



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, October 28, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Charlie Hodge*
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Asset Management and Capital Planning Manager, Joel Shaw*; Asset Systems Manager, Hamid Butt*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Planner Specialist, Adam Cseke*; Mobility Specialist, Cameron Noonan*; Utility Services Department Manager, Kevin Van Vliet*; Financial Planning Manager, Melanie Antunes*; Landfill and Compost Operations Manager, Scott Hoekstra*; Planner, Alissa Cook*
Staff Participating Remotely	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 October 21, 2024 be confirmed as circulated.

**Carried**

Councillor Hodge joined the meeting remotely at 1:31 p.m.

### 3. Public in Attendance

#### 3.1 2024 UBCM Award – Excellence in Asset Management

Staff:

- Presented Council with the 2024 UBCM Excellence in Asset Management Award.

Mayor Dyas:

- Congratulated the Okanagan Sun Football Organization and Team on their win at the Canadian Junior Football League National Semi-Final in Regina, Saskatchewan.

### 4. Development Application Reports & Related Bylaws

#### 4.1 Osprey Ave 459 - Z24-0034 (BL12717) - 1347431 B.C. Ltd., Inc. No. BC1347431

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. Z24-0034 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A District Lot 14 ODYD Plan EPP120981, located at 459 Osprey Ave, Kelowna, BC from the UC5 – Pandosy Urban Centre zone to the UC5r – Pandosy Urban Centre Rental Only 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 an Attachment "A" attached to the Report from the Development Planning Department dated October 28, 2024.

Carried  
Councillor Hodge - Opposed

#### 4.2 Rezoning Bylaws Supplemental Report to Council

Staff:

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

#### 4.3 Glenmore Dr 1256, 1260, 1270 - BL12708 (Z24-0029) - Various Owners

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12708 be read a first, second and third time.

Carried  
Councillor Cannan - Opposed

#### 4.4 ARP21-0001 - Mill Site Area Redevelopment Plan (Submission 6)

Staff:

- Displayed a PowerPoint Presentation summarizing the Area Redevelopment Concept Plan.

Mark Marshall Holar Developments, Vernon BC, Applicant:

- Displayed a PowerPoint Presentation.
- Commented on the site transition proposed with a variety of housing options, comprehensive parks and many amenities.
- Spoke to reconnecting the site with the wider community.
- Presented the new vision of the Mill Site concept plan; carefully considered feedback over three years.
- Spoke to the various components of the Concept Plan and noted the importance of preserving as much history as possible.
- Spoke to the proposed phasing for the site development; noting that this is a 20 to 30 year process.
- Responded to questions from Council.

Mary LaPointe, Applicant Representative

- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the Report from Development Planning Department, dated October 28, 2024, with respect to submission six within the Mill Site Area Redevelopment Plan Terms of Reference;

AND THAT Council authorize proceeding with technical studies, public engagement and developing the final Mill Site Area Redevelopment Plan for Council consideration.

Carried

The meeting recessed at 3:07 p.m.

The meeting reconvened at 3:15 p.m.

## 5. Non-Development Reports & Related Bylaws

### 5.1 2024 - 2025 BC Active Transportation Grant Application

Staff:

- Provided an overview of the BC Active Transportation grant application.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Council receives for information the Report from Integrated Transportation dated October 28, 2024 with respect to the 2024-2025 BC Active Transportation Grant;

AND THAT Council authorizes staff to apply for two Active Transportation Infrastructure Grants for the Rutland Neighbourhood Bikeway (Phase 1) and the KLO Bridge Replacement, as outlined in this Report;

AND THAT the City of Kelowna confirms these projects are municipal priorities, planned for construction in 2025 and intended to be complete within the required timeline for the grant;

AND THAT Council supports staff to manage all tasks necessary to complete the grant;

AND THAT Council authorizes staff to execute all documents if the application is successful;

AND FURTHER THAT the City of Kelowna will be responsible for its share of eligible costs, ineligible costs, and potential overruns related to the project and that staff amend the Financial Plan as necessary if these grant applications are successful.

