



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, January 27, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Gord Lovegrove, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillors Charlie Hodge and Mohini Singh
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, Alex Kondor*; Planner, Sara Skabowski*; Social Development Supervisor, Stephanie Martin*; Planner, Graham Allison*; Housing Policy and Programs Manager, James Moore*; Social Development Manager, Colleen Cornock*; Corporate Strategy & Performance Department Manager, Mike McGreer*; Legislative Technician, Natasha Beauchamp
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest Participating Remotely	Matt Thomson, Urban Matters*

(* 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 Wooldridge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of January 20, 2025 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Brentwood Rd 1850 - A24-0010 - 1311485 BC Ltd., Inc. No. BC1311485

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Agricultural Land Reserve Application No. A24-0010 for Lot 1, Section 18, Township 27, ODYD, Plan 32945, located at 1850 Brentwood Road, Kelowna, BC for a Soil and Fill Use in the Agricultural Land Reserve pursuant to Section 20.3 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried
Councillor Hodge - Opposed

3.2 Laurier Ave 962 - Z24-0049 (BL12740) - 608698 B.C. Ltd., Inc. No. BCo608698

Staff:

- Displayed a PowerPoint Presentation summarizing the application and commented on the amendment to the legal description from Lot B to Lot A.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z24-0049 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 138 ODYD PLAN KAP64260, located at 962 Laurier Ave, Kelowna, BC from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF1cc – Infill Housing with Child Care Centre, Major 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

3.3 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received.

3.4 Rezoning Applications

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

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

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw Nos. 12737 and 12738 each be read a first, second and third time.

Carried

3.5 Rezoning and Text Amendment Applications

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

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

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw Nos. 12736 and 12739 each be read a first, second and third time and be adopted.

Carried

3.6 Jim Bailey Rd 8999 - LL24-0014 - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Webber/Seconded By Councillor Cannan

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 Britannia Brewing for a license amendment for Lot 1 Section 2 Township 20 ODYD PLAN EPP98124, located at 8999 Jim Bailey Rd, Kelowna, BC for the following reasons:
 - The proposed structural change is perceived to be minor in nature and the RCMP do not have any comments.
2. Council's comments on LCRB's prescribed considerations are as follows:
 - The potential for noise if the application is approved:

The anticipated noise impact is minimal, given that the property is situated within an industrial zone. The outdoor patio and picnic areas are limited to 11:00 PM, which is consistent with other licensed patio areas in the City. The business is required to adhere to the City's Good Neighbour Bylaw.

- The impact on the community if the application is approved:

The impact on the community is anticipated to be minimal as the hours of operation will remain the same and the property is not in close proximity to residential uses.

3. The views of residents are summarized in the Staff report for the subject application. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

Carried

4. Bylaws for Adoption (Development Related)

4.1 Badke Rd 765 - BL12692 (Z24-0021) - Kerr Properties 002 Ltd., Inc. No. BCo813930

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12692 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Kelowna Housing Action Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the outcomes, objectives and actions of the Housing Action Plan and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives for information the final report from the Housing Policy and Programs and Social Development Departments, dated January 27, 2025, regarding the Housing Action Plan;

AND THAT Council endorses the Housing Action Plan, as described in the report from the Housing Policy and Programs and Social Development Departments, dated January 27, 2025;

AND FURTHER THAT Council directs staff to advance the objectives and actions of the Housing Action Plan and report back to Council as needed, as described in the report from the Housing Policy and Programs and Social Development Departments, dated January 27, 2025.

Carried

The meeting recessed at 2:49 p.m.

The meeting reconvened at 2:57 p.m.

5.2 Progress Report on Council Priority Actions

Staff:

- Displayed a PowerPoint Presentation summarizing the performance management program and an update on the status of Council Priority actions and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Council receives, for information, the progress report on Council priority actions from the Corporate Strategy & Performance Department dated January 27, 2025.

Carried

6. Resolutions

6.1 Mayor Dyas - Draft Resolution

Mayor Dyas:

- Provided comments on the purpose and intent of the draft resolution regarding current building podiums and responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council directs staff to review and report to Council on current building podium policies, guidelines and requirements as outlined in the 2040 Official Community Plan and Zoning Bylaw No. 12375.

Carried

Mayor Dyas:

- Provided comments on the purpose and intent of the draft resolution regarding micro suites and responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Council directs staff to review current micro suite building policies and requirements as outlined in the City of Kelowna's Official Community Plan and Zoning Bylaw No. 12375.

Carried

6. Resolutions

6.2 City Clerk, Draft Resolution re: SILGA Executive Nomination

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council supports Councillor Lovegrove's nomination for election to the 2025-26 Southern Interior Local Government Association Executive.

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 BL12744 - Maintenance of Boulevards

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw No. 12744 be adopted.

Carried

7.2 BL12745 - Amendment No. 38 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Bylaw No. 12745 be adopted.

Carried

7.3 BL12746 - Amendment No. 1 to Development Cost Charge Bylaw No. 12420

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Bylaw No. 12746 be adopted.

Carried

8. Mayor and Councillor Items

Mayor Dyas:

- Provided remarks addressing today's Bennett Bridge incident and the response measures to ensure public safety and re-opening of the Bridge.
- Commented on a recent tour of the Red Fish Healing Centre located in the lower mainland and the advocacy for establishing a similar facility in the Interior.

Councillor Singh:

- Commented on the LEED Gold certification for the Parc Retirement Living building at KLO Road and Pandosy Street.

Councillor DeHart:

- Spoke to their attendance at the Push-In and Wash-Down ceremony for two new fire trucks at the Kelowna Fire Department.

Councillor Lovegrove:

- Spoke to their attendance at the Push-In and Wash-Down ceremony for two new fire trucks at the Kelowna Fire Department.
- Expressed Lunar New Year greetings.

Councillor Cannan:

- Spoke to their attendance at the Kelowna Kasugai Sister City Annual Board Meeting and commented on the upcoming visit of students from Kasugai.
- Will be attending Tourism Kelowna Board Meeting on Wednesday, January 22, 2025.
- Commented on the Annual Heart of Hospitality Awards on January 23, 2025.
- Expressed Lunar New Year greetings.

Councillor Hodge:

- Provided reasons for not supporting the Brentwood Road Agricultural Land Reserve application.
- Expressed support for Councillor Lovegrove running for SILGA Executive.

9. Termination

This meeting was declared terminated at 3:35 p.m.

Mayor Dyas

City Clerk

/acm