



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date: Tuesday, June 17, 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\*, Luke Stack, Rick Webber and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud; Development Planning Department Manager, Nola Kilmartin; Development Planning Manager, Carla Eaton; Development Planning Manager, Adam Cseke, Development Planning Manager, Alex Kondor; Planner Specialist, Mark Tanner\*; Planner II, Tyler Caswell\*; Planner II, Jason Issler\*; Long Range Planning Manager, Robert Miles\*

Staff Participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Dyas called the meeting to order at 4:00 p.m.

**2. Reaffirmation of Oath of Office**

The Oath of Office was read by Councillor Webber.

**3. Confirmation of Minutes**

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT the Minutes of the Public Hearing and Regular Meeting of Tuesday, May 13, 2025 be confirmed as circulated.

**Carried**

**4. Call to Order the Regular Meeting**

Mayor Dyas called the meeting to order at 4:03 p.m.

**5. Development Permit and Development Variance Permit Reports**

**5.1 START TIME 4:00 PM - Kneller Road 165 - BL12463 (Z22-0014) - Okanagan Metis & Aboriginal Society**

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12463 be amended at 3<sup>rd</sup> reading by deleting "115 & 175 Kneller Road" and replacing it with "165 Kneller Road";

AND THAT Bylaw No. 12463 be amended at 3<sup>rd</sup> reading by:

Deleting:

"Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located on Kneller Road, Kelowna, BC," and "Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686, located on Kneller Rd, Kelowna, BC"

Replacing with:

"Portions of Lot B Section 27 Township 26 ODYD Plan EPP137707, located on Kneller Road, Kelowna, BC,"

AND THAT Bylaw No. 12463 be amended at 3<sup>rd</sup> reading by deleting the underlying zone that reads "RU1 – Large Lot Housing" and replacing it with "MF1 – Infill Housing";

AND THAT Bylaw No. 12463 be amended at 3<sup>rd</sup> reading by deleting "as per MAP "A"" and replacing it with "as shown on MAP "A1""

AND THAT Bylaw No. 12463 be amended at 3<sup>rd</sup> reading by deleting Map "A" and replacing it with MAP "A1" attached to the Report from the Development Planning Department dated June 17, 2025.

AND THAT Bylaw No. 12463 be amended at 3<sup>rd</sup> reading by deleting

"AND THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686, located on Kneller Rd, Kelowna, BC, from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone as per Map "A" attached to and forming part of this bylaw";

**Carried**

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12463, as amended, be adopted.

**Carried**

**5.2 START TIME 4:00 PM - Kneller Rd 115 165 - DP23-0245 DVP23-0246 - Okanagan Metis and Aboriginal Housing Society, Inc.No. S21636**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Stoke Tonne, Meiklejohn Architects Inc., Abbott St, Applicant:

- Displayed a PowerPoint presentation.
- Spoke to the history of the application and the applicant.
- Commented on the broader site development and outlined the lot consolidation.
- Advised many tenants will not own vehicles and will not require parking based on previous BC Housing partnerships.
- Outlined the rationale for the parking variance as it compares to previous projects completed and utilization rates.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online:

Jason Meyer, Kneller Rd

- Supportive of additional housing in the area.
- Concerned with onstreet parking.
- Spoke to pictures submitted of existing parking.
- Concerned with losing parking in front of their residence.
- Requested traffic calming be added to the street.

