



**City of Kelowna
Regular Council Meeting
Minutes**

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| Date: | Monday, February 24, 2025 |
| Location: | Council Chamber City Hall, 1435 Water Street |
| Members Present | Deputy Mayor Luke Stack, Councillors Ron Cannan, Maxine DeHart, Gord Lovegrove, Mohini Singh, Rick Webber and Loyal Wooldridge |
| Members Absent | Mayor Tom Dyas**, Councillor Charlie Hodge** |
| Staff Present | City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Acting Development Planning Manager, Adam Cseke*; Planner Specialist, Tyler Caswell*; Development Planning Manager, Alex Kondor*; Planner Specialist, Kimberly Brunet*, Planner, Jason Issler*; Planner Specialist, Mark Tanner*; Acting Director, Finance and Corporate Services, Parth Patel*; Divisional Director, Partnership & Investments, Derek Edstrom*; Parks Planning and Design Manager, Melanie Steppuhn*; General Manager, People and Protective Services, Stu Leatherdale*, Fire Chief, Dwight Seymour*; Assistant Fire Chief Mitigation & Prevention, Dennis Craig*; Climate Action and Environment Manager, Chris Ray*; Community Energy Specialist, Todd Brunner*; Legislative Technician, Natasha Beauchamp* |
| Staff Participating Remotely | Legislative Coordinator (Confidential), Arlene McClelland |

(* Denotes partial attendance; ** Denotes leave of absence)

1. Call to Order

Deputy Mayor Stack 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 DeHart/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of February 10, 2025 be confirmed as circulated.

Carried

Deputy Mayor made comments regarding an upcoming fundraiser event to support local musician Anna Jacyszyn in her recovery from a serious vehicle accident.

3. Public in Attendance

3.1 Applebrooke Cr 154 - DVP24-0200 - Isaac Anthony Smit

City Clerk:

- Provided opening remarks on the reconsideration request and procedure.

Staff:

- Displayed a PowerPoint Presentation summarizing the Development Variance Permit reconsideration and reason for non-support.

Lisa Schumacher, Planner, McElhanney

- Displayed a PowerPoint Presentation.
- Representing the owner who is also present and available for questions.
- The MF1 zoning is to provide infill development in the neighborhood; the lot area is more than four times the required size for the MF1 zone.
- Seeking approval for a reduction in lot width from the required 13 m to 9.9 m, to facilitate a two-lot subdivision.
- Spoke to concerns related to shared driveway, landscaping and limited frontage.
- Spoke to changes made to mitigate concerns since the previous application.
- Commented that public concerns mostly revolved around tenant-related issues and advised that the tenant in question is no longer residing at the property since 2023.
- Proposing a restrictive covenant to the variance approval to limit density on the property; an easement agreement to address driveway functionality.
- Provided a summary of implications of the application being approved or not approved.

Gallery

Chris Ritter, Applebrooke Crescent

- Raised concerns with how the property has been operated; previous commitments to the community were not fulfilled.
- Raised concerns with the negative impacts this property has had on the neighbourhood.
- Would like to keep their neighbourhood quiet with single family detached homes.
- Raised concerns with increased traffic and on-street parking.

Wayne Johnson, Applebrooke Crescent

- Raised a safety concern regarding access at the walkway from Applecrest Court above Applebrooke Crescent as children use this walkway daily into the subdivision and this hidden driveway may be dangerous.
- Raised concerns regarding the narrow driveway as drivers have driven over the adjacent front yard.

Isaac Smit, Ellis Street, Owner/Applicant

- Spoke to the previous problematic tenant and acknowledged that most of the concerns within the neighbourhood were related to the tenant.
- Spoke to the lot already being zoned MF1 and that additional units can be built.
- Commented that rocks placed by a neighbour being over their property line.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Cannan

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP24-0200 for Lot 46 Section 5 Township 23 ODYD Plan KAP47769, located at 154 Applebrooke Cr, Kelowna, B.C.

Carried

4. Development Application Reports & Related Bylaws

City Clerk:

- Recommended deferring Item 4.10.2 Glenmore Dr 1210, 1220, and 1226 - BL12747 (Z24-0059) due to minor signage error.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council defer reading consideration of Bylaw No. 12747 to March 10, 2025.

