



**City of Kelowna
Regular Council Meeting
Minutes**

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| Date: | Monday, January 13, 2025 |
| Location: | Council Chamber City Hall, 1435 Water Street |
| Members Present | Deputy Mayor Luke Stack, Councillors Ron Cannan, Gord Lovegrove*, Mohini Singh, Rick Webber and Loyal Wooldridge |
| Members Participating Remotely | Councillor Charlie Hodge |
| Members Absent | Mayor Tom Dyas and Councillor Maxine DeHart |
| Staff Present | City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Dean Strachan*; Planner Specialist, Tyler Caswell*; Acting Development Planning Manager, Adam Cseke*; Planner Specialist, Kimberly Brunet*; Long Range Planning Manager, Robert Miles*; Deputy City Clerk, Michael Jud*; Legal and Administrative Coordinator, Lisa Schell |
| Staff Participating Remotely | Legislative Coordinator (Confidential), Arlene McClelland |

(* Denotes partial attendance)

1. Call to Order

Deputy Mayor Stack 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 Lovegrove/Seconded By Councillor Wooldridge

THAT the Minutes of the Regular Meetings of December 9, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Saucier Rd 2360 - A24-0013 FH24-0002 - Catspaw Management Co. Ltd., Inc. No. 155100

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Agricultural Land Reserve Application No. A24-0013 for Lot 2 District Lot 359 ODYD Plan 17157 Except Plan 39252 located at 2360 Saucier Rd, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 of the Agricultural Land Commission Act, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration;

AND THAT Council authorizes the issuance of Temporary Farm Worker Housing Permit No. FH24-0002 for Lot 2 District Lot 359 ODYD Plan 17157 Except Plan 39252, located at 2360 Saucier Rd, Kelowna, BC subject to the following:

1. Approval by the Agricultural Land Commission of Non-Adhering Residential Use Permit Application No. A24-0013;
2. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
3. A vegetated buffer is provided for screening adjacent property lines and between the temporary farm worker housing and active farming areas in accordance with Schedule "B";
4. The applicant is required to post the City a Landscape Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscape buffer, as determined by a professional landscaper;
5. Registration of a Section 219 Restrictive Covenant on the Title that states:
 - a. The dwellings will be used for temporary farm workers only;
 - b. The owner will remove the dwellings if the farm operation changes such that if they are no longer required;
 - c. The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
 - d. The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers; and,
 - e. The temporary farm worker housing building footprint is a maximum of 0.3 ha.

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

Carried

3.2 Wardlaw Ave 667, 681 - Z24-0039 (BL12736) - 15017807 Canada Inc., Inc. No. A0127722

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z24-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot 1 District Lot 14 ODYD Plan 3769, located at 681 Wardlaw Ave, Kelowna, BC; and
- b. Lot 2 District Lot 14 ODYD Plan 3769, located at 667 Wardlaw Ave, Kelowna, BC

from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only zone, be considered by Council.

Carried

3.3 Brookside Ave 1230 - Z24-0054 (BL12737) - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z24-0054 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 137 ODYD Plan 4386, located at 1230 Brookside Ave, Kelowna, BC from the UC2 – Capri-Landmark Urban Centre zone to the UC2r – Capri-Landmark Urban Centre Rental Only zone, be considered by Council;

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

Carried

3.4 Enterprise Way 2009 - Z24-0052 (BL12738) - WGP-241 Holdings Ltd., Inc. No. 665182

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. Z24-0052 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 140 ODYD Plan 27785, located at 2009 Enterprise Way, Kelowna, BC from the CA1 – Core Area Mixed Use zone to the CA1rcs – Core Area Mixed Use Retail Cannabis Sales zone, be considered by Council;

AND THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the Provincial Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed store location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured through the public notification process for the rezoning of the property and provided to Council for consideration; and
- Local government recommends that the application be approved because of the compliance with local regulations and policies.

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 Rutland Rd N 920 - TA24-0011 (BL12739) - Amarjit Kaur Dhani and Sukhbir Singh Dhani

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Zoning Bylaw Text Amendment Application No. TA24-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated January 13, 2025 for Lot 7 Section 26 Township 26 ODYD Plan KAP44228 located at 920 Rutland Rd N, Kelowna, BC be considered by Council.

Carried

3.6 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received and responded to questions from Council.

3.7 Rezoning Applications

3.7.1 Wilkinson St 2160 - BL12732 (Z24-0042) - Wilkinson St Holdings Ltd., Inc. No. BC1321697

3.7.2 Cadder Ave 789, 809 - BL12735 (Z24-0045) - Multiple Owners

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12732 and Bylaw No. 12735 each be read a first, second and third time.

Carried

3.8 Lynrick Rd 1702 - OCP23-0011 Z22-0028 - Extension Request

Staff:

- Responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of the Official Community Plan Amending Bylaw No. 12603 and Rezoning Bylaw No. 12604, be extended from January 16, 2025, to January 16, 2026;

AND THAT Council direct Staff to not accept any further extension requests.

Carried

4. Bylaws for Adoption (Development Related)

4.1 St. Paul St 1428 - BL12691 (Z24-0025) - City of Kelowna

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12691 be adopted.

Carried

4.2 Osprey Ave 459 - BL12717 (Z24-0034) - 1347431 B.C. Ltd., Inc. No. BC1347431

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12717 be adopted.

Carried

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

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12729 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Draft Heritage Conservation Area Development Guidelines

Councillor Lovegrove declared a conflict of interest as they own property in the Abbott Street Heritage Conservation Area and departed the meeting at 2:12 p.m.

Staff:

- Displayed a PowerPoint Presentation providing an overview of the draft Heritage Conservation Area Development Guidelines with next steps and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Long Range Planning Department, dated January 13, 2025, outlining the draft Heritage Conservation Area Guidelines;

AND THAT Council direct Staff to proceed with refinements to the draft Heritage Conservation Area Guidelines.

Carried

Councillor Lovegrove returned to the meeting at 2:35 p.m.

5.2 Updates to Council Policy No. 390 - Lobbyist Registry

Staff:

- Displayed a PowerPoint Presentation outlining the amendments to the Lobbyist Registry Council Policy and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Council receive, for information, the report from the Office of the City Clerk dated January 13, 2025, regarding amendments to Council Policy No. 390 – Lobbyist Registry;

AND THAT Council Policy No. 390 – Lobbyist Registry be amended as set out in the report from the Office of the City Clerk dated January 13, 2025.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12730 - Security Alarm Systems Bylaw

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12730 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Cannan:

- Spoke to their attendance and success of the Parade with a Purpose event and thanked the community and staff for their support.

- Commented on the fundraising for the Salvation Army and the community's support.
- Spoke to their participation in a school tour of Council Chambers.
- Commented on those affected by the fires near Los Angeles, California.

Councillor Singh:

- Spoke to their attendance at the Parade with a Purpose event.
- Spoke to their attendance at the Sharry Mann concert that provided a donation to the Starbright Children's Development Centre.

Councillor Hodge:

- Spoke to their attendance at The Bridge Youth and Family Services event.

Deputy Mayor Stack:

- Commented on the immense public use of Stuart Park ice rink.

8. Termination

This meeting was declared terminated at 2:55 p.m.

Deputy Mayor Stack

City Clerk

lb/acm