



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, July 7, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack and Rick Webber
Members Participating Remotely	Councillor Ron Cannan
Members Absent	Councillor Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Partnerships Office Director, Michelle Kam*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Adam Cseke*; Development Planning Manager, Carla Eaton*; Planner, Andrew Ferguson*; Planner, Carson Mackonka*; Planner Specialist, Tyler Caswell*; Long Range Planning Manager, Robert Miles*; Divisional Director, Partnerships & Investments, Derek Edstrom*; Parks Planning & Design Manager, Melanie Steppuhn*; Senior Project Landscape Architect, Keith Pinkoski*; Legal and Administrative Coordinator, Lisa Schell; Planning Technician, Krystal Hall
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guests	Denise Maines, Manager of Research Development and Acting Associate Director of Partnerships, UBCO*, Amanda Sheehan, Partnerships Development Specialist, UBCO*

(\* Denotes partial attendance)

**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 Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meeting of June 23, 2025 be confirmed as circulated.

**Carried**

## 3. Public in Attendance

### 3.1 Annual Update – City of Kelowna and UBCO Research Partnership

Staff:

- Introduced the presentation and guests Denise Maines, Manager of Research Development, UBCO and Amanda Sheehan, Partnerships Development Specialist, UBCO.
- Displayed a PowerPoint Presentation.
- Provided an overview of the research partnership initiative and discussed each of the individual research projects.
- Spoke to the key objectives guiding the City's partnership with UBCO.
- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Council receives for information the report from the City of Kelowna UBCO Research Alliance, providing a progress update regarding various collaborative research initiatives.

**Carried**

## 4. Development Application Reports & Related Bylaws

### 4.1 Clement Ave 1089-1095 and 1097 - Z24-0019 (BL12805) - 1382554 B.C. Ltd Inc. No. BC1382554

Staff:

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

Moved By Councillor Singh/Seconded By Councillor DeHart

THAT Rezoning Application No. Z24-0019 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- a. Lot A District Lot 138 ODYD Plan EPP115444, located at 1089-1095 Clement Avenue, Kelowna, BC;
- b. Lot 2 District Lot 138 ODYD Plan 4766 Except Plans KAP46262 and EPP45720, located at 1097 Clement Avenue, Kelowna, BC;

from the MF1 – Infill Housing zone to the MF3 – Apartment Housing 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 July 7, 2025;

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

**Carried**

#### **4.2 Harvey Ave 2091 - Z25-0005 (BL12806) - McIntosh Properties Ltd., 0846631**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Singh

THAT Rezoning Application No. Z25-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 127 Osoyoos Division Yale District Plan 31862, located at 2091 Harvey Avenue, Kelowna, BC from the UC3 – Midtown Urban Centre zone to the UC3dt – Midtown Urban Centre Drive Through 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**

#### **4.3 Appaloosa Rd 3020 - Z24-0018 (BL12807)- 1348730 BC Ltd., Inc. No. BC1348730**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Cannan

THAT Rezoning Application No. Z24-0018 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 Section 3 Township 23 ODYD Plan 18861, located at 3020 Appaloosa Rd, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial 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 July 7, 2025.

**Carried**

#### **4.4 Rezoning Bylaws Supplemental Report to Council**

Staff:

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

#### **4.5 Rezoning Applications**

**4.5.1 Black Mountain Drive 675 - BL12796 (Z25-0004) - AP675 Developments Ltd., Inc. No. BC1335932**

**4.5.2 Hall Rd 3466 - BL12801 (Z24-0051) - Jennifer Leigh Edge**

**4.5.3 Raymer Rd. 4578 BL12802 (Z24-0053) - 1475089 B.C. Ltd., Inc. No. BC1475089**

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw Nos. 12796, 12801 and 12802 be read a first, second and third time and be adopted.

**Carried**

#### **4.6 Rezoning Applications**

**4.6.1 Harvey Ave 2271, BL12797 (Z24-0040)- Orchard Park Shopping Centre Holdings Inc, Inc No A0059814**

**4.6.2 Park Rd 125 - BL12798 (Z25-0010) - 1370247 B.C. LTD., INC., NO. BC1370247**

Moved By Councillor Hodge/Seconded By Councillor Webber

THAT Bylaw Nos. 12797 and 12798 be read a first, second and third time.