Carried

4.1 Multiple Properties - OCP24-0013 (BL12743) - City of Kelowna

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Official Community Plan Map Amendment Application No. OCP24-0013 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 100 parcels described in Schedule 'A', be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration.

Carried

4.2 Multiple Properties - BL12743 (OCP24-0013) - City of Kelowna

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12743 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

4.3 Multiple Properties - Z24-0060 (BL12748) - City of Kelowna

Staff:

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

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Rezoning Application No. Z24-0060 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of 81 parcels described in Schedule 'A', be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Carried

4.4 Multiple Properties - BL12748 (Z24-0060) - City of Kelowna

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12748 be read a first time.

Carried

4.5 Patterson Rd 350 - Z24-0063 (BL12753) - Gurjit Kaur Bhullar and Harsimran Singh Bhatti

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Webber/Seconded By Councillor Singh

THAT Rezoning Application No. Z24-0063 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 15 Section 26 Township 26 Osoyoos Division Yale District Plan 22239, located at 350 Patterson Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF1cc – Infill Housing with Child Care Centre, Major zone, be considered by Council.

Carried

4.6 Hwy 97 N 3699 - Z24-0061 (BL12754) - University Business Park Ltd., Inc. No. 431185

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Rezoning Application No. Z24-0061 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 3 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP57139 EXCEPT PLAN EPP54134, located at 3699 Hwy 97 N, Kelowna, BC from the C2 - Vehicle Oriented Commercial zone to the C2rcs - Vehicle Oriented 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 license 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.

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Carried

4.7 Gordon Dr 5091 - Z24-0030 (BL12755) - Highstreet Canyon Falls Apartments Ltd., Inc. No. BC1311111

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Rezoning Application Z24-0030 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 579 Similkameen Division Yale District Plan EPP118981, located at 5091 Gordon Dr, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone, be considered by Council.

Carried

4.8 Dougall Rd N 465-495 - Z24-0062 (BL12756) - 1470626 B.C. Ltd., Inc. No. BC1470626

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Rezoning Application Z24-0062 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan EPP125056, located at 465-495 Dougall Rd N, Kelowna, BC from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre 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 Infrastructure.

Carried

The meeting recessed at 2:59 p.m.

The meeting reconvened at 3:11 p.m.

4.9 Rezoning Bylaws Supplemental Report to Council

Staff:

- Noted that the rezoning application for 1210, 1220, and 1226 Glenmore Dr (Z24-0059) was deferred until March 10, 2025.
- Commented on notice of first reading and correspondence received.

4.10 Text Amendment and Rezoning Applications

4.10.1 Content Changes - BL12742 (TA24-0021) - City of Kelowna

4.10.3 Secondary Suites in Townhouses - BL12751 (TA24-0017) - City of Kelowna

4.10.4 Laurier Ave 964 - BL12752 (Z24-0057) - 608698 B.C. Ltd., Inc. No. BCo608698

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw Nos. 12742, 12751 and 12752 each be read a first, second and third time.

Carried

4.11 Rezoning Applications

4.11.1 Stillingfleet Rd 2236 - BL12749 (Z24-0047) - Kevin and Jacqueline Fierbach

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12749 be read a first, second and third time and be adopted.

Carried

Councillor Cannan - Opposed

4.11.2 Stillingfleet Rd 2248 - BL12750 (Z24-0048) - 2248 Stillingfleet Road Inc.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12750 be read a first, second and third time and be adopted.

