



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, March 17, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Absent	Councillor Charlie Hodge**
Staff Present	Acting City Manager, Derek Edstrom; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Long Range Planning Manager, Robert Miles*; Development Planning Department Manager, Nola Kilmartin*; Planner, Andrew Ferguson*; Planner, Jason Issler*; Corporate Strategy & Performance Department Manager, Mike McGreer*; Business Planning & Results Manager, Sigrun Geirsdottir*; General Manager, Corporate Services, Joe Sass*; Intergovernmental Relations Manager, Axelle Bazett*; Building & Business Services Department Manager, Lynsey Paley*; Acting Business Licensing Supervisor, Sarah Krakower*; Treasury Supervisor, James Lawson*; Legal & Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator Confidential, Clint McKenzie

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

1. Call to Order

Mayor Dyas called the meeting to order at 1:31 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 DeHart

THAT the Minutes of the Regular Meetings of March 10, 2025 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Final North End Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- Provided an overview of the final North End Plan.
- Commented on the amendments to the Official Community Plan to begin implementing the North End Plan.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council endorses the North End Plan, as outlined in the report from the Long Range Planning Department dated March 17, 2025;

AND THAT Official Community Plan Amendment Application No. OCP25-0003 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Schedule “A” and “Schedule B” attached to the Report from the Long Range Planning Department dated March 17, 2025, be considered by Council;

AND FURTHER THAT the Official Community Plan Text Amending Bylaw be forwarded to Public Hearing for further consideration.

Carried

3.2 North End Plan Amendments - BL12763 (OCP25-0003) - City of Kelowna

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12763 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.3 Bernard Ave 1230-1296, D'Anjou St 1481-1495, Richmond St 1488 - Z24-0046 (BL12769) - Multiple Owners

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z24-0046 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot 1 District Lot 137 ODYD Plan 15718, located at 1296 Bernard Avenue, Kelowna, BC;
- b. Lot 2 District Lot 137 ODYD Plan 15718, located at 1290 Bernard Avenue, Kelowna, BC;
- c. Lot 3 District Lot 137 ODYD Plan 15718, located at 1280 Bernard Avenue, Kelowna, BC;
- d. Lot 4 District Lot 137, ODYD Plan 15718, located at 1270 Bernard Avenue, Kelowna, BC;
- e. Lot 5 District Lot 137 ODYD Plan 15718, located at 1260 Bernard Avenue, Kelowna, BC;
- f. Lot 6 District Lot 137 ODYD Plan 15718, located at 1250 Bernard Avenue, Kelowna, BC;
- g. Lot 7 District Lot 137 ODYD Plan 15718, located at 1240 Bernard Avenue, Kelowna, BC;
- h. Lot 8 District Lot 137 ODYD Plan 15718, located at 1230 Bernard Avenue, Kelowna, BC;
- i. Lot 9 District Lot 137 ODYD Plan 15718, located at 1495 D'Anjou Street, Kelowna, BC;
- j. Lot 10 District Lot 137 ODYD Plan 15718, located at 1491 D'Anjou Street, Kelowna, BC;
- k. Lot 11 District Lot 137 ODYD Plan 15718, located at 1481 D'Anjou Street, Kelowna, BC;
- l. Lot 21 District Lot 137 ODYD Plan 15718, located at 1488 Richmond Steet, Kelowna, BC;

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 approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated March 17, 2025;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to consolidating the subject properties into a single parcel;

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

Carried
Councillor Cannan - Opposed

3.4 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received.

3.5 Rezoning and Text Amendment Applications

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

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12760 be read a first, second and third time.

Carried

3.5.2 Updates to Short-Term Rental Regulations BL12761 (TA25-0001) - City of Kelowna

Councillor DeHart declared a conflict of interest as they own short term rental units and work for a hotel and left the meeting at 2:09 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12761 be read a first, second and third time.

Carried

Councillor DeHart returned to the meeting at 2:12 p.m.

