



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, February 10, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Deputy Mayor Luke Stack, Councillors Ron Cannan, Maxine DeHart, Gord Lovegrove and Rick Webber
Members Participating Remotely	Councillor Mohini Singh
Members Absent	Mayor Tom Dyas, Councillors Charlie Hodge and Loyal Wooldridge
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*; Planner Specialist, Mark Tanner*; Housing Policy and Programs Manager, James Moore*; Acting Development Planning Manager, Adam Cseke*, Planner, Andrew Ferguson*; Planner, Jason Issler*; Planner, Sara Skabowski*; Development Planning Manager, Alex Kondor*; Project Manager, Arlene Janousek*; Real Estate Department Manager, Johannes Saufferer*; Property Management Manager, Melissa McAfee*; Transportation Engineering Manager, Gordon Foy*; Traffic Technician, Alex Wood-Seems*; Emergency Support Services Supervisor, Laura Wilson*; Grants & Special Projects Manager, Kirby March*; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen
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 Webber

THAT the Minutes of the Regular Meetings of January 27, 2025 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Updates to Zoning Bylaw No. 12375 to Allow Secondary Suites in Townhouses - TA24-0017 (BL12751)

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed text amendment and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Zoning Bylaw Text Amendment Application No. TA24-0017 to amend the City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Housing Policy and Programs Department dated February 10, 2025, be considered by Council;

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

Carried

3.2 Supplemental Report TA24-0021 Bylaw 12742

Staff:

- Provided comments regarding the proposed change the Zoning Bylaw text amendment to remove the reference to camping on a property on Weddell Place.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Development Planning Department dated February 10, 2025 with respect to a revised Zoning Bylaw Text Amending Bylaw;

AND THAT Zoning Bylaw Text Amending Bylaw No. 12742, as revised, be considered by Council.

Carried

3.3 Glenmore Dr 1210, 1220, and 1226 - Z24-0059 (BL12747) - City of Kelowna

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Rezoning Application No. Z24-0059 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 2 Section 29 Township 26 ODYD Plan 25524, located at 1210 Glenmore Dr;
- Lot 1 Section 29 Township 26 ODYD Plan 25524, located at 1220 Glenmore Dr; and
- Lot A Section 29 Township 26 ODYD Plan 39467, located 1226 Glenmore Dr

from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approvals as set out in Attachment "A" attached to the Report from the Development Planning Department dated February 10, 2025.

Carried

Councillor Cannan - Opposed

3.4 Stillingfleet Rd 2236 - Z24-0047 (BL12749) - Kevin and Jacqueline Fierbach

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. Z24-0047 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 6 District Lot 136 ODYD Plan 10841, located at 2236 Stillingfleet Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

Carried

3.5 Stillingfleet Rd 2248 - Z24-0048 (BL12750) - 2248 Stillingfleet Road Inc.

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. Z24-0048 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 136 ODYD Plan 10841, located at 2248 Stillingfleet Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

Carried

3.6 Laurier Ave 964 - Z24-0057 (BL12752) - 608698 B.C. Ltd., Inc. No. BCo608698

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Rezoning Application No. Z24-0057 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B District Lot 138 ODYD Plan KAP64260, located at 964 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

3.7 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received.

3.8 Rezoning Applications

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

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12740 be read a first, second and third time.

Carried

3.9 Text Amendment Applications

3.9.1 Valley Road N 212 - BL12741 (TA24-0014) - City of Kelowna

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12741 be read a first, second and third time and be adopted.

Carried

3.10 St. Amand Rd 3200 - BL12690 (Z24-0002) - Acacia Garden Properties Development Corp., Inc. No. BC1440521

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12690 be amended at 3rd reading as follows:

By deleting the Legal Description that reads:

- "a. Lot 1 District Lot 131 ODYD Plan 15011 Except Plan KAP78065, located on KLO Road, Kelowna, BC
- b. Lot 1 District Lot 131 ODYD Plan 17156, located on St. Amand Road, Kelowna, BC;
- c. Lot 2 District Lot 131 ODYD Plan 17156, located on St. Amand Road, Kelowna, BC;
- d. Lot 3 District Lot 131 ODYD Plan 17156, located on St. Amand Road, Kelowna, BC;"

And replacing it with:

"Lot A District Lot 131 ODYD Plan EPP136561, located on St. Amand Road, Kelowna, BC";

And by deleting "3150, 3210, 3220 St. Amand Road and 1559 KLO Road";

And replacing it with "3200 St. Amand Road".

Carried

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12690, as amended, be adopted.

Carried

3.11 St Amand Rd 3200 - DP24-0016 - Acacia Garden Properties Development Corp., Inc. No

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0016 for Lot A District Lot 131 ODYD Plan EPP136561, located at 3200 St Amand Road, 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; (remove if not applicable)

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

Carried

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

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12732 be adopted.

Carried

3.13 Wilkinson St 2160 - DP24-0150 - Wilkinson St Holdings Ltd Inc. No. BC1321697

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0150 for Lot 8 Section 19 Township 26 ODYD Plan 10906, located at 2160 Wilkinson Street, 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 permit 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

3.14 Badke Rd 765 - DP24-0039 - Kerr Properties 002 Ltd., Inc. No. BCo813930

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Permit No. DP24-0039 for Lot E Section 27 Township 26 ODYD Plan 22268, located at 765 Badke Rd, 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 FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

3.15 Hollywood Rd N 673 and McWilliams Rd 595 - Z23-0083 - Extension Request

Staff:

- Provided an overview of the extension request.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12628, be extended from March 18, 2025 to March 18, 2026.

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

Carried

4. Bylaws for Adoption (Development Related)

4.1 Glenmore Dr 1256, 1260, 1270 - BL12708 (Z24-0029) - Various Owners

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12708 be adopted.

