Buildings Planning Department, dated September 9, 2024 regarding the north entry monument project;



AND THAT Council endorses the recommended vision and concept from the Parks and Buildings Department, dated September 9, 2024.

Carried  
Councillor Cannan – Opposed

## 7. Bylaws for Adoption (Non-Development Related)

### 7.1 BL12694 Amendment No. 28 to Subdivision, Development and Servicing Bylaw No. 7900

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw No. 12694 be adopted.

Carried

## 8. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance, on behalf of Mayor and Council, at the Apple Fest held at the Kelowna Farmer's Market and provided a special thank you to Jason Chan for leading this initiative.
- Spoke to their attendance at the Truswell Park Opening.
- Spoke to their attendance at the send-off of the 2024 Cops for Kids Riders.
- Spoke to their attendance at the Project 1000 Jamaican relief fund luncheon.
- Reminder that the United Way BC Day Kick off Breakfast is on September 12, 2024.
- Reminder of the Park Place ribbon cutting on September 13, 2024.

Councillor Lovegrove:

- Commented on the UBCM resolution for the Provincial pilot project for traffic noise enforcement.
- Acknowledged Truth & Reconciliation Day and presented the Mayor with the book 21 Things You May Not Know About the Indian Act.

Councillor Hodge:

- Spoke to their attendance at the AGM Okanagan Water Basin Board meeting.

Councillor Singh:

- Spoke to the annual Kelowna Firefighters' 9/11 walk up Knox Mountain Road honouring the firefighters that climbed the World Trade Centre towers.
- Will be attending the Cultural Society dinner and dance on September 13, 2024.
- Will be attending Recovery Day, September 14, 2024 at Rowcliffe Park.

Mayor Dyas:

- Congratulated Councillors DeHart and Singh for receiving the King Charles III Coronation Medal for Community Service.

Councillor Cannan:

- Commented that the Kelowna Tourism Symposium is taking place on September 25, 2024.

Councillor Wooldridge:

- Commented on this being their final Monday Council meeting ahead of the Provincial Election.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Council authorize Councillor Wooldridge take an unpaid leave of absence beginning on Writ Day until after Final Voting Day in the 2024 Provincial General Election.

Carried

**9. Termination**

This meeting was declared terminated at 5:41 p.m.

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Mayor Dyas

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City Clerk

/acm