



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, March 3, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Deputy Mayor Luke Stack, Councillors Ron Cannan, Maxine DeHart, Mohini Singh, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Gord Lovegrove*
Members Absent	Mayor Tom Dyas**, Councillor Charlie Hodge**
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, Alex Kondor*; Planner Specialist, Barbara Crawford*; Planner, Sara Skabowski*; Planner, Jason Issler*; Planner Specialist, Mark Tanner*; Project Manager, Arlene Janousek*; Planner Specialist, Ahmed Mustafa*; Long Range Planning Manager, Robert Miles*; General Manager, Infrastructure, Mac Logan*; Housing Policy and Programs Manager, James Moore*; Emergency Program Manager, Brittany Seibert*; Community Safety Services Manager, Kevin Duggan*; Community Safety Advisor, Paul Selzer*; General Manager, People and Protective Services, Stu Leatherdale*, General Manager, Corporate Services, Joe Sass*; Deputy Chief Financial Officer, Marina Warrender*; Purchasing Supervisor, Tamba Lamin*; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen*
Staff Participating Remotely	Legislative Coordinator Confidential, Arlene McClelland

(\* Denotes partial attendance; \*\* Denotes leave of absence)

**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 Wooldridge/Seconded By Councillor Cannan

THAT the Minutes of the Regular Meetings of February 24, 2025 be confirmed as circulated.

**Carried**

## 3. Development Application Reports & Related Bylaws

### 3.1 Lakeshore Rd 5570 - OCP24-0011 Z24-0036 - Peter A. Stalenhoef and Janet C. Stalenhoef

Staff:

- Displayed a PowerPoint Presentation summarizing the application and reasons for non-support.

Steven Stalenhoef, Lakeshore Rd, Applicant:

- Displayed a PowerPoint Presentation.
- Commented on the uniqueness of the application with the hooked nature of the property with different zoning for each side.
- Proposing to subdivide into 2 lots; this would allow the development of a family home next to grandparents.
- Commented that there is low environmental sensitivity with no encroachment on riparian areas.
- Commented that the application removes no agricultural capacity.
- Commented that there has been positive support from neighbours in the community
- The proposal is consistent with the form and character of the neighbourhood.

Councillor Lovegrove joined the meeting at 1:52 p.m.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Official Community Plan Map Amendment Application No. OCP24-0011 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC from the R-AGR – Rural – Agricultural & Resource designation to the S-RES – Suburban - Residential designation, as shown on Map "A" attached to the Report from the Development Planning Department dated March 3, 2025, be considered by Council;

AND THAT Rezoning Application No. Z24-0036 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC from the A2 – Agriculture/Rural Residential zone to the RR2 – Small Lot Rural Residential zone as shown on Map "B" attached to the Report from the Development Planning Department dated March 3, 2025, be considered by Council;

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

AND THAT final adoption of the Official Community Plan Amending Bylaw and Rezoning Bylaw be considered subsequent to an application to amend the Official Community Plan and rezone the portion of property to be consolidated with the subject property;

AND THAT the applicant be required to complete a Subdivision Application prior to permits being issued for site works and construction on the site;

AND FURTHER THAT the final adoption of the Official Community Plan and Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

**Carried**

**3.2 Pacific Ave 1239 - Z25-0001 (BL12760) - 1309118 B.C. Ltd., Inc .No. BC1309118**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Rezoning Application No. Z25-0001 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 137 ODYD PLAN EPP113649, located at 1239 Pacific Avenue, 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 Transit.

**Carried**

**3.3 Wilson Ave 908 - LL25-0002 - Kelowna (British Columbia/Yukon Command No. 26) Branch of the Royal Canadian Legion**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Cannan/Seconded By Councillor DeHart

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 Royal Canadian Legion, Branch No. 26 (209384) for a liquor primary licence for Lot A District Lot 138 ODYD Plan 34419 Except Plan EPP61996, located at 908 Wilson Ave, Kelowna, BC for the following reasons:
  - o Council Policy 359 recommends supporting hours of operations no later than 2:00am within the Central Area when the capacity does not exceed 500 persons. The proposed hours, indoor and patio, as well as the increased capacity requests comply with this policy.
2. Council's comments on LCRB's prescribed considerations are as follows:
  - o The location of the establishment:

The proposed location is suitable for a medium size liquor primary licence establishment as the property is located on two Active Transportation Corridors and has transit adjacent to the subject property with servicing two different bus routes.

- The proximity of the establishment to other social or recreational facilities and public buildings:  
The subject property is not located within close proximity to other social, recreational facilities or public buildings.
  - The person capacity and hours of liquor service of the establishment:  
The person capacity is 213 persons and the hours are until 1:00 am. Both the capacity and hours are consistent with Council Policy 359.
  - The number and market focus or clientele of liquor-primary licence establishments within a reasonable distance of the proposed location:  
The location of the subject property is located two blocks south of the Brewery District and other Liquor Primary establishments.
  - The impact of noise on the community in the immediate vicinity of the establishment:  
The potential impact for noise is minimal as the applicant has provided a noise mitigation plan which includes building upgrades, event management, communicating member conduct expectation, and proactive community engagement.
  - The impact on the community if the application is approved:  
The potential for negative impacts is minimal as proposal is consistent with Council Policy 359 which was structured to minimize impact on the community.
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**

### **3.4 Union Rd 1975 - Z21-0056 (BL12481) - Rescind Rezoning Bylaw**

Staff:

- Provided an overview of the application and reasons to rescind the bylaw readings.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the Report from the Development Planning Department dated March 3, 2025 with respect to Rezoning Application No. Z21-0056 for the property located at 1975 Union Rd.