Carried

Councillor Cannan - Opposed

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

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12737 be adopted.

Carried

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

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Bylaw No. 12738 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Proposed Renaming of a Section of Frost Road to Frost Crescent

Staff:

- Displayed a PowerPoint Presentation providing reasons for the proposed road name change and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council receive, for information, the report from the Development Planning Department dated February 10, 2025 recommending the renaming of a section of Frost Road as shown on "Attachment A" attached to this report;

AND THAT staff be directed to provide notice of the proposed road name change to affected property owners in accordance with Council Policy No. 363 – Naming, Street Naming, Address Changes and Compensation;

AND FURTHER THAT staff be directed to bring forward the necessary Road Name Change Bylaw for further consideration.

Carried

5.2 2024 Review Planning and Development Statistics

Staff:

- Displayed a PowerPoint Presentation summarizing the 2024 Planning and Development Statistics, along with challenges and opportunities and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Planning, Climate Action and Development Services department dated February 10, 2025, with information relating to Planning and Development Statistics for 2024.

Carried

5.3 Housing Targets - Interim Report

Staff:

- Displayed a PowerPoint Presentation outlining the interim housing targets and Kelowna's statistics for the reporting period.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives for information the report from the Housing Policy and Programs Department, dated February 10, 2025, regarding the interim Provincial housing targets;

AND THAT Council directs staff to submit a copy of this report to the Provincial Minister of Housing and Municipal Affairs, as described in the report from the Housing Policy and Programs Department, dated February 10, 2025.

Carried

The meeting recessed at 3:09 p.m.

The meeting reconvened at 3:17 p.m.

5.4 Property Management Delegation of Authority 2025

Staff:

- Displayed a PowerPoint Presentation summarizing the delegated leases and licences of occupation in 2024 and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council receive, for information, the report from the Real Estate Department dated February 10, 2025 with respect to the use of the Delegation of Authority to Enter into Leases and Licenses of Occupation (Bylaw No. 11250) in 2024.

Carried

5.5 Traffic Calming Policy Update

Staff:

- Displayed a PowerPoint Presentation outlining updates to the Council Policy regarding traffic calming in neighbourhoods and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Integrated Transportation Department, dated February 10, 2025, regarding Council Policy 300, the Neighbourhood Traffic Calming Program Policy;

AND THAT Council adopts the amended Council Policy No. 300, now titled Neighbourhood Traffic Calming Program, as outlined in the Report from Integrated Transportation Department, dated February 10, 2025.

Carried

5.6 UBCM Regional Grant Funding Application - Emergency Support Services Equipment and Training Grant

Staff:

- Provided an overview of the application for emergency support services equipment and training grant.

Moved By Councillor Webber/Seconded By Councillor Lovegrove

THAT Council receives, for information, a report from the Kelowna Fire Department dated February 10, 2025, with respect to a grant opportunity within the 2025 Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund;

AND THAT Council support a regional application by the Central Okanagan Emergency Management Program to the 2025 Emergency Support Services Equipment and Training grant;

AND FURTHER THAT the Regional District of Central Okanagan (RDCO) be authorized to apply for, receive and manage the grant funding on behalf of the City of Kelowna.

Carried

5.7 Growing Canada's Community Canopies Grant 2025

Staff:

- Provided an overview of the Growing Canada's Community Canopies Grant Application and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Partnerships Office dated February 10, 2025 with respect to the Growing Canada's Community Canopies Grant;

AND THAT Council directs staff to apply for grant funding to the Growing Canada's Community Canopies Grant program, administered through the Federation of Canadian Municipalities;

AND THAT Council authorizes staff to execute all documents necessary to complete and manage the grant;

AND FURTHER THAT if that grant application is successful, the Financial Plan be amended to include the receipt of funds.

Carried

6. Mayor and Councillor Items

Councillor Singh:

- Congratulated Mo Bayat for the Lifetime Achievement Award by the Canadian Home Builders' Association Central Okanagan.
- Inquired about the impact of tariffs on City procurement and initiatives.

City Manager:

- Commented on staff monitoring and analyzing the impact of potential tariffs and will report to Council as needed.

Councillor Lovegrove:

- Complimented Councillors DeHart and Singh for their speeches at the Okanagan Chinese Canadian Association Lunar New Year celebration event.
- Expressed BC Family day greetings.
- Commented on using Merlin Bird ID to participate in the Great Backyard Bird Count.

Councillor DeHart:

- Spoke to their attendance at the Okanagan Chinese Canadian Association Lunar New Year celebration event.
- Spoke to their attendance at the Crime Stoppers Volunteer Luncheon and Awards.
- Commented that nominations are open for the 50th Anniversary of the Civic & Community Awards.
- Spoke to their attendance at the United Way BC 50/50 draw at the West Kelowna Warrior's hockey game.
- Spoke to their attendance at the Community Sports Heros Awards.
- Congratulated Mo Bayat for the Lifetime Achievement Award by the Canadian Home Builders' Association Central Okanagan.
- Complimented the City Manager on the video regarding the City's response to potential tariffs.
- Expressed BC Family day greetings.

Councillor Cannan:

- Congratulated Mo Bayat for the Lifetime Achievement Award by the Canadian Home Builders' Association Central Okanagan.
- Congratulated Les and Pat Belamy on their Builders of the Year Award.
- Expressed BC Family day greetings

Councillor Stack:

- Spoke to their attendance, on behalf of the Mayor, to the Southern Interior Construction Association Conference.
- Expressed BC Family day greetings.

7. Termination

This meeting was declared terminated at 4:13 p.m.

Deputy Mayor Stack

City Clerk

/acm