



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, March 31, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillors Gord Lovegrove and Mohini Singh
Members Absent	Councillor Charlie Hodge**
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Event Services Supervisor, Sarah Semeniuk*; Divisional Director, Planning, Climate Sustainability and Development Services, Ryan Smith*; Development Planning Manager, Alex Kondor*; General Manager, Corporate Services, Joe Sass*; Business Performance and Advisory Services Manager, Shelly Little*; Deputy Chief Financial Officer, Marina Warrender*; Corporate Assurance Supervisor, Jennifer Grills*; Budget Supervisor, Jay Jean*; Financial Planning Manager, Melanie Antunes*; Controller, Matt Friesen*; Real Estate Department Manager, Johannes Saufferer*; Community Safety Services Manager, Kevin Duggan*; Acting Community Safety Director, Kevin Mead*
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	Wayne Moore, Civic & Community Awards Steering Committee Chair*

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

**1. Call to Order**

Mayor Dyas called the meeting to order at 1:32 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 DeHart/Seconded By Councillor Webber

THAT the Minutes of the Regular Meetings of March 17, 2025 be confirmed as circulated.

**Carried**

Mayor Dyas;

- Provided remarks on the recent cleanup of the outdoor sheltering site along the Rail Trail at Richter Street.

### 3. Committee Reports

#### 3.1 50th Annual Civic and Community Awards Finalist Announcement

Staff:

- Introduced the presentation and Wayne Moore, Civic & Community Awards Steering Committee Chair.

Wayne Moore, Civic & Community Awards Steering Committee Chair

- Displayed a PowerPoint Presentation.
- Identified the Civic & Community Award finalists in each category.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives for information, the report from Sport & Event Services, dated March 31, 2025, announcing the finalists for the 50<sup>th</sup> Annual Civic & Community Awards.

**Carried**

### 4. Public in Attendance

#### 4.1 381 Viewcrest Ct Business Licence Cancellation Reconsideration

Councillor DeHart declared a perceived conflict of interest as they own short term rental properties and work for a local Hotel and departed the meeting at 1:42 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the short term rental operation and reasons for the business licence cancellation.

City Clerk:

- Advised that correspondence was circulated to Council and invited the Applicant to address Council.

Peter Drummond, Viewcrest Court, Applicant

- Displayed a PowerPoint Presentation.
- Spoke to the formal warnings regarding their short-term rental, specifically related to the fire safety plan and the incorrect listing description of the number of rooms available.
- Spoke to achieving compliance after being informed of violations related to their short term rental operations.
- Spoke to noise and parking complaints, monitored noise levels, and the response of the RCMP and Bylaw Enforcement Officers.
- Displayed a timeline of complaints received and responses.
- Raised concerns with the neighbours' actions and behaviour towards their family, causing unease.
- Commented that their family now lives in Kelowna full time.
- Commented that they are proactively responsible owners and not in contravention of rules.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council upholds the decision of the Licence Inspector to cancel the Short-Term Rental Business Licence for a 'Short-Term Rental Accommodation' business on the subject property located at 381 Viewcrest Ct, Kelowna BC on March 1, 2025.

**Carried**

Councillor DeHart returned to the meeting at 2:05 p.m.

## 5. Development Application Reports & Related Bylaws

### 5.1 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received.
- Responded to questions from Council.

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

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12769 be read a first, second and third time.

Carried  
Councillor Cannan - Opposed

### 5.3 Temple Ct 252 - Z22-0045 (BL12486) - Rescind Rezoning Bylaw

Staff:

- Provided comments on the rescindment of bylaw readings.

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Council receives, for information, the Report from the Development Planning Department dated March 31, 2025 with respect to Rezoning Application No. Z22-0045 for the property located at 252 Temple Ct.;

AND THAT Bylaw No. 12486 be forwarded for rescindment consideration and the file be closed.

Carried

The meeting recessed at 2:09 p.m.

The meeting reconvened at 2:13 p.m.

### 5.4 Temple Ct 252 - BL12486 (Z22-0045) - Giovanni Lenza and Stonewood Development Corp., Inc. No. BCo671615

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT first, second and third readings given to Bylaw No. 12486 be rescinded.

Carried

## 6. Bylaws for Adoption (Development Related)

### 6.1 Multiple Properties - BL12748 (Z24-0060) - City of Kelowna

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw No. 12748 be adopted.

Carried

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

Moved By Councillor Webber/Seconded By Councillor Stack

THAT Bylaw No. 12752 be adopted.

Carried

**6.3 Hwy 97 N 3699 - BL12754 (Z24-0061) - University Business Park Ltd., Inc. No. 431185**

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12754 be adopted.

Carried

**6.4 Dougall Rd N 465-495 - BL12756 (Z24-0062) - 1470626 B.C. Ltd., Inc. No. BC1470626**

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12756 be adopted.

Carried

**7. Non-Development Reports & Related Bylaws**

**7.1 Value for Money Status Report**

Staff:

- Displayed a PowerPoint Presentation outlining the status of recommendations under the Value for Money Program.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives, for information, the Report from Audit Committee dated March 31, 2025, with respect to the status of recommendations from the Value for Money Program.

