



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, November 4, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Absent	Councillor Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Manager, Dean Strachan*; Planner, Sara Skabowski*; Development Planning Manager, Trisa Atwood*; Community Safety Director, Darren Caul*; Community Safety Services Manager, Kevin Duggan*; General Manager, Infrastructure, Mac Logan*; Infrastructure Operations Department Manager, Geert Bos*; Social Development Manager, Colleen Cornock*; Housing Policy and Programs Manager, James Moore*; Social Development Supervisor, Stephanie Martin*; Planner, Graham Allison*; Long Range Planning Manager, Robert Miles*; Project Manager, Arlene Janousek*; Mobility Specialist, Cameron Noonan*, Utility Services Department Manager, Kevin Van Vliet*; Landfill and Compost Operations Manager, Scott Hoekstra*; Legal & Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Dyas called the meeting to order at 1:33 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 Wooldridge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of October 28, 2024 be confirmed as circulated.

**Carried**

### 3. Development Application Reports and Related Bylaws

#### 3.1 Benvoulin Rd 3441-3443 - TA24-0013 - Satnam Singh Basran and Sucha Singh Sanghera

Staff:

- Displayed a PowerPoint Presentation summarizing the application and provided rationale for non-support.

Jas Sanghera and Satnam Basran, Don-O-Ray Farms, Applicant:

- Provided background regarding Don-O-Ray Farms and noted that it has been their family run business since 2005.
- Spoke to their community support and involvement.
- Commented that they worked with a company to replace their current sign; believes electric signage is more visual than a static sign as it assists in advancing communication with customers, makes it easier to change the content and designed to handle all weather conditions.
- Commented that the electric sign does not flash and would only be used seasonally from 8:00 a.m. to 8:00 p.m.
- Asked Council to consider each applicant on their own merit.
- Responded to questions from Council.

Staff:

- Responded to question from Council.

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Sign Bylaw Text Amendment Application No. TA24-0013 to amend City of Kelowna Sign Bylaw No. 11530 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 4, 2024 for Lot 1 District Lot 132 ODYD Plan KAP78305, located at 3441 – 3443 Benvoulin Rd, be considered by Council;

AND THAT the Sign Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

**Defeated**

Mayor Dyas, Councillors Lovegrove, Stack, Webber and Wooldridge - Opposed

#### 3.2 Jim Bailey Rd 8999 - TA24-0012 (BL12718) - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Zoning Bylaw Text Amendment Application No. TA24-0012 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 4, 2024, for Lot 1 Section 2 Township 20 ODYD PLAN EPP98124 located at 8999 Jim Bailey Rd be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

**Carried**

**3.3 Jim Bailey Rd 8999 - BL12718 (TA24-0012) - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857**

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12718 be read a first time.

**Carried**

Councillor DeHart joined the meeting at 2:22 p.m.

**3.4 Rezoning Bylaws Supplemental Report to Council**

City Clerk:

- Commented on notice of first reading and correspondence received.

**3.5 Rezoning Applications**

**3.5.1 Valley Rd 728 - BL12712 (Z24-0035) - 1138742 B.C. Ltd., Inc. No. BC1138742**

**3.5.2 Fizet Ave 399 - BL12713 (Z24-0043) - Preeti Yadav and Manish Yadav**

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw Nos. 12712 and 12713 each be read a first, second and third time and be adopted.

**Carried**

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

**4.1 Hwy 97 N 4690 - BL12706 (Z24-0005) - City of Kelowna**

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12706 be adopted.

**Carried**

**4.2 Barlee Rd 1857, 1869, 1879 - BL12707 (Z24-0024) - Barlee Road Development GP Ltd., Inc. No. BC1450498**

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12707 be adopted.

**Carried**

**4.3 St. Paul St 1355 - BL12709 (Z24-0044) - 1247752 B.C. Ltd., Inc. No. BC1247752**

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12709 be adopted.

**Carried**

#### 4.4 Loughheed Rd 230-240 - BL12710 (TA24-0010) - Various Owners

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12710 be adopted.

**Carried**

### 5. Non-Development Reports & Related Bylaws

#### 5.1 Lakeshore Rd 3773-3795 - RTE23-0004 Amendment

Staff:

- Provided an overview of the amendment to the Revitalization Tax Exemption Agreement and Housing Agreement Bylaw and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Development Planning Department dated November 4, 2024, with respect to amendments to Revitalization Tax Exemption Agreement RTE23-0004 and Housing Agreement Bylaw No. 12565, both concerning the property located at Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300, located at 3773 – 3795 Lakeshore Road, Kelowna, BC;

AND THAT Council authorizes amendments to Revitalization Tax Exemption Agreement RTE23-0004 between the City of Kelowna and Westcorp On The Lake Inc., Inc. No. A75763 for Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300, located at 3773 – 3795 Lakeshore Road, Kelowna, BC as set out in Schedule A of the report from the Development Planning Department dated November 4, 2024;

AND THAT Council authorizes the Development Planning Department Manager to execute the amendments to Revitalization Tax Exemption Agreement RTE23-0004 on behalf of the City of Kelowna;

AND THAT Bylaw No. 12565 be rescinded;

AND FURTHER THAT Bylaw No. 12725 authorizing a Housing Agreement between the City of Kelowna and Westcorp On The Lake Inc., Inc. No. A75763, which requires the owners to maintain 521 dwelling units as rental housing for 10 years for Lot 1 District Lot 134 ODYD EPP41204 Except Plan EPP112300 located at 3773 – 3795 Lakeshore Road, Kelowna, BC be forwarded for reading consideration.

**Carried**

#### 5.2 Lakeshore Rd 3773-3795 - BL12725 (RTE23-0004)

Moved By Councillor Stack/Seconded By Councillor Cannan

THAT Bylaw No. 12725 be read a first, second and third time.

