



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Tuesday, January 21, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Gord Lovegrove, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Charlie Hodge
Members Absent	Councillors Maxine DeHart, Mohini Singh and Luke Stack
Staff Present	Divisional Director, Planning, Climate Action & Development Services, Ryan Smith; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud; Development Planning Department Manager, Nola Kilmartin; Development Planning Manager, Alex Kondor; Acting Development Planning Manager, Adam Cseke*
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Dyas called the meeting to order at 4:02 p.m.

**2. Reaffirmation of Oath of Office**

The Oath of Office was read by Councillor Cannan.

**3. Confirmation of Minutes**

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT the Minutes of the Public Hearing and Regular Meeting of November 5, 2025 be confirmed as circulated.

**Carried**

**4. Call to Order the Public Hearing**

Mayor Dyas called the Hearing to order at 4:04 p.m.

**5. Individual Bylaw Submissions**

**5.1 STARTTIME 4:00 PM - Jim Bailey Rd 8999 - TA24-0012 (BL12718) - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Lloyd Kinney, Jim Bailey Road, Applicant:

- Displayed a PowerPoint Presentation.
- Requesting to increase the current occupancy from 237 to 250 people and to increase the floor area to accommodate the second floor mezzanine.
- Commented that there is ample parking space to increase the capacity.
- Commented on products and services that will be provided.
- Spoke to production process and next steps.
- Responded to questions from Council.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one from the Gallery or Online came forward.

There were no further comments.

**6. Termination**

The Hearing was declared terminated at 4:14 p.m.

**7. Call to Order the Regular Meeting**

Mayor Dyas called the meeting to order at 4:14 p.m.

**8. Bylaws Considered at Public Hearing**

**8.1 STARTTIME 4:00 PM - Jim Bailey Rd 8999 - BL12718 (TA24-0012) - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857**

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12718 be read a second and third time and be adopted.

**Carried**

**9. Termination**

The meeting was declared terminated at 4:14 p.m.

**10. Call to Order the Public Hearing**

Mayor Dyas called the Hearing to order at 4:14 p.m.

**11. Individual Bylaw Submissions**

**11.1 STARTTIME 4:00 PM - 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.

Corey Makus, Wild Rose Road, Applicant:

- Displayed a PowerPoint Presentation.
- Provided background regarding WestPoint and their vision and values.
- Spoke to the history of the site as a BC Tree Fruits Packing House.
- Spoke to the timeline of the application.
- Spoke to the Official Community Plan and Rezoning Amendment being requested.
- Will be providing a range of floor plan options from 1 to 3 bedroom apartments for families; parking will be contained on-site with a mix of surface and underground stalls.
- Spoke to Westpoint's half acre contribution to create the Okanagan Rail Trail node at the corner of Bottom Wood Lake and Beaver Lake Roads.
- Believes a high level of housing is being brought forward with a lot of outdoor amenities.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one from the Gallery or Online came forward.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

**12. Termination**

The Hearing was declared terminated at 4:36 p.m.

**13. Call to Order the Regular Meeting**

Mayor Dyas called the meeting to order at 4:36 p.m.

**14. Bylaws Considered at Public Hearing**

**14.1 START TIME 4:00 PM - Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12721 (OCP24-0007) - 1432863 B.C. Ltd., Inc. No. BC1432863**

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12721 be read a second and third time.

**Carried**

**14.2 START TIME 4:00 PM - Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12722 (Z24-0028) - 1432863 B.C. Ltd., Inc. No. BC1432863**

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12722 be read a second and third time.

**Carried**

**15. Development Permit and Development Variance Permit Reports**

**15.1 START TIME 4:00 PM - Houghton Rd 1028-1030 - DP23-0019 DVP23-0020 - Helene L.M. Letnick**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Applicant:

- Available for questions.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Greg Harshenin, Fleming Road

- Have been a resident of the area for decades.
- Not opposed to development but raised concern regarding parking.

Peter Harshenin, Houghton Road

- Long time resident of the area.
- Not opposed to development but raised concerns regarding increased traffic and lack of parking.
- Raised concern regarding the corner lot and potential accidents.
- Raised concern with the proposed exterior of the building; should have extra features to enhance the neighbourhood.

Davis Kyle, Resident

- In support of this application.

Online:

Kelly Maier, Via Centrale Road

- In support of the comments by the previous speaker regarding the changes the proposed development would mean to their neighbourhood.