Carried

**7.2 Treasury Process Follow up Value for Money**

Staff:

- Displayed a PowerPoint Presentation outlining the results of the Treasury Process follow up Value for Money engagement.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Audit Committee dated March 31, 2025 with respect to the results of the Treasury Process Follow up Value for Money engagement.

Carried

**7.3 Infrastructure Deficit Value for Money**

Staff:

- Displayed a PowerPoint Presentation outlining the results of the Infrastructure Deficit Value for Money engagement and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council receives, for information, the Report from the Audit Committee dated March 31, 2025, with respect to the results of the Infrastructure Deficit Value for Money engagement.

AND THAT Council endorses the value for money engagement recommendations directed to management, as outline in the report from the Audit Committee dated March 31, 2025.

Carried**7.4 Amendment No. 1 to the Five Year Financial Plan 2024-2028**

Staff:

- Displayed a PowerPoint Presentation summarizing the transfers and amendments to the 2024-2028 Financial Plan.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council receives, for information, the Report from Financial Services dated March 31, 2025 with respect to amendments to the Five Year Financial Plan 2024-2028 Bylaw;

AND THAT Bylaw No. 12757, being Amendment No. 1 to the Five Year Financial Plan 2024-2028 Bylaw No. 12639, be advanced for reading consideration.

Carried**7.5 BL12757 - Amendment No. 1 to the Five Year Financial Plan 2024 - 2028**Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12757 be read a first, second and third time.

Carried**7.6 2024 Financial Performance and Health Indicators Update**

Staff:

- Displayed a PowerPoint Presentation summarizing the 2024 Financial Performance, Financial Health indicators and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council receives, for information, the 2024 Financial Performance Report and Financial Health Dashboard from Financial Services.

Carried**7.7 Prospera Place Improvements**

Staff:

- Displayed a PowerPoint Presentation providing an update on various improvements to Prospera Place and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Infrastructure and Real Estate departments dated March 31, 2025, with respect to an update on various improvements being made to Prospera Place;

AND THAT the 2025 Financial Plan be amended to include an additional \$1.3 million for facility improvements at Prospera Place, with funding from General Unrestricted Capital Reserves;

AND FURTHER THAT Council authorizes the Real Estate Department Manager to negotiate and execute an agreement formalizing the City's ownership of the improvements being installed by the City.

Carried

## 7.8 Deterrent Spray Bylaw Consultation and Adoption

Staff:

- Displayed a PowerPoint Presentation outlining the notice and no correspondence was received regarding the sale of Deterrent Sprays from businesses.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Community Safety Services Branch dated March 31, 2025, recommending that Council adopt the Sale of Deterrent Spray Bylaw No. 12678 and consider amendments to the Bylaw Notice Enforcement Bylaw No. 10475;

AND THAT Bylaw No. 12678, Sale of Deterrent Spray Bylaw, No. 12678 be forwarded for adoption;

AND THAT Bylaw No. 12679, Amendment No. 39 to Bylaw Notice Enforcement Bylaw No. 10475 be forwarded for adoption.

Carried

## 7.9 BL12678 - Sale of Deterrent Spray

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12678 be adopted.

Carried

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

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12679 be adopted.

Carried

## 7.11 Southern Interior Bylaw Adjudication Registry Agreement

Staff:

- Provided an overview of the addition to and renewal of the Southern Interior Bylaw Adjudication Registry Agreement and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Council approves the addition of the Town of Osoyoos to the Southern Interior Bylaw Notice Dispute Registry Agreement.

AND THAT Council renews the agreement for an additional five (5) year term.

Carried

## 8. Resolutions

### 8.1 Draft Resolution re: Purchasing Bylaw

Councillor Cannan:

- Provided comments on the background and purpose of the draft resolution.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Council directs staff to review Purchasing Bylaw No. 11477, based on the proposed policy direction outlined in the draft resolution from Councillor Cannan dated March 31, 2025, and report back to Council with options to enhance the Bylaw's effectiveness and compliance in alignment with prioritizing Canadian suppliers.

**Carried****9. Mayor and Councillor Items**

Councillor Stack:

- Spoke to their attendance at the groundbreaking ceremony for Troika Developments' purpose-built rental building on Barlee Road.

Councillor Wooldridge:

- Will be attending, on behalf of Mayor Dyas, the Evolve 2025 Summit Conference on Saturday, April 6, 2025 at the Coast Capri Hotel.

Councillor Cannan:

- Recognized Chris Bocskei, organizer of the Rutland Community Spring Clean Up event.

Councillor DeHart:

- Will be attending the Chamber of Commerce and Uptown Rutland Business Association meeting on April 22, 2025.

Mayor Dyas:

- Acknowledged Councillor DeHart on the 27th anniversary of her "Straight from DeHart" column.

**10. Termination**

This meeting was declared terminated at 3:18 p.m.

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 Mayor Dyas

lb/acm

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 City Clerk