AND THAT Bylaw No. 12481 be forwarded for rescindment consideration and the file be closed.

**Carried**

### **3.5 Union Rd 1975 - BL12481 (Z21-0056) - Multiple Owners**

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT first, second and third readings given to Bylaw No. 12481 be rescinded.

**Carried**

### 3.6 Updates to Short-Term Rental Regulations - City of Kelowna

Councillor DeHart declared a conflict of interest as they own short term rental properties and work for a local Hotel and departed the meeting at 2:12 p.m.

Staff:

- Displayed a PowerPoint Presentation outlining the amendments to short term rental regulations and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Cannan

THAT Zoning Bylaw Text Amendment Application No. TA25-0001 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 March 3, 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 Transit.

Carried  
Councillor Webber - Opposed

Councillor DeHart returned to the meeting at 2:25 p.m.

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

#### 4.1 HAF Transit Supportive Corridor Planning Pilot Project

Staff:

- Displayed a PowerPoint Presentation providing an overview of Phase 1 of the Transit Supportive Corridor Pilot Project, provided comment on land use concepts for the corridors, and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Long Range Planning Department and Housing Policy and Programs Department, dated March 3, 2025, regarding the Housing Accelerator Fund Transit Supportive Corridor Pilot Project;

AND THAT Council directs staff to proceed with Phase 2 of the project as outlined in the report from the Long Range Planning Department and Housing Policy and Programs Department dated March 3, 2025.

Carried  
Councillor Cannan - Opposed

The meeting recessed at 3:15 p.m.

The meeting reconvened at 3:25 p.m.

#### 4.2 Tenant Protection - Next Steps

Staff:

- Displayed a PowerPoint Presentation outlining proposed tenant protection measures as well as steps for implementation and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Housing Policy and Programs Department dated March 3, 2025 with respect to tenant protection.

**Carried**

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Council directs staff to report back to Council with further information on terms for a Tenant Relocation Plan and implementation strategy.

**Carried**

**4.3 Grant Resolution - UBCM CEPF Emergency Operations Centre Regional Application**

Staff:

- Spoke to the grant application for the Regional District to manage the Regional Emergency Operation Centre.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council receives, for information, the report from Kelowna Fire Department dated March 3, 2025, with respect to UBCM Regional Grant Funding Application Emergency Operations Centre Equipment and Training Funding;

AND THAT Council approved the Regional District of Central Okanagan applying for, receiving, and managing the 2025 UBCM Community Emergency Preparedness Fund grant, under the Emergency Operations Centre Equipment and Training stream on behalf of the City of Kelowna.

**Carried**

**4.4 Deterrent Spray Bylaw**

Staff:

- Displayed a PowerPoint Presentation outlining the proposed regulations regarding the sale of deterrent sprays from businesses and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Community Safety Services Branch dated February 24, 2025, regarding the creation of a Sale of Deterrent Spray Bylaw No. 12678;

AND THAT Bylaw No. 12678, being Sale of Deterrent Spray Bylaw, be forwarded for reading consideration;

AND THAT Bylaw No. 12679, being Amendment No. 39 to Bylaw Notice Enforcement Bylaw No. 10475, be forwarded for reading consideration;

AND FURTHER THAT Council directs staff to give notice by placing a newspaper advertisement to allow written comments from the public to be submitted to the Community Safety Services Manager no later than 4 p.m. on March 19, 2025.

**Carried**

#### 4.5 BL12678 - Sale of Deterrent Spray

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12678 be read a first, second and third time.

Carried

#### 4.6 BL12679 - Amendment No. 39 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Bylaw No. 12679 be read a first, second and third time.

Carried

#### 4.7 City of Kelowna Tariff Response Update

Staff:

- Provided an overview of the City's preparations and response to implementation of tariffs from the United States and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Council receives for information the City of Kelowna Tariff Response Update report.

Carried

### 5. Mayor and Councillor Items

Deputy Mayor Stack:

- Provided comments on International Women's Day on March 8, 2025 and noted that the City of Kelowna has issued a Proclamation to mark International Women's Day.

Councillor Wooldridge:

- Spoke to their attendance at the Pink Shirt Day Breakfast event on February 26, 2025.
- Commented on the pending United State tariffs and encouraged citizens to buy local and Canadian.

Councillor Singh:

- Spoke to their attendance at the Safe Schools meeting last week.
- Will be attending the BC General Employees' Union and will read, on behalf of the Mayor, the Proclamation for International Women's Day.

Councillor Cannan:

- Commented on Safe Schools and the Child Advocacy Centre being a great resource.
- Commented on their ride along with RCMP on Saturday, March 1, 2025.
- Reminder of the YLW Spring Travel Show held on Saturday, March 8, 2025.
- Thanked Brier volunteers.

Councillor DeHart:

- Will be speaking at one of the International Women's Day events.
- Spoke to their attendance at the Pink Shirt Day Breakfast event on February 26, 2025.
- Spoke to their attendance at the Brier events and encouraged residents to attend.
- Spoke to their attendance at the Vancouver Alzheimer's Society Breakfast event.
- Spoke to their attendance at the Chamber Business After Hours event held at UBC Okanagan and advised that the next Chamber President is Derek Gratz from UBC Okanagan.
- Will be attending Uptown Rutland Business Association meeting this week.

**6. Termination**

This meeting was declared terminated at 4:18 p.m.

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Deputy Mayor Stack

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City Clerk

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