**Carried**

#### 5.3 Business Improvement Area On-Call Funding

Staff:

- Displayed a PowerPoint Presentation providing an overview of the proposed Council Policy and funding and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Revenue Branch and Community Safety Department dated November 4, 2024 regarding the establishment of a Business Improvement Area Ambassador Program Funding Model;

AND THAT Council adopts Council Policy No. 393, being BIA Ambassador Program Funding;

AND THAT Bylaw No. 12575 being Amendment No. 1 to Bylaw No. 12575 Kelowna Downtown Business Improvement Area 2024 - 2028, be forwarded for reading consideration.

AND FURTHER THAT Bylaw No. 12714 being Amendment No. 1 to Bylaw No. 12427 Uptown Rutland Business Improvement Area 2023-2027, be forwarded for reading consideration.

Carried

**5.4 BL12714 Amendment No. 1 to Uptown Rutland Business Improvement Area Bylaw No. 12427**

Moved By Councillor Webber/Seconded By Councillor Stack

THAT Bylaw No. 12714 be read a first, second and third time.

Carried

**5.5 BL12723 Amendment No. 1 to Kelowna Downtown Business Improvement Area Bylaw No. 12575**

Moved By Councillor Stack/Seconded By Councillor Webber

THAT Bylaw No. 12723 be read a first, second and third time.

Carried

Councillor DeHart left the meeting at 3:05 p.m.

The meeting recessed at 3:05 p.m.

The meeting reconvened at 3:14 p.m.

**5.6 2024 - 2025 Winter Operations Snow and Ice Control**

Staff:

- Displayed a PowerPoint Presentation providing an overview of preparations for the 2024/2025 winter operations, snow and ice control and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the Report from Infrastructure Operations dated November 4, 2024, regarding Snow & Ice Control Program preparedness.

Carried

**5.7 Housing Action Plan Interim Report**

Staff:

- Displayed a PowerPoint Presentation providing an update on the development of the Housing Action Plan and key actions and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives for information the report from the Housing Policy and Programs and Social Development Departments, dated November 4, 2024, regarding the Housing Action Plan Interim Report;

AND THAT Council directs Staff to further explore and report back on the draft objectives and actions of the Housing Action Plan as described in the report from the Housing Policy and Programs and Social Development Departments, dated November 4, 2024.

**Carried**

**5.8 Housing Accelerator Fund Transit Supportive Corridor Pilot Project**

Staff:

- Displayed a PowerPoint Presentation to provide an overview of the pilot project to pre-zone select transit supportive corridors and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Long Range Planning & Housing Policy and Programs departments dated November 4, 2024 with information about the Housing Accelerator Fund Transit Supportive Corridor Pilot Project.

**Carried**

Councillor Cannan – Opposed

**5.9 Solid Waste Management - Curbside Collection Program**

Staff:

- Displayed a PowerPoint Presentation outlining the proposed amendments to the Solid Waste Management Regulation Bylaw 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 November 4, 2024, with regards to curbside waste collection for infill housing;

AND THAT Bylaw 12704, Amendment No. 15 to the Solid Waste Management Regulation Bylaw 10106, be forwarded for reading consideration.

**Carried**

Councillor Webber - Opposed

**5.10 BL12704 - Amendment No. 15 to the Solid Waste Management Bylaw No. 12704**

Moved By Councillor Webber/Seconded By Councillor Stack

THAT Bylaw No.12704 be read a first, second and third time.

**Carried**

Councillor Webber - Opposed

## 6. Resolutions

### 6.1 Draft Resolution - 2025 Council Meeting Schedule

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT the 2025 Council Meeting Schedule be adopted as follows:

Monday Regular Meetings	Public Hearing/Regular Meetings
January 13, 20 and 27	January 21
February 10 and 24	February 11
March 3, 10, 17 and 31	March 11
April 7, 14, and 28	April 8
May 5, 12 and 26	May 13
June 9, 16, 23 and 25*	June 17
July 7 and 21	July 22
August 11 and 25	August 26
September 8, 15 and 29	September 16
October 6, 20 and 27	October 21
November 3, 17 and 24	November 18
December 1, 4* and 8	

- June 25<sup>th</sup> – Pre-Budget Council Meeting
- December 4<sup>th</sup> – 2026 Budget Deliberations

Carried

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

### 7.1 BL12703 - Amendment No. 14 to Solid Waste Management Regulation Bylaw No. 10106

Moved By Councillor Stack/Seconded By Councillor Cannan

THAT Bylaw No. 12703 be adopted.

Carried

### 7.2 BL12719 - Amendment No. 43 to Sewerage System User Bylaw No. 3480

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12719 be adopted.

Carried

## 8. Mayor and Councillor Items

Mayor Dyas:

- Commented on the Memorial Cup bid and anticipated a response by the end of November, 2024.

Councillor Cannan:

- Made a Notice of Motion for a Policy for complimentary City parking for Veterans.
- Commented on Remembrance Day events on November 11, 2024.
- Congratulated the Okanagan Sun Football team for securing a spot in the Canadian Bowl on November 9, 2024 in Windsor, Ontario.

Councillor Singh:

- Spoke to their attendance at the Kelowna Fire Department Chief Officer's Awards and Recognition Ceremony last week.
- Will be representing Council at the Remembrance Day ceremonies being held at the Cenotaph in Lions Park, Rutland.

Councillor Lovegrove:

- Commented on the Memorial Cup bid.
- Spoke to their participation in a school tour of Council Chambers.
- Will be attending a Prefabricated Building Conference this week.
- Will be attending Remembrance Day events.

**9. Termination**

This meeting was declared terminated at 5:07 p.m.

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Mayor Dyas

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City Clerk

/acm