Applicant in response:

- Advised that on-site parking was studied for the Nissan Crossing complex.
- Advised they have not analyzed off-street parking.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Rezoning Bylaw No. 12463 be amended at third reading to revise the legal description of the subject properties from:

- Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257 located 175 Kneller Road, Kelowna, BC; and
- Portions of Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plan 39686 located 115 Kneller Road, Kelowna, BC;

to Portions of Lot B Section 27 Township 26 ODYD Plan EPP137707 located 165 Kneller Road, Kelowna, BC as shown on Map "A1" attached to the Report from the Development Planning Department dated June 17, 2025;

AND THAT final adoption of Bylaw No. 12463 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP23-0245 and Development Variance Permit No. DVP23-0246 for Lot B Section 27 Township 26 ODYD Plan EPP137707, located at 165 Kneller Road, Kelowna, BC and Parcel A (Plan B1566) of Lot 4 Section 27 Township 26 ODYD Plan 426 Except Plans 39686 and EPP137707, located at 115 Kneller 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 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 variances to the following sections of Zoning Bylaw No. 12375 be granted:

**Table 8.2.7.b – Ratio of Parking Space Sizes**

To vary the ratio of parking space sizes from a minimum of 50% regular sized stalls permitted to 27% regular sized stalls proposed and a maximum of 50% small size stalls permitted to 73% small size stalls proposed.

**Table 8.3 – Required Residential Off-Street Parking Requirements**

To vary the minimum number of off-street parking spaces from 62 stalls required to 26 stalls proposed.

**Section 13.6 – Multi-Dwelling Zones, Density and Height Development Regulations**

To vary the maximum building height from 4 storeys permitted to 5 storeys proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application and Development Variance Permit application in order for the permits to be issued;

AND THAT the applicant be required to register an easement on the title of the subject properties to provide access to the designated parking stalls, waste & recycling enclosure, and vehicle access in order for the permits to be issued;

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

**Carried**

**5.3      START TIME 4:00 PM - Kneller Road 211 - BL12464 (Z22-0013) - Okanagan Metis and Aboriginal Housing Society, Inc.No.S21636**

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12464 be amended at 3<sup>rd</sup> reading by deleting "175,235,239 Kneller Road & 1161 Kneller Court" and replacing it with "211 Kneller Road";

AND THAT Bylaw No. 12464 be amended at 3<sup>rd</sup> reading by:

Deleting:

1. Lot 1 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located on Kneller Road, Kelowna, BC;
2. Lot 2 Sections 26 and 27 Township 26 ODYD Plan KAP58054, located on Kneller Road, Kelowna, BC;
3. Portions of Lot B Section 27 Township 26 ODYD Plan KAP73698, located on Kneller Court, Kelowna, BC;
4. Portions of Lot 1 Section 27 Township 26 ODYD Plan EPP63257, located at on Kneller Road, Kelowna, BC;"

Replacing with:

"Lot A Section 27 Township 26 ODYD Plan EPP137707, located on Kneller Road, Kelowna, B.C."

AND THAT Bylaw No. 12464 be amended at 3<sup>rd</sup> reading by deleting the underlying zone that reads "RU1 – Large Lot Housing and the RU2 – Medium Lot Housing zone" and replacing it with "MF1 – Infill Housing";

AND THAT Bylaw No. 12464 be amended at 3<sup>rd</sup> reading by deleting "Map "A" and by deleting "as shown on Map "A" attached to and forming part of this bylaw;"

**Carried**

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12464, as amended, be adopted.

**5.4 START TIME 4:00 PM - Kneller Rd 211 - DP23-0135 DVP25-0101 - Okanagan Metis and Aboriginal Housing Society, Inc.No.S21636**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The applicant did not come forward.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online:

Jason Meyer, Kneller Rd

- Spoke to pictures sent to Council.
- Presented a video of the on street parking in the area.
- Congratulated the applicant on the building.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Permit No. DP23-0135 and Development Variance Permit No. DVP25-0101 for Lot A Section 27 Township 26 ODYD Plan EPP137707, located at 211 Kneller 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 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 variances to the following sections of Zoning Bylaw No. 12375 be granted:

**Table 8.3 – Required Residential Off-Street Parking Requirements**

To vary the minimum number of off-street parking spaces from 39 stalls required to 33 stalls proposed.

**Section 14.11 – Commercial and Urban Centre Zone Development Regulations**

To vary the minimum front yard setback from 4.5 m permitted to 3.02 m proposed.

