



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, November 25, 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 Participating Remotely	Councillor Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Dean Strachan*; Development Planning Manager, Trisa Atwood*; Planner, Jason Issler*; Planner, Mark Tanner*; Project Manager, Arlene Janousek*; Housing Policy and Programs Manager, James Moore*; Planner Specialist, Tracy Guidi*; Long Range Planning Manager, Robert Miles*; General Manager, Corporate Services, Joe Sass*; Integrated Transportation Department Manager, Brittany Hallam*; Business Performance and Advisory Services Manager, Shelley Little*; Corporate Assurance Supervisor, Jeniffer Grills*; Deputy City Clerk, Michael Jud*; General Manager, Infrastructure, Mac Logan*; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(\* 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 Cannan/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of November 18, 2024 be confirmed as circulated.

**Carried**

### 3. Development Application Reports & Related Bylaws

#### 3.1 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - OCP24-0007 (BL12721) Z24-0028 (BL12722) - 1432863 B.C. Ltd., Inc. No. BC1432863

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Official Community Plan Map Amendment Application No. OCP24-0007 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of:

- a. That Part Lot 45 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 9595 Bottom Wood Lake Rd, Kelowna, BC; and,
- b. That Part Lot 46 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 672 Beaver Lake Rd, Kelowna, BC;

from the IND – Industrial designation to the S-MU – Suburban Multiple Unit designation, be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated November 25, 2024;

AND THAT Rezoning Application No. Z24-0028 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. That Part Lot 45 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 9595 Bottom Wood Lake Rd, Kelowna, BC; And
- b. That Part Lot 46 Shown On Plan 94 of District Lot 118 Osoyoos Division Yale District Plan 457 Except Plan 36673 located at 672 Beaver Lake Rd, Kelowna, BC;

from the I2 – General Industrial zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "C" attached to the Report from the Development Planning Department dated November 25 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

**Carried**

#### 3.2 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12721 (OCP24-0007) - 1432863 B.C. Ltd., Inc. No. BC1432863

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12721 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

**Carried**

**3.3 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12722 (Z24-0028) - 1432863 B.C. Ltd., Inc. No. BC1432863**

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12722 be read a first time.

**Carried**

**3.4 Houghton Rd 1028-1030 - Z23-0008 (BL12729) - Helene L. M. Letnick**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z23-0008 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, Kelowna, BC, from the MF1 - Infill Housing zone to the MF2 - Townhouse Housing 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 November 25, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

**Carried**

**3.5 Rezoning Bylaws Supplemental Report to Council**

City Clerk:

- Commented on notice of first reading and correspondence received.

**3.6 Rezoning and Text Amendment Applications**

**3.6.1 Lakeshore Rd 3805 - BL12683 (Z23-0035) - Jim Pattison Industries Ltd., Inc. No. BC0928747**

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12683 be read a first, second and third time.

**Carried**

Councillor Cannan - Opposed

**3.6.2 Lakeshore Rd 3805 - BL12684 (TA24-0008) - Jim Pattison Industries Ltd., Inc. No. BC0928747**

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12684 be read a first, second and third time.

**Defeated**

Mayor Dyas, Councillors Cannan, DeHart, Hodge, Singh, Stack and Webber - Opposed

### 3.7 St. Paul St 1355 - DP24-0027 - 1247752 B.C. Ltd., Inc. No. BC1247752

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 Permit No. DP24-0027 for Lot 2 District Lot 139 ODYD PLAN EPP123577, located at 1355 St Paul St, 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;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

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

Councillors Cannan, Hodge and Lovegrove - Opposed

The meeting recessed at 2:48 p.m.

The meeting reconvened at 2:58 p.m.

### 3.8 Highland Dr 1508 - DP24-0123 - 1344628 B.C. Ltd., Inc. No. BC1344628

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 Permit No. DP24-0123 for Lot 1 Section 29 Township 26 ODYD Plan 21281 Except Plan KAP85729, located at 1508 Highland Dr, 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

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

##### 4.1 Liquor Council Policy Update and Bylaw Amendments

Staff:

- Displayed a PowerPoint Presentation outlining the changes to the various Council policies and bylaws related to liquor and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council Policy No. 310 being Designated Driver Awareness Program be rescinded;

AND THAT Council Policy No. 223 being Liquor Licenses in Parks and Stadiums and Facilities be revised as outlined in the Report from Development Planning Department & Active Living and Culture dated November 25, 2024;

AND THAT Council Policy No. 359 being Liquor Licensing Policy & Procedures be revised as outlined in the Report from Development Planning Department & Active Living and Culture dated November 25, 2024.