**Carried**

Councillor Cannan - Opposed

**4.6.3 Lakeshore Rd 3577 3581 - BL12803 (Z24-0058) - Diamond Standard Properties Inc., Inc. No. BC1271558 and Harry Zamonsky**

Staff:

- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12803 be read a first, second and third time.

**Carried**

Councillor Cannan - Opposed

#### **4.7 Nickel Rd 215 - BL12536 (Z23-0007) - Multiple Owners**

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No 12536 be amended at 3<sup>rd</sup> reading by deleting ",215, 235" and replacing it with "215";

AND THAT Bylaw No. 12536 be amended at 3<sup>rd</sup> reading by deleting the Legal Description and underlying zones that read:

"

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 2 Section 27 Township 26 ODYD Plan 18533, located on Nickel Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse Housing zone;
2. AND THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot A Section 27 Township 26 ODYD Plan 39232, located on Nickel Road, Kelowna, BC from the RU2 – Medium Lot Housing zone to the MF2 – Townhouse Housing zone; "

And replacing it with:

1. "THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 1 Section 27 Township 26 ODYD Plan EPP135799, located on Nickel Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone. "

**Carried**

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No.12536 as amended be adopted.

**Carried**

#### **4.8 Nickel Road 215 – DP23-0018 – Various Owners**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP23-0018 for Lot 1 Section 27 Township 26 Osoyoos Division Yale District Plan EPP135799 , located at 215 Nickel Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building(s) to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building(s) 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 FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

Councillors Hodge and Lovegrove - Opposed

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

#### **5.1 2025 OCP Update - Proposed Amendments Introduction**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the proposed 2025 Official Community Plan amendments to align with the Housing Needs Assessment and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor DeHart

THAT Council receives, for information, the report from Long Range Planning dated July 7, 2025, with respect to the 2025 OCP Update – Introduction of Proposed Amendments;

AND THAT Council directs staff to proceed with next steps based on the proposed amendments as outlined in the report from Long Range Planning dated July 7, 2025.

**Carried**

The meeting recessed at 2:46 p.m.

The meeting reconvened at 2:55 p.m.

## 5.2 Lower Mill Creek Linear Strategic Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the Lower Mill Creek Linear Park Strategic Plan process and implementation and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Parks Planning and Design Department, dated June 23, 2025, regarding the draft Lower Mill Creek Linear Park Strategic Plan;

AND THAT Council endorses the draft Lower Mill Creek Linear Park Strategic Plan;

AND FURTHER THAT Council directs staff to proceed with the next phases of Mill Creek planning (Upper Mill Creek Linear Park -Strategic Plan) from Parkinson Recreation Center to Kelowna International Airport.

Carried

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

### 6.1 BL12792 - Road Closure Bylaw - Adjacent to 463 O'Keefe Road

City Clerk invited anyone in the gallery who deems themselves affected by the proposed road closure to come forward.

No one in the gallery came forward.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12792 be adopted.

Carried

## 7. Mayor and Councillor Items

Councillor DeHart:

- Commented on the Kelowna Chamber of Commerce initiative to provide window decals for local businesses to welcome tourists from the United States this summer.
- Spoke to their attendance at the opening of the lawn bowling season in City Park.
- Spoke to their attendance at the Dragon Boat Festival this past weekend on behalf of Mayor Dyas.
- Spoke to their attendance at the Canada Day festivities.
- Spoke to their attendance at the Strathcona Park inclusive play area opening.
- Commended Park staff for the beautifully executed planters that enhance the city medians.

Councillor Singh:

- Spoke to their attendance at the Canada Day festivities.

Councillor Lovegrove:

- Spoke to their attendance at the Strathcona Park inclusive play area opening.
- Advised of the upcoming Across the Lake Swim and Rotary pancake breakfast.

Councillor Hodge:

- Spoke to their attendance at the Waterfront Island Stage opening.
- Spoke to their attendance at the Canada Day festivities.

Councillor Cannan:

- Spoke to their attendance at Canada Day festivities.

**8. Termination**

This meeting was declared terminated at 3:33 p.m.

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Mayor Dyas

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City Clerk

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