**Table 14.11 – Commercial and Urban Centre Zone Development Regulations**

To vary the minimum rear yard setback for an accessory building from 4.5 m permitted to 1.64 m proposed.

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

**5.5 START TIME 4:00 PM - Sheila Cr 491 - DVP25-0069 - David Gary Veldhoen and Karine Edith Veldhoen**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

David Veldhoen, Sheila Cr, Applicant:

- Developed narrow RU3 lots in the Ponds.
- Property is now on City sewer and can be subdivided.
- Spoke to the double fronting lot and the retaining wall and using it as a transition grade.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one from the Gallery or Online came forward.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council authorizes the issuance of Development Variance Permit No. DVP25-0069 for Lot 36 Section 24 Township 28 SDYD Plan 21834, located at 491 Sheila Cr, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "A":

**Section 11.4: Suburban Residential Zones – Subdivision Regulations**

To vary the minimum lot depth from 30.0 m required to 15.1 m proposed

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

Carried

**5.6 START TIME 4:00 PM - Abbott St 3020 - 3050 - DP24-0149 DVP25-0111 - City of Kelowna**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Chris Little, Little Building Solutions, Springfield Rd, Applicant:

- Displayed a PowerPoint presentation.
- Commented on the boat storage and site layout.
- Spoke to the site plan and amenities for paddling.
- Spoke to the building materials and design.
- Spoke to the parking and drop off spaces for summer camps.
- Spoke to the new City meeting building being constructed with public washrooms.
- Spoke to the pedestrian friendliness of the space.
- Spoke to the Abbott street heritage area and the facility complimenting the area.
- Spoke to the solar paneling on the roof.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Isaac Dutka, Trevor Dr

- Currently a coach at the Paddle Centre and a teacher at School District No. 23 and a former student at the Paddle Centre.
- Spoke to the skills the Paddle Centre provides and role models providing confidence and a connection with the community.
- Spoke to the kids who have experienced paddling for the first time through the Centre.
- Spoke to the accepting and inclusive community the paddle Centre provides.

April Kai, no address given

- New member to the Paddle Centre.
- Represents seniors and women.
- Spoke to the therapeutic nature of paddling and the ability to recover from injury.
- Spoke to the Friday night paddles available.
- Spoke to the competitive participation through the Outrigger Club.

Fraser McIntosh, General Manager, Kelowna Paddle Centre, Yates Rd

- Participated in the 2014 design charette.
- Spoke to the benefits of the Paddle Centre.
- Spoke to the school bus being able to fit onsite with the proposed changes to the parking queuing area.
- Spoke to the concerns with sightlines onsite being accommodated.

Kirsten Tully, Abbott St

- Speaking on behalf of themselves and the Kelowna Paddle Centre Board of Directors.
- Encouraged Council to approve the application.
- Expressed the summer camp program is giving the opportunity for hundreds of kids to participate on the water.
- Supports athletes competing at international events.
- Residents can safely and affordably access the water.
- Programming caters to a diverse population with a friendly and inclusive community.
- Spoke to the respectful collaboration between City and Paddle Centre.

Greg Redman, Physiotherapist, Wave Physiotherapy, Pandosy St

- Paddle Centre is very helpful for their clients.
- Provides therapy for masters athletes over 50.
- Owns a physiotherapy clinic.

Anne Lori, Abbott St

- Commended Council for developing waterfront park with wheelchair accessible wharf for boating.
- Would like some improvements to increase use of park.
- New waterfront park emptier than other area parks due to lack of mature trees and new trees only planted around the site perimeter.
- Supports Paddle Club in general and building design.
- Concerned with variance to reduce number of trees.
- Neighbourhood association offered to contribute funding for more trees but there was no commitment they would be used in the new waterfront park.
- Need more trees planted on the site.