AND THAT Council receives, for information, the report from Development Planning, dated November 25, 2024, with respect to amending Development Application and Heritage Procedures Bylaw No. 12310, and Development Application Fees Bylaw No. 12552;

AND THAT Bylaw No. 12715, being Amendment No. 5 to the Development Application and Heritage Procedures Bylaw No. 12310, be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 12716, being Amendment No. 3 to the Development Application Fees Bylaw No. 12552, be forwarded for reading consideration.

Carried

##### 4.2 BL12715 - Amendment No. 5 to Development Application and Heritage Procedures Bylaw No. 12310

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12715 be read a first, second and third time.

Carried

##### 4.3 BL12716 - Amendment No. 3 to Development Application Fees Bylaw No. 12552

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12716 be read a first, second and third time.

Carried

##### 4.4 Housing Needs Assessment - Interim Report

Staff:

- Displayed a PowerPoint Presentation outlining the Interim Housing Needs Assessment and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Housing Policy and Programs Department, dated November 25, 2024, regarding the Interim Housing Needs Assessment.

Carried

**4.5 2025 OCP Update Process**

Staff:

- Displayed a PowerPoint Presentation outlining the process for updating the Official Community Plan by the end of 2025 as Provincially legislated and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Long Range Planning Department dated November 25, 2024, with respect to the 2025 Official Community Plan (OCP) Update Process.

Carried

**4.6 Unsheltered Community Costs (Phase 2) Value for Money**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the value for money recommendations and the status of their implementation and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives, for information, the Report from Audit Committee dated November 25, 2024, with respect to the results of the Unsheltered Community Costs (Phase 2) Value for Money engagement.

Carried

**4.7 Value for Money 2025 Engagement Plan**

Staff:

- Displayed a PowerPoint Presentation outlining the Value for Money 2025 Engagement Plan and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT the Council receives, for information, the Report from Audit Committee dated November 25, 2024, with respect to the 2025 engagement plan for the Value for Money Program;

AND THAT Council approves the selected assurance engagements for 2025 as presented.

Carried

**4.8 Boundary Adjustment with the District of Lake Country**

Staff:

- Displayed a PowerPoint Presentation outlining the boundary adjustment initiative and the statutory process and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Office of the City Clerk, dated November 25, 2024, with respect to a boundary adjustment with the District of Lake Country;

AND THAT Council directs staff to prepare a joint boundary adjustment submission with the District of Lake Country to the Ministry of Housing and Municipal Affairs, as outlined in the report from the Office of the City Clerk dated November 25, 2024;

AND FURTHER THAT Council directs staff to request that the Minister responsible waive the requirement for elector assent in accordance with section 13(4) of the Local Government Act.

**Carried**

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

**5.1 BL12720 - Housing Agreement Authorization Bylaw - Belaire Ave 1330, 1340, 1350-1352**

Councillor Stack declared a perceived conflict of interest due to working with organizations that occasionally apply for rental housing grants and departed the meeting at 4:41 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12720 be adopted.

**Carried**

Councillor Stack returned to the meeting at 4:42 p.m.

**6. Mayor and Councillor Items**

Councillor DeHart:

- Spoke to their attendance at the UDI luncheon.
- Spoke to their attendance at the Tree of Hope light up.
- Commented that Tourism Kelowna will be hosting their Annual Social this week.
- Expressed condolences on the passing of Bob Hayes and commented on his contribution to Heritage in Kelowna.

Councillor Lovegrove:

- Spoke to their participation in a School Tour of Council Chambers.
- Spoke to their attendance at the Tree of Hope light up.
- Spoke to their attendance at the Strong Neighbourhood Block Connector event.
- Spoke to their attendance at the Thompson Okanagan Tourism Association Public Forum.

Councillor Cannan:

- Expressed condolences on the passing of Lambert Schmaltz.
- Commented on the Tree of Hope light up and the Stober Foundation contribution to the Central Okanagan Search and Rescue.
- Commented that the Downtown light up will be Saturday, November 30, 2024 and the Rutland light up on Sunday, December 1, 2024.

Councillor Wooldridge:

- Spoke to their attendance at the Strong Neighbourhood Block Connector event.
- Reminder of the Fill the Bucket Toy Drove on Friday, November 29, 2024.

Councillor Webber:

- Commented on the Downtown light up on Saturday, November 30, 2024 and the Rutland light up on Sunday, December 1, 2024.

Councillor Hodge:

- Commented on the Downtown light up on Saturday, November 30, 2024 and the Rutland light up on Sunday, December 1, 2024.
- Impressed with the number of accessible parking stalls at the Kelowna Golf and Country Club when attending an event.
- Commented that local band Cruzeros that were recently inducted in the BC Country Music Hall of Fame will be performing in Lake Country on Saturday, November 30, 2024.

Mayor Dyas:

- Commented that there will be a Memorial Cup update on Wednesday, November 27, 2024.

**7. Termination**

This meeting was declared terminated at 4:51 p.m.

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Mayor Dyas

/cm/acm

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City Clerk