Matt Johnson, Adam Wipp, Lime Architecture, and Norm Letnick, Applicant

- This design was created for affordability and had to decouple the parking from the building to meet the achieved target; requiring variances on site in order to have 1 parking stall for every resident plus accessible parking and guest parking.
- In response to accidents, the access has been moved as far from the corner as possible so that in and out traffic would not interfere with the corner directly.
- Not everyone will agree with the form and character and colour of the building; worked with staff for a long time and believes the exterior is attractive.
- This development is definitely aimed at entry level housing and potential buyers that were surveyed indicated they would not have two vehicles; the only other option would be underground parking and that would no longer make the development affordable housing.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP23-0019 for Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, Kelowna, BC, subject to 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 Council authorizes the issuance of Development Variance Permit No. DVP23-0020 for Lot 1 Section 27 Township 26 ODYD Plan 17089 located at 1028-1030 Houghton Road, Kelowna, BC;

AND THAT variances to the following sections of the Zoning Bylaw No. 12375 be granted:

**Table 7.2 – Tree & Landscaping Planting Requirements**

To vary the minimum soft landscaping area from 75% required to 65% proposed.

**Section 8.2.2 – Off-Street Parking Regulations, Parking Setbacks**

To allow one parking stall within the landscape area as shown on Schedule “C”.

**Section 8.3 – Required Off-Street Parking Requirements**

To vary the required minimum off-street parking for lots within the Core Area from 29 stalls required to 23 stalls proposed.

**Section 13.5 – Multi-Dwelling Zones, Development Regulations**

To vary the minimum front yard setback for all building types from 3.0 m required to 2.0 m proposed.

**Section 13.5 – Multi-Dwelling Zones, Development Regulations**

To vary the total required amenity space from 250 m<sup>2</sup> to 167 m<sup>2</sup> proposed.

AND THAT the applicant be required to complete the above noted conditions of Council’s approval of the Development Permit and Development Variance Applications in order for the permit to be issued;

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

**Carried**

**15.2 START TIME 4:00 PM - Via Centrale 3179 - DP23-0154 DVP23-0155 - 963341 Alberta Inc.**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jim Mackey, Carlisle Group, Applicant Representative, Participating Remotely:

- Available to answer questions.

Deputy City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Linda Aikens, Via Centrale

- Commented on previously submitted questions and concerns to Council.
- Raised concern regarding the property line between the proposed building and an adjacent strata development.
- Raised concern regarding parking and parking volume causing congestion and possible accidents.

Online:

Mike Prechel, Via Centrale

- Raised concern with the volume of current on street parking and the availability of parking in the neighborhood.
- Raised concern regarding tandem parking and questioned whether there would be any visitor stalls.
- Not opposed to development, however, parking is currently at a minimum.

Andrea Keber, Via Centrale

- Commented on previously submitted questions and concerns to Council.
- Raised concern regarding removal of trees, the bank behind this development and impact on wildfire safety as this area was evacuated due to wildfire.
- Raised concerns with parking in this neighbourhood as it is already insufficient and unsafe.
- Expressed significant concerns and objections regarding this application.

Kelly Maier, Via Centrale

- Raised concern regarding increased density and negative impacts on the area.
- Raised concern regarding parking and lack of street parking for visitors.
- Raised concern with no snow removal on Via Centrale and lack of sidewalks and safe accessible infrastructure.
- Raised concern regarding increased traffic.
- Raised concern with lack of transit and questioned the walking and transit score.
- Raised concern that this proposed development is not benefiting the existing community.

Jim Mackey, Carlisle Group, Applicant Representative, Participating Remotely:

- The property line adjustment work by surveyors has been completed and currently exists on the Condo Strata Plan; not certain why Strata has not relayed that with owners.
- Original plans and approvals were for the development of 24 units; through this application density was reduced.
- All parking is contained on site; residents will have 2 stalls plus visitor parking in their driveway and additional visitor parking on site.
- Tree removal will be replaced with two trees.
- The slope has been extensively studied with a Geotech Engineer and adhering to their report.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP23-0154 and Development Variance Permit No. DVP23-0155 for Lot 1 Sections 14 and 15 Township 23 ODYD Plan EPP117151 and an Undivided 12/72 Share in Lot 2 Plan KAP54660 (See Plan KAP54660 as to Limited Access), located at 3179 Via Centrale, 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 THAT variances to the following sections of the Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

**Section 8.2.6b – Off-Street Parking Regulations – Tandem Parking**

To vary the maximum number of tandem parking stalls from 0 permitted to 6 proposed.

**Table 8.3 – Required Residential Off-Street Parking Requirements**

To vary the minimum number of parking stalls from 15 required to 14 proposed.

**Section 13.5 – Multi-Dwelling Zones – Development Regulations**

To vary the side yard setback (north) from 2.1 m required to 1.53 m proposed.

**Section 13.5 – Multi-Dwelling Zones – Development Regulations**

To vary the side yard setback (south) from 2.1 m required to 1.21 m proposed.

AND THAT the applicant be required to complete the above noted condition of Council's approval of the Development Permit and Development Variance Permit Applications in order for the permits to be issued;

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

**Defeated**

Councillors Cannan, Hodge, Lovegrove, Webber, Wooldridge - Opposed

**16. Termination**

The meeting was declared terminated at 6:16 p.m.

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Mayor Dyas

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Deputy City Clerk

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