



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, May 12, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Charlie Hodge, Gordon Lovegrove*, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Active Living & Culture, Jim Gabriel*; Community & Neighbourhood Services Manager, Mariko Siggers*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Adam Cseke*; Planner Specialist, Mark Tanner*; Planner II, Jason Issler*; Housing Policy and Programs Manager, James Moore*; General Manager, Corporate Services, Joe Sass*; Financial Planning Manager, Melanie Antunes*; Controller, Matt Friesen*; Intergovernmental Relations Manager, Axelle Bazett*; Partnerships Coordinator, Colin McGuinness*; Legal & Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie
Guest Present	Paul Clark, Chair Accessibility Advisory Committee*
Guests Participating Remotely	Michelle Hewitt, Vice-Chair, Accessibility Advisory Committee*; Mitchell Reardon, Happy Cities*

(* 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 Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of May 5, 2024 be confirmed as circulated.

Carried

3. Committee Reports

3.1 Accessibility Advisory Committee Update and Final Accessibility Plan

Staff:

- Introduced the Accessibility Advisory Committee Chair and Vice-Chair, and the consultant.
- Displayed a PowerPoint presentation.
- Provided an update on the work of the Accessibility Advisory Committee.
- Commented on the Accessibility Plan and its implementation.

Guest, Paul Clark:

- Introduced the Committee Vice-Chair and members in attendance.
- Spoke to identifying physical and policy barriers to accessibility, recommending improvements, and proactively designing for accessibility.
- Commented on the accessibility service request feature and accessible meeting participation.
- Spoke to vision moving forward being accessible for all.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from Active Living & Culture, dated May 12, 2025, providing an annual update to Council from the Accessibility Advisory Committee;

AND THAT Council endorses the Accessibility Plan and implementation plan as outlined in the report dated May 12, 2025.

Carried

4. Development Application Reports & Related Bylaws

4.1 Burtch/Harvey Area Redevelopment Plan - ARP24-0001 OCP24-0012 (BL12788) - City of Kelowna

Staff:

- Displayed a PowerPoint presentation.
- Provided an overview of the Burtch Harvey Area Redevelopment Plan.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council endorses the Burtch/Harvey Area Redevelopment Plan, as outlined in and attached to the report from the Development Planning Department dated May 12, 2025;

AND THAT Official Community Plan Amendment Application No. OCP24-0012 to amend Kelowna 2040 Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated May 12, 2025, be considered by Council;

AND FURTHER THAT the Official Community Plan Amendment Application No. OCP24-0012 be forwarded to Public Hearing for further consideration.

Carried

Councillors Cannan, Hodge, Lovegrove, Webber - Opposed

4.2 Burtch/Harvey Area Redevelopment Plan - BL12788 (OCP24-0012) - City of Kelowna

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12788 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

Councillors Cannan, Lovegrove, Webber – Opposed

4.3 KLO Rd 860 - 1000 - TA25-0003 (BL12786) - Okanagan College

Councillor DeHart declared a conflict of interest as they are an employee of the Ramada Hotel and Conference Centre and left the meeting at 2:28 p.m.

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Zoning Bylaw Text Amendment Application No. TA25-0003 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated May 12, 2025 for Lot 1 District Lot 135 ODYD Plan EPP90191 located at 860 – 1000 KLO Road, Kelowna, BC be considered by Council.

Carried

Councillor DeHart returned to the meeting at 2:32 p.m.

4.4 Bernard Ave 1181 - 1191 - Z25-0011 (BL12787) - SKJJ Bernard Land Holdings Ltd., Inc.No. BC1242190

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z25-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 137 ODYD Plan EPP135950, located at 1181-1191 Bernard Ave, Kelowna, BC from the MF3 – Apartment 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 approval of the Ministry of Transportation and Transit.

Carried

4.5 Hilltown Drive 3778 - LL25-0009 - Azhadi Properties Corp., Inc.No. BC1155440

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

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 Azhadi Wines Ltd. for a lounge endorsement for Lot 2 Section 33 Township 23 Osoyoos Division Yale District PLAN EPP8753, located at 3778 Hilltown Drive, Kelowna, BC for the following reasons:
 - The proposed lounge endorsement is consistent with regulations of the Liquor and Cannabis Regulation Branch, Agriculture Land Commission, and Council Policy 359.
2. Council's comments on LCRB's prescribed considerations are as follows:

- The location of the winery/special event area:

The proposed lounge endorsement is located to minimize the impact on agricultural productivity.

- The proximity of the winery/special event area to other social or recreational facilities and public buildings:

The winery is located north of the McKinley neighbourhood and is situated on rural lands in North Glenmore. Proximity is not anticipated to be a concern.

- The person capacity of the winery lounge:

The person capacity is acceptable as it aligns with Council Policy 359 which recommends that the liquor establishment capacity outside of the Central Area not exceed 250 persons.

- Traffic, noise, parking and zoning:

Traffic, parking, and zoning are not anticipated to be a concern.

Carried

4.6 Royal Ave 321 - HAP25-0003 - Interior Health Authority

Councillor Lovegrove declared a conflict as they live directly across from the subject property and left the meeting at 2:41 p.m.