3.6 KLO Rd 860 - 1000 - DP24-0232 - Okanagan College

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP24-0232 for Lot 1 District Lot 135 ODYD Plan EPP90191, located at 860 – 1000 KLO 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

Acting City Manager:

- Commented on the City's bid for the UNESCO City of Gastronomy designation.

4. Non-Development Reports & Related Bylaws

4.1 Reporting Progress on Council Priorities

Staff:

- Displayed a PowerPoint Presentation and online progress report.
- Commented on the 2024 Progress Report on Council priorities and provided an overview of each measure.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Corporate Strategy & Performance Department dated March 17, 2025 with respect to reporting progress in 2024 on Council Priorities 2023-2026;

AND THAT Council directs staff to report back on progress on Council priority actions in fall 2025 and progress on Council Priorities measures in spring 2026.

Carried

The meeting recessed at 2:47 p.m.

The meeting reconvened at 2:57 p.m.

4.2 Business Licence Updates for Short-Term Rental Regulations

Councillor DeHart declared a conflict of interest for items 4.2, 4.3 and 4.4 as they own short term rental units and work for a hotel and left the meeting at 2:57 p.m.

Staff:

- Introduced the Acting Business License Supervisor.
- Displayed a PowerPoint presentation providing an overview of the business licence amendments to align with new short-term rental regulations and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from Business Licensing, dated March 17, 2025, with respect to business licence updates for short-term rental regulations;

AND THAT Bylaw No. 12767, being Amendment No. 2 to Short-Term Rental Accommodation and Business Licence and Regulation Bylaw No. 11720 be forwarded for reading consideration;

AND THAT Bylaw No. 12768, being Amendment No.40 to Bylaw Notice Enforcement Bylaw No. 10475 be forwarded for reading consideration;

AND FURTHER THAT Council direct staff to notify all short-term rental operators within the City with pending or approved business licences, as well as place a newspaper advertisement, allowing for comments to be submitted to the Business Licensing Supervisor no later than 4 p.m. on March 31, 2025.

Carried

4.3 BL12767 - Amendment No. 2 to Short-Term Rental Regulation Bylaw No. 11720

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12767 be read a first, second and third time.

Carried

4.4 BL12768 - Amendment No. 40 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12768 be read a first, second and third time.

Carried

Councillor DeHart returned to the meeting at 3:05 p.m.

4.5 Investment of Kelowna Funds 2024

Staff:

- Displayed a PowerPoint Presentation.
- Provided an overview and performance of the 2024 investment portfolio and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the Investment of Kelowna Funds for 2024 Report from the Treasury Supervisor as presented on March 17, 2025, in alignment with the Council's strong financial management priority.

Carried

5. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance at the City's Compass Awards.
- Attended former Kelowna Firefighter, Terry Britton's funeral with Councillor Singh and the City's General Manager, People & Protective Services, Stu Leatherdale.

Councillor Cannan:

- Made a notice of motion to amend Purchasing Bylaw No. 11477 to prioritize procurement from Canadian suppliers whenever possible.
- Requested a letter to the Premier asking the Province to lift the short term rental ban for non-principal residence properties this year.

Mayor Dyas commented on the previous correspondence with the Province regarding an exemption from the short-term rental ban on non-principal residence.

Councillor Lovegrove:

- Wished everyone a Happy St. Patrick's Day.
- Wished a happy belated birthday to Councillor Stack.
- Attended opening ceremonies of the 2025 Junior All Native Tournament (JANT) and Spring Basketball Fest and presented a blanket to the Mayor received as a gift to the City from the participants.
- Attended the tier 2 provincial hockey finals.

Councillor Singh:

- Attended former Kelowna Firefighter, Terry Britton's funeral.
- Hosted the Taste of Home event with Councillor Cannan.
- Attended the Persian New Year celebration.

6. Termination

This meeting was declared terminated at 3:32 p.m.

Mayor Dyas

City Clerk

/cm