



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, April 14, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Charlie Hodge, Gord Lovegrove, Mohini Singh, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Luke Stack
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Sustainability and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Carla Eaton*; Planner Specialist, Mark Tanner*; Long Range Planning Manager, Robert Miles*; Planner Specialist, Tracy Guidi*; Infrastructure Delivery Department Manager, Joel Shaw*; Housing Policy and Programs Manager, James Moore*; Building and Business Services, Sarah Krakower*; General Manager, Infrastructure, Mac Logan*; Utility Services Department Manager, Kevin Van Vliet*; Utility Planning Manager, Rod MacLean*; Deputy Chief Financial Officer, Marina Warrender*; Controller, Matt Friesen*
Staff Participating Remotely	General Manager, Corporate Services, Joe Sass*; Legislative Coordinator (Confidential), Arlene McClelland

(\* 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 Lovegrove/Seconded By Councillor Webber

THAT the Minutes of the Regular Meetings of April 7, 2025 be confirmed as circulated.

Carried**3. Development Application Reports & Related Bylaws****3.1 South Ridge Dr 5008 - Z25-0006 (BL12779) - Nonis Developments Ltd., Inc. No. BCo938873**

Staff:

- Introduced the new Development Planning Manager.
- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Hodge

THAT Rezoning Application No. Z25-0006 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 1688S Similkameen Division Yale District Plan KAP68647, located at 5008 South Ridge Dr, Kelowna, BC from the C1 - Local & Neighbourhood Commercial zone to the C1rcs - Local & Neighbourhood Commercial Retail Cannabis Sales zone, be considered by Council;

AND THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the Provincial Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store licence for this legal lot with the following comments:

- The proposed store location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured through the public notification process for the rezoning of the property and provided to Council for consideration; and
- Local government recommends that the application be approved because of the compliance with local regulations and policies.

Carried**3.2 Parkinson Way 1700-1800 Spall Rd 1456 - DP25-0050 - City of Kelowna**

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Permit No. DP25-0050 for:

- Lot 2 Section 20 Township 26 ODYD Plan 32159 Except Plan EPP3465, located at 1700-1800 Parkinson Way, Kelowna, BC;
- Lot 2 Section 20 Township 26 ODYD Plan 23634 Except Plan EPP3465, located at 1800 Parkinson Way, Kelowna, BC; and
- Lot A Section 20 Township 26 ODYD Plan 37596 Except Plans KAP62854, KAP70690 and KAP71139, located at 1456 Spall 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 in accordance with Schedule 'C';

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

**Carried**

### **3.3 Cross Rd 1910 - Z23-0011 (BL12617) - Extension Request**

Staff:

- Provided reasons for the rezoning extension request and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT in accordance with Development Applications and Heritage Procedures Bylaw No. 12310, the deadline for adoption of Rezoning Bylaw No. 12617 be extended from February 26, 2025 to February 26, 2026;

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

**Carried**

## **4. Bylaws for Adoption (Development Related)**

### **4.1 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12721 (OCP24-0007) - 1432863 B.C. Ltd., Inc. No. BC1432863**

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Bylaw No. 12721 be adopted.

**Carried**

### **4.2 Bottom Wood Lake Rd 9595 and Beaver Lake Road 672 - BL12722 (Z24-0028) - 1432863 B.C. Ltd., Inc. No. BC1432863**

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Bylaw No. 12722 be adopted.

**Carried**

### **4.3 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 2:02 p.m.

Staff:

- Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Bylaw No. 12761 be adopted.

**Carried**

Councillor DeHart returned to the meeting at 2:04 p.m.

## **5. Non-Development Reports & Related Bylaws**

### **5.1 2025 OCP Update - Revised Growth Scenario**

Staff:

- Displayed a PowerPoint Presentation outlining the revised 2041 growth scenario and related updates to the Official Community Plan and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council receives, for information, the report from Long Range Planning dated April 14, 2025, with respect to the 2025 OCP Update - Revised Growth Scenario.

**Carried**

### **5.2 Tenant Protection - Proposed Measures**

Staff:

- Displayed a PowerPoint Presentation outlining the proposed tenant protection measures to be included in a tenant protection bylaw and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Webber

THAT the recommended direction in the report from the Housing Policy & Programs Department dated March 31, 2025 be amended to remove the provision to exempt financial compensation if the vacancy rate is greater than 4%.