Applicant in response:

- Spoke to trees being planned for removal have already been removed due to poor health and other reasons.
- Advised the Paddle Centre is coordinating tree plantings with the City.

- Spoke to the new buildings being built in the existing gravel parking lot.
- Confirmed the trees in the riparian area are staying.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0149 and Development Variance Permit No. DVP25-0111 for:

Lot A District Lot 14 ODYD Plan EPP96732, located at 3020 Abbott Street, Kelowna, BC  
 Lot B District Lot 14 ODYD Plan EPP96732, located at 3030 Abbott Street, Kelowna, BC  
 Lot C District Lot 14 ODYD Plan EPP96732, located at 3040 Abbott Street, Kelowna, BC  
 Lot D District Lot 14, ODYD Plan EPP96732, located at 3050 Abbott Street, 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";

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

**Table 7.2 –Tree & Landscaping Planting Requirements**

To vary the minimum number trees within landscape area from 7 required to 1 proposed.

**Section 8: Parking and Loading – Table 8.3.5 Institutional**

To vary the minimum number of parking stalls from 8 stalls required to 4 stalls proposed.

**Section 14: Core Area and Other Zones – Section 14.12 Industrial, Institutional, and Water Zone Development Regulations**

To vary the minimum front yard setback from 6.0 m permitted to 3.9 m proposed.

AND THAT lot consolidation be required prior to issuance of the Development Permit;

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

**Carried**

**6. Termination**

The meeting terminated at 5:40 p.m.

The meeting recessed at 5:40 p.m.

The meeting reconvened at 5:57 p.m. without Councillors Hodge and Singh in attendance.



## 7. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 5:57 p.m.

## 8. Individual Bylaw Submissions

### 8.1 START TIME 4:30 PM - Killdeer Rd 5020 - OCP24-0008 (BL12782) Z24-0031 (BL12783) - 1289099 BC Ltd., Inc.No. BC1289099

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Councillors Hodge and Singh returned to meeting at 5:59 p.m.

Kim McKechnie, Quarry Ave, Applicant:

- Spoke to the petition submitted.
- Spoke to the need for multifamily in the area.
- Predominantly single detached homes, new condo development near The Ponds Village Centre.
- Need different housing options to meet housing targets and build for different price points.
- Less than 57% of property proposed for development, rest is open space and park.
- Expressed 15 lots could be created under the existing zoning with up to 4 units per lot.
- Spoke to traffic and egress on Frost Road.
- Spoke to the addition to Powerline Park.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Tony Hoft, Treadgold Ct

- Spoke to the counterpetition submitted.
- Spoke to challenges on the electricity supply grid and referenced the electrical supply concerns letter from UDI.
- Concerned about the ability to supply power to future projects.
- Spoke to their electric vehicle and the high capacity heat pump installation to replace the natural gas in their household and the reduction of carbon.
- Opposed to more high density within urban containment without a sufficient electric supply.

Abhinav Kanti, Unknown Address

- Concerned with the density of the application.
- Spoke to the 1200 metres to the village centre not being walkable and the need to drive or bike.
- Supports development under the MF1 zoning not the MF2 zone.
- Concerned Power Line Park does not represent a park but a natural area.

Ryan Olson, Killdeer Rd

- Concerned with efforts to protect the natural greenway to the lake with the seasonal creek corridor.
- Concerned with walkability to the village centre and area schools.
- Expressed there are better locations closer to the village centre for higher density.
- Concerned the project will not fit with the character of the neighbourhood.
- Expressed the negative impact the development will have on existing and future residents in the neighbourhood.

Jeanette Hoft, Treadgold Ct

- Concerned with public engagement on the application.
- Expressed they are significantly affected by the proposed development.
- Expressed they will have little impact on Council's decision because of provincial legislation and housing targets.
- Spoke to the Frost Rd extension and the major impact on lives of those in the neighbourhood.
- Recognizes the developer's right to develop the property but not to this extent.