Carried

Councillor Cannan - Opposed

4.12 Water St 1346 - LL24-0022 - DHL No. 48 Holdings Ltd., Inc. No. C1105825

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Singh

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 Diligent Liquor Management for a licence amendment for Lot 1 District Lots 139, 4041 and 4082 ODYD Plan KAP73542, located at 1346 Water Street, Kelowna, BC for the following reasons:
 - o Council Policy 359 recommends supporting hours of operations no later than 2:00am within the Central Area when the capacity does not exceed 500 persons. The proposed hours, indoor and patio, as well as the increased capacity requests comply with this policy.
2. Council's comments on LCRB's prescribed considerations are as follows:

- The potential for noise if the application is approved:
The potential impact for additional noise is minimal as the patio has been existing for several years in the present location on a temporary basis.
 - The impact on the community if the application is approved:
The potential for negative impacts is minimal as the area supports several similar patios in a tourist and pedestrian oriented area.
3. The views of residents are summarized in the Staff report for the subject application. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

Carried

4.13 Valley Road N 212 - DP24-0165 - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP24-0165 for that part of Lot 13 Block 5 Section 4 Township 23, ODYD Plan 896 shown as Okanagan Hwy (proposed) and two parts as 50 ft Access Road all of which are dedicated as road on Plan 11656, located at 212 Valley Road N, 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 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

4.14 Pandosy St 2606-2696 - DP24-0132 - Hyeum Properties Ltd., Inc. No. BC1203139

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0132 for Lot A District Lot 14 ODYD Plan 33506, located at 2606 – 2696 Pandosy 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 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 for 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's approval, with no opportunity to extend.

Carried

Councillors Cannan and Lovegrove - Opposed

5. Non-Development Reports & Related Bylaws

5.1 2024 Annual Report - Airport Chief Executive Officer Delegation of Authority

Staff:

- Provided a summary of the delegated approvals by the Airport Director in 2024.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council receive for information the report from Kelowna International Airport dated February 24, 2025, with respect to the transactions approved by the Airport Chief Executive Officer in accordance with the Delegation of Authority to Enter into Agreements Bylaw 11961 for the period starting January 1, 2024, and ending December 31, 2024.

Carried

5.2 Parks in Review - 2024

Staff:

- Displayed a PowerPoint Presentation providing an update on park acquisitions and development in 2024, major park initiatives for 2025, and responded to the questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the Parks in Review – 2024 Report from the Parks Planning & Design Department dated February 24, 2025.

Carried

5.3 Knox Mountain Prescribed Fire Project

Staff:

- Displayed a PowerPoint Presentation outlining the Knox Mountain prescribed fire project and responded to the questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Fire Department dated February 24, 2025, regarding the prescribed fire project on Knox Mountain in 2025.

Carried

5.4 Next Steps on Energy Efficient, Low Carbon New Homes

Staff:

- Displayed a PowerPoint Presentation providing an update on policies related to energy efficient and low carbon new buildings and responded to the questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Climate Action and Environmental Stewardship Department dated February 24, 2025, with respect to Energy Step Code and Zero Carbon Step Code.

AND THAT Council directs staff to engage with the community on an Energy Step Code and Zero Carbon Step Code implementation plan that accelerates adoption of low-emission, efficient new buildings.

Carried

6. Mayor and Councillor Items

Councillor Singh:

- Made a Notice of Motion to advance the North Glenmore Plan currently identified in the Official Community Plan.

Councillor DeHart:

- Spoke to their attendance at the CFA Society Okanagan Annual 60th Anniversary dinner.
- Spoke to the attendance at the 24th Annual Community Sport Hero Award event.
- Spoke to the 50th Civic and Community Awards on May 8, 2025.
- Spoke to their attendance at the 41st Annual Heritage Awards where the City received a Conservation Award for The Rotary Marsh Park.
- Spoke to their attendance at the WeBC Women Entrepreneurs 30th Anniversary luncheon.
- Spoke to their attendance at the Salvation Army Community Partners Appreciation Breakfast for volunteers.

Councillor Lovegrove:

- Acknowledged the community commemoration of the third anniversary of the Invasion of Ukraine.
- Reminder of Pink Shirt Day on Wednesday, February 26, 2025 for anti-bullying.
- Will be attending the Central Okanagan Economic Development Commission meeting on Wednesday, February 26, 2025.

Councillor Stack:

- Spoke to their attendance at the Coldest Night of the Year event on Saturday night.
- Commented on Pink Shirt Day, Wednesday, February 26, 2025 for anti-bullying.

7. Termination

This meeting was declared terminated at 5:17 p.m.

Deputy Mayor Stack

/acm



City Clerk