



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Tuesday, April 8, 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; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith; Development Planning Manager, Alex Kondor*; Long Range Planning Manager, Robert Miles*; Development Planning Department Manager, Nola Kilmartin*; Legislative Coordinator (Confidential), Rebecca Van Huizen*

Staff Participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

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

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 Singh.

3. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT the Minutes of the Public Hearing and Regular Meeting of March 11, 2025 be confirmed as circulated.

Carried

4. Individual Submissions

4.1 START TIME 4:00 PM - Old Vernon Rd 4150 - A25-0001 - 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.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Agricultural Land Reserve Application No. A25-0001 for Lot A District Lot 122 ODYD Plan 16500, located at 4150 Old Vernon Rd, Kelowna, BC for an exclusion of agricultural land in the Agricultural Land Reserve pursuant to Section 29(1) of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

5. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 4:11 p.m.

6. Individual Bylaw Submissions

6.1 START TIME 4:00 PM - Final North End Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the OCP amendments.

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:

Celina Manson, Manhattan Dr

- Spoke to the challenges of the plan and identified discrepancies with the presentation maps.
- Walkways shown in front of properties on Manhattan Drive are inconsistent.
- Met with City staff regarding the Manhattan Drive area.
- Commented on the indecision regarding park locations and property acquisition.
- Questioned the need to work with what we have in terms of neighbourhood as the community has been there for decades.
- Concerned with preserving the artifacts along the beach and reached out to Westbank First Nation.
- Questioned if the North End Plan is the highest and best use of properties.
- Referred to letter written to Council.
- Concerned about the safety along the lake in relation to the high water mark.

Dean Neufeld, Kelowna Ready Mix, Ellis St

- Spoke to being a third generation family business on Ellis since the late 1940s.
- Spoke to Gordon Drive being the only remaining designated truck route in the North End.
- Spoke to their business being heavy industry and the North End Plan further restricting industry.
- Their property is designated residential and currently operates as heavy industrial.

- Spoke to the bike lane going down Gaston Avenue and circling their site which is in conflict with truck access to the property.
- Concerned about cement trucks leaving the site and turning radius problems and safety issues with increased pedestrians and bike lane in the area.

Darcy Ebert, Ellis St

- Concerned about the truck routes as the North End Plan discontinues truck routes north of Clement Avenue.
- Concerned with the proposed annexation of partial property on 925 Ellis Street.

Davis Kyle, Glenwood Ave

- Supports the North End Plan and encouraged Council to support the broad elements of the plan as it is one of the better neighbourhood plans.
- Believes will provide significant benefits to north end residents and create economic stimulus in the community.
- Spoke to continuing to encourage a spectrum of housing opportunities in the north end.
- Requested Council consider deregulatory action to stimulate jobs, growth, and investment.
- Supports pre-zoning for MF2 in residential areas.
- Encouraged Council to create options for more affordable housing forms aside from detached.
- Supportive of the walkable mixed-use and small-scale retail and supporting infrastructure.
- Spoke to providing feedback to staff regarding the positioning of bike lanes.
- Spoke to the plan restoring housing choice for young people in Kelowna as first time home buyers.

Staff:

- Provided comments in response to items raised by members of the public.
- Responded to questions from the public and Council.

There were no further comments.

7. Termination

The Hearing was declared terminated at 5:06 p.m.

8. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 5:06 p.m.

9. Bylaws Considered at Public Hearing

9.1 START TIME 4:00 PM - North End Plan Amendments - BL12763 (OCP25-0003) - City of Kelowna

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12763 be read a second and third time and be adopted.

Carried

10. Termination

The meeting was declared terminated at 5:18 p.m.

Mayor Dyas

lb/cm



City Clerk