- Believes the developer needs to develop to the form and character that reflects the character of the neighbourhood.
- Requested a traffic impact study be completed with more effort to reduce the impacts on the neighbourhood.

Richard Murphy, Killdeer Rd

- Concerned with the density of the application.
- Concerned with the increase in traffic on Frost and Killdeer.
- Concerned with the density and height of the townhomes.
- Not opposed to development.

Online:

Kaleen Olansky, Parkridge Pl

- Concerned with the number of townhouses being proposed.
- Concerned with density and the impact on Frost Road.
- Children catch the bus on Frost Road and concerned with increased traffic.
- Not opposed to the development of the site.
- Townhomes do not meet the character of the existing neighbourhoods.
- Zoned for single family homes as the form of development that should be in the area.
- Concerned with privacy for adjacent properties and decrease in property values.

Gallery:

Carrie Willis, Killdeer Rd

- Concerned with density impact on the existing school structure in the area.
- Expressed that a single family development would be less of a concern for the neighbourhood.

Online:

Ben Harris, Pimlico Rd

- Concerned with severe housing crisis and the inability to raise a family in the area due to housing costs.
- Concerned with lack of housing options in the area for young people and families.
- Spoke to the Upper Mission Transit exchange being right next to the development and the Ponds Village Centre.
- Believes the development will have a small impact on the neighbourhood.
- Spoke to the need for smaller housing options to afford to live and raise a family in Kelowna, and stay in the community.
- Expressed there is a lack of townhouses in the Upper Mission neighbourhoods with few attainable housing options for younger families.
- Requested that the housing affordability crisis be addressed by building enough housing for people who live in the community.
- Spoke to the Frost Rd extension and South Perimeter Way creating more options for transportation and access into the neighbourhood.
- Believes transit to the Upper Mission is being reimagined with the transit facility expansion.
- Requested form and character accommodations to reduce neighbourhood impacts while maintaining density be considered.

Applicant in response:

- There was no response from the applicant.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

**9. Termination**

The Hearing was declared terminated at 6:49 p.m.

**10. Call to Order the Regular Meeting**

Mayor Dyas called the meeting to order at 6:49 p.m.

**11. Bylaws Considered at Public Hearing**

**11.1 START TIME 4:30 PM - Killdeer Rd 5020 - BL12782 (OCP24-0008) - 1289099 BC Ltd., Inc.No. BC1289099**

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Bylaw No. 12782 be read a second and third time.

Carried

**11.2 START TIME 4:30 PM - Killdeer Rd 5020 - BL12783 (Z24-0031) - 1289099 BC Ltd., Inc.No. BC1289099**

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Bylaw No. 12783 be read a second and third time.

Carried

**12. Termination**

The meeting was declared terminated at 6:59 p.m.

**13. Call to Order the Public Hearing**

The meeting recessed at 6:59 p.m.

The meeting reconvened at 7:10 p.m.

Mayor Dyas called the Hearing to order at 7:10 p.m.

**14. Individual Bylaw Submissions**

**14.1 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - OCP24-0014 (BL12790) Z24-0064 (BL12791) - City of Kelowna**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one from the Gallery or Online came forward.

**15. Termination**

The Hearing was declared terminated at 7:15 p.m.

**16. Call to order the Regular Meeting**

Mayor Dyas called the meeting to order at 7:15 p.m.

**17. Bylaws Considered at Public Hearing**

- 17.1 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12790 (OCP24-0014) - City of Kelowna**

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12790 be read a second and third time and adopted.

**Carried**

- 17.2 START TIME 4:30 PM - John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12791 (Z24-0064) - City of Kelowna**

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12791 be read a second and third time and be adopted.

**Carried**

**18. Termination**

The meeting was declared terminated at 7:17 p.m.

City Clerk advised the agenda items numbered 19 through 24 will not be considered since the OCP amending application was withdrawn.