**Carried**

## **5.2 Wastewater Utility 2025 Budget and Rates**

Staff:

- Displayed a PowerPoint Presentation summarizing the preliminary Wastewater Utility 2025 Budget and Rates request and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receives, for information, the Report from the Utility Services Manager dated October 28th, 2024 pertaining to the city wastewater utility, the proposed 2025 wastewater operating and capital budgets, and wastewater utility rates for 2025;

AND THAT Bylaw No. 12719 being amendment No. 42 to Sewerage System User Bylaw No. 3480 be forwarded to Council for reading consideration;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 2 to the draft 2025 Financial Plan – Preliminary Budget Volume.

**Carried**

## **5.3 BL12719 - Amendment No. 43 to Sewerage System User Bylaw No. 3480**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12719 be read a first, second and third time.

**Carried**

## **5.4 Water Utility 2025 Budget**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Water Utility 2025 Preliminary Budget requests and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the Report from the Utility Services Manager dated October 28<sup>th</sup>, 2024 pertaining to the city water utility, the proposed 2025 water operating and capital budgets and the 2025 water rates;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 1 to the draft 2025 Financial Plan - Preliminary Budget Volume.

**Carried**

## **5.5 Landfill and Solid Waste 2025 Rates**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the preliminary budget requests and proposed updates to the fee schedules and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives, for information, the Report from Utility Services dated October 28, 2024, with regards to proposed 2025 solid waste operating and capital budgets, and the 2025 solid waste user fees and rates;

AND THAT Bylaw 12703, being Amendment No. 14 to the Solid Waste Management Regulation Bylaw No. 10106, be forwarded for reading consideration;

AND FURTHER THAT staff be directed to add the budget items referenced in the Report Attachment 2 to the draft 2025 Financial Plan - Preliminary Budget Volume.

Carried

**5.6 BL12703 - Amendment No. 14 to Solid Waste Management Regulation Bylaw No. 10106**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12703 be read a first, second and third time.

Carried

**6. Mayor and Councillor Items**

Councillor DeHart:

- Spoke to their attendance at the JCI Luncheon where the Mayor spoke on Council's priorities.
- Spoke to their attendance at the Salvation Army Grand re-opening of their Thrift Store.
- Spoke to their attendance at the Rutland Senior Football Association Fundraiser.

Councillor Singh:

- Spoke to their attendance at the JCI Luncheon.
- Spoke to their attendance at a YMCA Appreciation Event.
- Spoke to their participation as an MC at the Kelowna Community Resources Banquet.
- Spoke to the upcoming Memorial for Caesar Rosales on October 30, 2024.

Councillor Lovegrove:

- Spoke to their attendance at the Economic Development Commission meeting.
- Spoke to their attendance at the SILGA Board meeting.
- Commented on a letter written to Interior Health with a copy to the City Manager regarding parking for out of town patients at Kelowna General Hospital.
- Spoke to their attendance at the Salvation Army Grand re-opening of their Thrift Store.
- Spoke to their attendance at the Open House at Flight Craft.
- Will be providing a School Tour at City Hall.
- Reminder of the Fire Chief Awards on October 30, 2024.

Councillor Cannan:

- Agreed with Colleagues regarding the Salvation Army and great things they do.
- Spoke to their attendance at the JCI Luncheon.
- Spoke to their attendance at Okanagan for Ukraine Breakfast event.
- Spoke to their attendance at the 40<sup>th</sup> Anniversary of the Kelowna District Genealogical Society event.
- Spoke to their attendance at the Chamber of Commerce Business Excellence Awards.
- Spoke to their attendance at the unveiling of the Stratosphere Industrial Park at Pier Mac Way.
- Spoke to their attendance at the Tourism Kelowna Board meeting.
- Expressed condolences to former longtime conductor of the Okanagan Symphony Leonard Camplin.
- Commented on the Memorial Cup proposal.

Councillor Hodge:

- Commented on their health and current COVID outbreak.

Councillor Wooldridge:

- Commented on the Provincial Election and their return to Council.

Mayor Dyas:

- Commented that the DKA is using a new event ticketing system through the Kelowna Community Theatre.
- Spoke to their attendance at the Annual Fall Clean Up in Rutland and noted it was a great success.

City Manager

- Commented on live parking space availability for parkades through the City's website.

**7. Termination**

This meeting was declared terminated at 4:42 p.m.

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Mayor Dyas

/acm.



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City Clerk

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