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP25-0003 for Lot 1 District Lot 14 ODYD PLAN EPP87656, located at 321 Royal Avenue, 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 Heritage Alteration Permit Application in order for the permit to be issued;

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

Carried

Councillor Lovegrove returned to the meeting at 2:51 p.m.

4.7 Pacific Ave 1239 - DP25-0012 - 1309118 B.C. Ltd.

Staff:

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

Moved By Councillor Webber/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Permit No. DP25-0012 for Lot 1 District Lot 137 ODYD PLAN EPP113649, located at 1239 Pacific Avenue, 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;
5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No.12375;

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

4.8 Moubray Rd 394-396 - Z22-0043 - Extension Request

Staff commented on the request to extend the deadline for bylaw adoption.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. BL12653 be extended from May 27, 2025 to May 27, 2026;

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

Carried

The meeting recessed at 3:03 p.m.

The meeting reconvened at 3:12 p.m.

5. Non-Development Reports & Related Bylaws

5.1 Tenant Protection Implementation

Staff:

- Displayed a PowerPoint presentation.
- Provided an overview of the components and associated bylaws to implement the tenant protection measures.
- Responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Stack

THAT Council receives, for information, the report from the Housing Policy & Programs Department dated May 12, 2025 with respect to implementation of tenant protection measures;

AND THAT Official Community Plan Amendment Application No. OCP25-0004 to amend Kelowna 2040 Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Housing Policy and Programs Department dated May 12, 2025, be considered by Council;

AND THAT Bylaw No. 12784 being Amendment No. 6 to Development Application and Heritage Procedures Bylaw No. 12310 be advanced for reading consideration;

AND FURTHER THAT Tenant Protection Bylaw No. 12785 be advanced for reading consideration.

Carried

5.2 BL12785 (OCP25-0004) Official Community Plan Amendment - Tenant Protection Implementation - City of Kelowna

Moved By Councillor Hodge/Seconded By Councillor Webber

THAT Bylaw No. 12785 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

5.3 BL12780 - Tenant Protection

City Clerk commented on an amendment to add "If" at the beginning of the sentence under section 5.1.

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12780, as amended, be given first, second and third reading.

Carried

5.4 BL12784 - Amendment No. 6 Development Application and Heritage Procedures Bylaw No. 12310

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12784 be given first, second and third reading.

Carried

5.5 2024 Consolidated Financial Statements

Staff:

- Displayed a PowerPoint presentation.
- Provided an overview of the 2024 consolidated financial statements on behalf of the Audit Committee.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Cannan

THAT Council receives, for information, the Report from the Audit Committee dated May 12, 2025 with respect to the Consolidated Financial Statements and Auditor's Report for the City of Kelowna for the year ending December 31, 2024;

AND THAT the Consolidated Financial Statements and Auditor's Report be reprinted in and form part of the City of Kelowna's annual report;

AND THAT Council receives, for acceptance, the 2024 GEID Consolidated Financial Statements.

Carried

5.6 2024 Surplus from Operations

Staff:

- Displayed a PowerPoint presentation
- Provided an overview of the 2024 surplus appropriation on behalf of the Audit Committee.
- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Council approves the appropriation of \$5,093,931 of unallocated surplus generated from services areas, operating and capital programs, in 2024 to reserves and accumulated surplus as detailed in the Report from the Audit Committee dated May 12, 2025.

Carried

5.6 2025 UBCM Community Excellence Awards

Staff

- Displayed a PowerPoint presentation.
- Provided an overview of the proposed submissions for the UBCM Community Excellence Awards.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Partnerships Office dated May 12, 2025, with respect to the 2025 UBCM Community Excellence Awards Application Submission.

AND THAT Council authorizes staff to submit award applications for the following City projects:

- Governance category: GEID Transition
- Service Delivery category: City at Work Docu-Series
- Sustainability category: DeHart Community Park Built to Net-Zero

Carried

6. Mayor and Councillor Items

Councillor DeHart:

- Congratulated finalists and recipients of the 50th annual Civic and Community Awards and thanked the Chair of the Community & Civic Awards Committee, Wayne Moore.
- Thanked City staff for their work.
- Thanked all the sponsors for their commitment.

Councillor Singh:

- Commented on the Civic and Community Awards.
- Congratulated the winners of the Anita Tozer Award, Parade with a Purpose.

Councillor Cannan:

- Attending the Brevity Service with Councillor Lovegrove.
- Attended the Edith Gay Park ball diamond upgrade and thanked the Blue Jays and their Field of Dreams support.
- Spoke to the comments received on lack of parking and a baby swing at DeHart Park.
- Attended the May 8th cemetery service by the Legion and spoke to the crosswalk at the new building.
- Requested an update on status of veteran parking pass.

Councillor Lovegrove:

- Ceremony to remember children lost, the Compassion Friends of Kelowna.
- Recognized and thanked the Committee and staff for their efforts on the 50th Annual Civic and Community Awards.
- Spoke to the public concerns regarding the road extension at the Burtch Road open house.
- Wished everyone a safe Victoria Day.
- Advised and Okanagan Regional Library board meeting is upcoming.

Mayor Dyas:

- Met with the Premier and ministers in Victoria last week on City advocacy initiatives.

7. Termination

This meeting was declared terminated at 3:52. p.m.

Mayor Dyas

lb/cm

City Clerk