**19. Call to Order the Public Hearing**

**20. Individual Bylaw Submissions**

- 20.1 ITEM WITHDRAWN - START TIME 4:30 PM - Burtch/Harvey Area Redevelopment Plan - ARP24-0001 OCP24-0012 (BL12788) - City of Kelowna**

**21. Termination**

**22. Call to Order the Regular Meeting**

**23. Bylaws Considered at Public Hearing**

- 23.1 ITEM WITHDRAWN - START TIME 4:30 PM - Burtch/Harvey Area Redevelopment Plan - BL12788 (OCP24-0012) - City of Kelowna**

**24. Termination**

**25. Call to Order the Public Hearing**

Mayor Dyas called the Hearing to order at 7:18 p.m.

**26. Individual Bylaw Submissions**

- 26.1 START TIME 5:15 PM - Tenant Protection Implementation OCP25-0004 (BL12785) - City of Kelowna**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one from the Gallery or Online came forward.

Staff:

- Responded to questions from Council.

There were no further comments.

**27. Termination**

The meeting was declared terminated at 7:19 p.m.

**28. Call to Order the Regular Meeting**

Mayor Dyas called the meeting to order at 7:19 p.m.

**29. Bylaws Considered a Public Hearing**

**29.1 START TIME 5:15 PM - BL12785 (OCP25-0004) Official Community Plan Amendment - Tenant Protection Implementation - City of Kelowna**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Bylaw No. 12785 be read a second and third time and be adopted.

Carried  
Councillor Cannan - Opposed

**30. Termination**

The meeting was declared terminated at 7:20 p.m.

**31. Call to Order the Public Hearing**

The meeting was called to order at 7:20 p.m.

**32. Individual Bylaw Submissions**

**32.1 START TIME 5:15 PM - Heritage Conservation Area Development Guidelines and Bylaw Amendments OCP25-0006 (BL12789) - City of Kelowna**

Councillor Lovegrove declared a conflict of interest as they own property in the Heritage Conservation Area and left the meeting at 7:21 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application the Heritage Conservation Area Development Guidelines.

City Clerk invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Brett Robinson, Beach Ave

- Recently moved to Kelowna.
- Working through permit application with planning and building departments.
- Expressed concern regarding the financial strain on property owners for changes in the heritage area.
- Expressed that additional changes will make their application unfeasible.
- Concerned that each decision has big impacts on individual homeowners.

#### Dave Cullen, Park Ave

- Spoke to the statement of significance and those that are given heritage designation.
- Expressed that a home that is identified as being significant can benefit from additional options than what can be done under the existing zoning.
- Displayed an image from a current Heritage Alteration Permit (HAP) application with a height variance.
- Concerned with the Planning Department having the ability to approve variances to zoning regulations without going to Council.
- Expressed the difference between major and minor variances.
- Concerned with using heritage preservation to determine what is essentially an apartment building.

#### Kevin Fuhrbik, Knox Cr

- They have lived in the conservation area for 25 years.
- Concerned with the changes to the Heritage Conservation Area (HCA).
- Strongly support preserving unique character of heritage area.
- Expressed that incentives lack safeguards to protect low density character.
- Concerned with staff's ability to approve variances case by case without well-defined criteria.
- Concerned that buildings could overwhelm the area's historic character and scale.
- Concerned with the lack of public consultation required on changes to the area.

#### Erika Bell-Lowther, Abbott St

- Designed and built a new home in HCA in 2014.
- Expressed that they kept a mature tree.
- Concerned about long-term viability of HCA due to transit-oriented area (TOA) designation by the Province.
- Requested Council push back on the Province to protect the heritage area.
- Concerned that land assemblies and applications for buildings up to six storeys will destroy the HCA.
- Provided solutions to protecting the designated conservation area including transition zones.
- Requested the City work with the Province to adjust the boundary of the Hospital TOA to exclude lots in the HCA and make up the density elsewhere.
- Commented the TOA area within the HCA should be a transition zone and not upzone to allow for six storeys, instead allow two to three storey duplexes and townhouses.

