



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, April 7, 2025
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 Absent	Councillor Charlie Hodge**
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley*; Deputy City Clerk, Michael Jud; Housing Policy and Programs Manager, James Moore*; Partnerships Office Director, Michelle Kam*; Development Planning Manager, Alex Kondor*; Planner Specialist, Tyler Caswell*; Development Planning Department Manager, Nola Kilmartin*; Planner Specialist, Kimberly Brunet*; Divisional Director, Partnership & Investments, Derek Edstrom*; Planner Specialist, Mark Tanner*; Grant & Special Projects Manager, Kirby March*; Utility Services Department Manager, Kevin Van Vliet*; Controller, Matt Friesen*
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	Krista Mallory, Manager of Central Okanagan Economic Development Commission

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

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 Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Regular Meetings of March 31, 2025 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Central Okanagan Economic Development Commission Roadmap to Resiliency COEDC Strategy 2025-2030

Staff:

- Introduced the presentation and Krista Mallory, Manager of Central Okanagan Economic Development Commission.

Krista Mallory, Manager, Central Okanagan Economic Development Commission

- Displayed a PowerPoint Presentation.
- Spoke to the Regional Model and best practice; highly integrated regional economy.
- Spoke to high level strategic directions related to the Workplan.
- Spoke to multiple actions outlined in the work plan; business retention and enhancement as well workforce development.
- Spoke to the Roadmap to Resiliency Strategy and provided a Project overview.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Partnerships Office dated April 7, 2025, with respect to the Central Okanagan Economic Development Commission Roadmap to Resiliency COEDC Strategy 2025-2030.

Carried

4. Development Application Reports & Related Bylaws

4.1 Lakeshore Rd 5570 and 5600 - OCP24-0011 (BL12765) Z24-0036 (BL12766) - Multiple Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Council receives, for information, the report from Development Planning Department dated April 7, 2025 with respect to a revised Official Community Plan Amendment Bylaw and Zoning Amending Bylaw for the property located at 5570 Lakeshore Rd and 5600 Lakeshore Rd, Kelowna, BC;

AND THAT Official Community Plan Map Amendment Application No. OCP24-0011 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC and That Part Fractional North West ¼ Section 15 Shown on Plan B1309 Township 28 Similkameen Division Yale District Except Plans KAP84401 and KAP88770, located at 5600 Lakeshore Road from the R-AGR – Rural – Agricultural & Resource designation to the S-RES – Suburban - Residential designation, as shown on Map "A" attached to the Report from the Development Planning Department dated April 7, 2025, be considered by Council;

AND THAT Rezoning Application No. Z24-0036 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot B Section 15 Township 28 Similkameen Division Yale District Plan KAP59239 Except Plan KAP88453, located at 5570 Lakeshore Rd, Kelowna, BC and That Part Fractional North West ¼ Section 15 Shown on Plan B1309 Township 28 Similkameen Division Yale District Except Plans KAP84401 and KAP88770, located at 5600 Lakeshore Road, from the A2 – Agriculture/Rural Residential zone to the RR2 –

Small Lot Rural Residential zone as shown on Map "B" attached to the Report from the Development Planning Department dated April 7, 2025, be considered by Council;

AND THAT the Official Community Plan Amendment Bylaw and Zoning Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT the applicant be required to complete a Subdivision Application prior to permits being issued for site works and construction on the site;

AND FURTHER THAT the final adoption of the Official Community Plan and Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

Carried

4.2 Lakeshore Rd 5570 and 5600 -BL12765 (OCP24-0011) - Multiple Owners

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Bylaw No. 12765 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 Lakeshore Rd 5570 and 5600 - BL12766 (Z24-0036) - Multiple Owners

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Bylaw No. 12766 be read a first time.

Carried

4.4 Bernard Ave 279 - LL25-0004 - 456288 BC LTD

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

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 Leopold's Tavern Kelowna Bernard Inc. for a licence amendment for The Easterly 26 Feet of Lot 12 Block 13 District Lot 139 ODYD Plan 462, located at 279 Bernard Ave, Kelowna, BC for the following reasons:
 - o The proposed capacity complies with Council Policy 359 – Liquor Licensing Policy & Procedures as the capacity does not exceed 500 persons.
2. Council's comments on LCRB's prescribed considerations are as follows:
 - a. 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.

b. 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 as part of a city program.

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

5. Bylaws for Adoption (Development Related)

5.1 Pacific Ave 1239 - BL12760 (Z25-0001) - 1309118 B.C. Ltd., Inc.No. BC1309118

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Bylaw No. 12760 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 Proposed Renaming of a Portion of Frost Road to Frost Crescent

Staff:

- Provided an overview of the proposed renaming of a portion of Frost Road to Frost Crescent.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Office of the City Clerk dated April 7, 2025 with respect to a bylaw to rename a portion of Frost Road to Frost Crescent;

AND THAT Road Renaming Bylaw No. 12759 be forwarded for reading consideration.

Carried

6.2 Renaming of Section of Frost Road to Frost Crescent - BL12759 - City of Kelowna

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw No. 12759 be read a first, second and third time.

Carried

6.3 St. Paul St 1355 - RTE25-0002 - Revitalization Tax Exemption

Councillor Stack declared a conflict of interest for items 6.3 through 6.6 due to working closely with applicants that have benefited through these bylaws and policies and departed the meeting at 2:00 p.m.