**Carried**

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Housing Policy and Programs Department dated March 31, 2025 with respect to tenant protection measures, as amended;

AND THAT Council directs staff to prepare the necessary bylaw amendments to implement the proposed approach to tenant protection outlined in the report from the Housing Policy and Programs Department dated March 31, 2025, as amended.

**Carried**

Councillor Cannan - Opposed

The meeting recessed at 3:11 p.m.

The meeting reconvened at 3:20 p.m.

### **5.3 Business Licence Updates to Short-Term Rental Regulations**

Councillor DeHart declared a conflict of interest on items 5.3, 5.4 and 5.5 as they own short term rental units and work for a hotel and left the meeting at 3:20 p.m.

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Business Licence updates to the Short Term Rental Regulations and correspondence received and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Council receives for information, the report from Business Licensing, dated April 14, 2025, recommending that Council consider amendments to the City of Kelowna Short-Term Rental Accommodation Business Licence and Regulation Bylaw No. 11720 and Bylaw Enforcement Notice Bylaw No. 10475;

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 adoption;

AND FURTHER THAT Bylaw No. 12768, being Amendment No.40 to Bylaw Notice Enforcement Bylaw No. 10475 be forwarded for adoption.

**Carried**

#### **5.4 BL12767 - Amendment No. 2 to Short-Term Rental Regulation Bylaw No. 11720**

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Bylaw No. 12767 be adopted.

**Carried**

#### **5.5 BL12768 - Amendment No. 40 to Bylaw Notice Enforcement Bylaw No. 10475**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Bylaw No. 12768 be adopted.

**Carried**

Councillor DeHart returned to the meeting at 3:24 p.m.

#### **5.6 Water Security Plan Adoption**

Staff:

- Displayed a PowerPoint Presentation summarizing the Water Security Plan and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor DeHart

THAT Council receives for information the report from Utility Services dated April 14, 2025, regarding the adoption of the Water Security Plan;

AND THAT Council adopts the Water Security Plan.

**Carried**

#### **5.7 Tax Distribution Policy**

Staff:

- Displayed a PowerPoint Presentation outlining distribution of taxation demand among property classes that will result in the 2025 tax rate.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council approves a Municipal Tax Distribution Policy as outlined in the Report dated April 14, 2025, for the year 2025 that will result in a modification of the 2024 Tax Class Ratios to reflect the uneven market value changes which have been experienced between property classes, as follows:

<b><u>Property Class</u></b>	<b><u>2024 Tax Class Ratios</u></b>	<b><u>2025 Tax Class Ratios</u></b>
Residential/Rec/NP/SH	1.0000:1	1.0000:1
Utilities	4.5169:1	3.6021:1
Major Industrial	8.3358:1	8.2256:1
Light Industrial/Business/Other	2.0696:1	2.0265:1
Farm Improvements	0.5122:1	0.5136:1

AND THAT Council approves development of 2025 tax rates to reflect 2025 assessment changes in property market values.

**Carried**

## **6. Bylaws for Adoption (Non-Development Related)**

### **6.1 Renaming of Section of Frost Road to Frost Crescent - BL12759 - City of Kelowna**

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Bylaw No. 12759 be adopted.

**Carried**

### **6.2 Amendment No. 13 to Council Remuneration and Expense Bylaw No. 7547**

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw No. 12777 be adopted.

**Carried**

## **7. Mayor and Councillor Items**

Councillor DeHart:

- Spoke to their attendance at the Manufacturing Safety Alliance of BC breakfast event.
- Spoke to their attendance at the Chamber of Commerce Top 40 over 40 event at the Kelowna Art Gallery.
- Reminder of the Kelowna Chamber of Commerce Speaker Series regarding community safety on April 15, 2025.

Councillor Wooldridge:

- Commented on potential Notice of Motion regarding delegated authorities related to subdivision and infill housing.

Councillor Lovegrove:

- Spoke their attendance, on behalf of Mayor Dyas, at the UBCO Engineering Capstone Graduation Project presentation and competition at Kelowna Flightcraft.
- Will be attending the Hydrogen Clean Tech forum on April 15, 2025.  
Will be attending, on behalf of Mayor Dyas, the BC Yukon Division of Canadian Council of the Blind on April 15, 2025.

Councillor Cannan:

- Acknowledged the return of Councillor Hodge.

Councillor Hodge

- Happy to return and actively participate in the community through Council.

## **8. Termination**

This meeting was declared terminated at 4:09 p.m.

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Mayor Dyas

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City Clerk

lb/acm