#### Derek Plausinis, Long St

- Spoke to moving to the area and building on a vacant lot.
- Built in the HCA based on the guidelines and the vision for the area.
- Believes changing the vision is unfair.
- Concerned about increased density.
- Expressed the new HCA guidelines are misleading and unreasonable to expect residents to read a 40-page document with no executive summary.
- Provided an example of the height change restriction being mentioned once and then buried in the document.
- Identified there is a lack of clarity between 2 1/2 versus 3 storeys.

#### Jillian Stamp, Abbott St

- Lived in the area since 2001 in a property that was renovated.
- Expressed that the guidelines do not go far enough to protect the public realm.
- Concerned with density.
- HCA is an experience of walkability, tree-lined streets, stepping into living history.
- Believes more targeted moves on housing affordability should be located where they can make a real difference.
- Concerned that the area should be protected for generations to come.
- Identified 320 homes in the HCA, designated by bylaw.
- Expressed that property owners maintain homes and gardens in the spirit and shared value of heritage.

Chris Wong, Abbott St

- Requested Council consider changing the guidelines to remove contributory properties and the precincts.
- Expressed that the guidelines should be applied uniformly to all properties in the area.

Janet Morgan, Abbott St

- Lived in the area for 45 years.
- Concerned with variances on the lot that will take away from the character of the heritage area.
- Appreciates many changes, including bicycle lanes, no left turn onto Harvey Ave from Abbott St.
- Believes rebuilds need to be part of community and not overshadow surrounding heritage homes.
- Concerned about opportunity for variances in guidelines and would like them removed.
- Expressed both visitors and residents share appreciation of HCA.
- Requested the area remain as is and that the ability for variances be removed.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council continues the meeting and public hearing past 8:00 p.m.

**Carried**

Peter Draganic, Dorian Ave

- Develops in the Abbott Street area and recently renovated and sold a 1912 house.
- Concerned with variances.
- Sold an old house previously restored and has done some development in the area.
- Supportive of the guidelines, with limits on variances of what can be approved.
- Requested that the heritage character of houses be kept.

Vicki Prestley, Abbott St

- Lived in the area for 35 years and renovated the house.
- Concerned about houses being sold and not being maintained in the area.
- Met with the Heritage Advisory Committee to present their renovation.
- Researched how to restore an art deco house.
- Concerned with homes going up for sale and new owners may not maintain them.

Genevieve Bea, Abbott St

- Lived in the area since 2011.
- Beautiful experience to live in HCA.
- Expressed it is challenging to build a new house in the conservation area.
- Concerned with the heritage character in the area being maintained.
- Expressed they are invested in the area and the people who live there now.

Pat Munro, Cadder Ave

- Their house is on the Heritage Registry.
- Recognized the importance of Indigenous history and the reference to the lake.
- Home is within the Transit Oriented Area (TOA) in the HCA.
- Recognized the importance of heritage and mature trees in the area contributing to the heritage value in the area.
- Envision the destruction of HCA if TOA remains over 83 properties and six storey buildings.
- Involved with the Kelowna Tree Protectors.
- Identified the heritage guidelines refer to the importance of trees 37 times.
- Expressed mature trees contribute to heritage value and align with the Sustainable Urban Forest Strategy.
- Suggested a bylaw be passed to protect trees on private property.
- Acknowledged it takes more than guidelines to protect the heritage area and trees.
- Shared HCA walking tour brochures with Council.

Ian McKay, Lake Ave

- Expressed the HCA belongs to the people of Kelowna.
- Compared destroying the HCA as similar to destroying Okanagan Lake.

- Requested the TOA designation be changed as it is unclear how one bus stop makes for a transit hub.

Diane Grand, Lake Ave

- Spoke to the large house that was developed next to them that does not meet heritage guidelines.
- Concerned with protection of the area.
- Believes the HCA should mean something as a jewel for the City.
- Believes that the lack of protection will impact on tourism with fewer visitors and film industry who use the area.