Staff:

- Displayed a PowerPoint Presentation outlining the Revitalization Tax Exemption Agreement.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council approves the City entering into a Revitalization Tax Exemption Agreement with 1247752 B.C. Ltd., Inc. No. BC1247752 and 1267320 B.C. Ltd., Inc. No. BC1267320 for Lot 2 DL 139 ODYD Plan EPP123577 located at 1355 St. Paul St, Kelowna, BC in the form attached to the Report from the Development Planning Department dated April 7, 2025;

AND THAT Council authorizes the Development Planning Department Manager to execute the Revitalization Tax Exemption Agreement RTE25-0002 on behalf of the City of Kelowna.

Carried
Councillor Cannan - Opposed

6.4 Revitalization Tax Exemption Program Updates

Staff:

- Displayed a PowerPoint Presentation outlining the proposed amendments to the Revitalization Tax Exemption Program and responded to questions from Council.

6.5 Amendment No. 3 to Revitalization Tax Exemption Program Bylaw No. 12561

6.6 Amendment No. 4 to Revitalization Tax Exemption Program Bylaw No. 12561

Moved By Mayor Dyas/Seconded By Councillor Singh

THAT consideration of agenda items 6.4, 6.5 and 6.6 be deferred to a later date.

Carried

Councillor Stack rejoined the meeting at 2:12 p.m.

6.7 Next Generation 911 Grant Application

Staff:

- Provided an overview of the Next Generation 911 grant application.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council receives, for information, the report from the Partnerships Office dated April 7, 2025 with respect to the Next Generation 911 Grant;

AND THAT Council directs staff to apply for grant funding to the Next Generation 911 Grant program, administered through the Union of British Columbia Municipalities;

AND THAT Council authorizes staff to execute all documents necessary to complete and manage the grant.

Carried

6.8 Water Supply Agreement for McCulloch Lake Resorts

Staff:

- Provided an overview of the water supply agreement with McCulloch Lake Resorts and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council receives, for information, the report from the Utility Services Department, dated April 7, 2025 with respect to allowing the McCulloch Lake Resort to purchase non-potable water from the McCulloch Lake Reservoir;

AND THAT the Mayor and City Clerk be authorized to execute the Agreement between 1205687 BC Ltd. and the City of Kelowna;

AND FURTHER THAT Council directs staff to request consent from the Board of the Regional District of Central Okanagan (RDCO) for the City of Kelowna to provide non-potable water service to the McCulloch Lake Resort.

Carried

6.9 Uptown Rutland Business Association - 2025 Budget

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed Uptown Rutland Business Association 2025 budget.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council approves the Uptown Rutland Business Association (URBA) 2025 Budget as attached to the report of the Controller dated April 7, 2025;

AND THAT Council approve the 2025 levy of \$245,359 on the Class 5 and Class 6 properties located within the boundaries of the Uptown Rutland Business Improvement Area.

Carried

6.10 Downtown Kelowna Association - 2025 Budget

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed Downtown Kelowna Association 2025 budget.

Moved By Councillor Webber/Seconded By Councillor Singh

THAT Council approves the Downtown Kelowna Association 2025 Budget as attached to the report of the Controller dated April 7, 2025;

AND THAT Council approves the 2025 levy of \$1,335,860 on Class 5 and Class 6 properties located within the boundaries of the Kelowna Downtown Business Improvement Area.

Carried

6.11 Amendments to Council Policy No. 388 - Code of Conduct

Staff:

- Displayed a PowerPoint Presentation outlining the proposed amendments to the Council Code of Conduct Policy and the Council Remuneration and Expense Bylaw and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Council receive, for information, the report from the Office of the City Clerk dated April 7, 2025, regarding amendments to Council Policy No. 388 – Code of Conduct;

AND THAT Council adopt amendments to Council Policy No. 388 – Code of Conduct as set out in the report from the Office of the City Clerk dated April 7, 2025;

AND FURTHER THAT Bylaw No. 12777 being Amendment No. 13 to Council Remuneration and Expense Bylaw No. 7547 be advanced for reading consideration.

Carried
Councillor Cannan - Opposed

Mayor Dyas:

- Read a statement regarding Council's communication with the media.

6.12 Amendment No. 13 to Council Remuneration and Expense Bylaw No. 7547

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Bylaw No. 12777 be read a first, second and third time.

Carried

7. Bylaws for Adoption (Non-Development)

7.1 BL12757 - Amendment No. 1 to the Five Year Financial Plan 2024 - 2028

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Bylaw No. 12757 be adopted.

Carried

8. Mayor and Councillor Items

Councillor Cannan:

- Commented on Mayor Dyas' remarks regarding email to the media.

Councillor Lovegrove:

- Commented on Mayor Dyas' remarks regarding email to the media.
- Will be attending, as Deputy Mayor, the Make It Safe Okanagan event on April 10, 2025.
- Will be attending the Joint Biosolids Advisory Committee Meeting on April 9, 2025.

Councillor Wooldridge:

- Spoke to their attendance, on behalf of Mayor Dyas, at the Evolve 2025 Conference on April 6, 2025 at the Coast Capri Hotel.
- Spoke to their attendance at the Sustainable Development Challenge at Okanagan College on April 5, 2025.

Councillor Singh:

- Will be attending a community party for Jane Stelkia's 95th birthday on April 11, 2025, making her the eldest person in the syilx Nation.
- Commented on Mayor Dyas' remarks regarding email to the media.

Councillor DeHart:

- Will be attending the Chamber of Commerce Top 40 over 40 event on April 10, 2025 at the Kelowna Art Gallery.
- Will be attending the Manufacturing Safety Alliance of BC breakfast event on April 10, 2025.
- Confirmed the Vaisakhi parade takes place Saturday, April 26, 2025.

9. Termination

This meeting was declared terminated at 2:56 p.m.

Mayor Dyas

mj/acm

Michael J. Ford

Deputy City Clerk

DRAFT