Peter Chataway, Cadder Ave

- Expressed the need for local heritage expertise and transparent oversight.
- No formal oversight body ensuring heritage is respected in decisions.
- Expressed applications for generic design criteria are not rooted in history of the neighbourhood.
- Requested the review of applications in the HCA be done by a Heritage Advisory Committee made up of local experts who live here and care about future of the HCA.
- Proposed amending the TOA boundary and designating the entire conservation area for protection.
- Expressed there is a lack of local expertise and accountability in decision-making.
- Concerned with fragmented heritage protection.
- Concerned with staff delegation to approve variances in the HCA.
- Believes a City Heritage planner needs to be secured.
- Asked that heritage conservation be prioritized over development guidelines.

Bev Kalamakoff, Rowcliffe Ave

- Is the Chair of Kelowna Tree Protection Association.
- Advised the urban forests in the area were planted at the same time the heritage buildings were constructed.
- Conducted an inventory of trees in the area.
- Heritage tour areas are unique because of mature urban trees, worth preserving.
- The tree canopy coverage in the HCA is approaching the target of 30%.
- Expressed that mature trees will reach the water table and support themselves.
- Guidelines should place importance on preserving mature trees.
- Expressed the trees are important and unique assets for the conservation area and need to be preserved and protected.

Valerie Halford, Sutherland Ave

- Expressed they were on the Heritage Committee that developed the original HCA and guidelines.
- Involved with heritage protection of Guisachan Park and House and the Benvoulin Heritage Church.
- Concerned with planning staff making decisions not conducive to the best interests of heritage conservation.
- Expressed that people from all over the City come to Abbott St to walk.
- Concerned with current application to only protect façade of heritage house.
- Heritage approvals should not be delegated to staff.
- Expressed that once heritage is gone, it is gone forever.

The meeting recessed at 8:31 p.m.

The meeting reconvened at 8:39 p.m.

Moved By Councillor Webber/Seconded By Councillor Dehart

THAT Council continues the meeting and public hearing past 8:30 p.m.

**Carried**

George Mapsen, Cadder Ave

- Spoke to Council's roles in the community being both transformational and transactional.
- In 2017 a flood impacted the area.
- Concerned with putting six storey apartments in HCA given the floodplain issues.
- Decisions for this area should reside at Council level, not staff level.



- Concerned with infrastructure needed to support increased density in the area.
- Advised the Kelowna Tourism Centre directs visitors to walk along Abbott St.

Susan Ames, 1833 Abbott, Member of FRAHCAS

- Member of FRAHCAS.
- Heritage Conservation applications have been single/two family residential.
- Expressed the community cannot stop the units because of the provincial mandate.
- Concerned that the heritage guidelines do not protect heritage conservation as written.
- Believes the new units should be ground-oriented and scale and style should fit into neighbourhood.
- Asked the City to reinstate the Heritage Advisory Committee.
- Expressed the requirement in the guidelines to have a heritage consultant should be removed and made optional.
- Identified the RU1 zone changed in 2024 in response to new housing legislation moving to four units.
- Believes three storey buildings will overwhelm neighbouring properties.
- Concerned with staff delegated authority and discretion on variances.

There were no further comments.

**33. Termination**

The public hearing terminated at 8:55 p.m.

**34. Call To Order Regular Meeting**

The regular meeting was called to order at 8:55 p.m.

**35. Bylaw Considered At Public Hearing**

**35.1 START TIME 5:15 PM - BL12789 (OCP25-0006) Heritage Conservation Area Development Guidelines and Bylaw Amendments - City of Kelowna**

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council defer consideration of Bylaw No. 12789.

**Carried**

**36. Termination**

The meeting was declared terminated at 8:57 p.m.

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Mayor Dyas

lb/cm

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City Clerk