



City of Kelowna Regular Council Meeting Minutes

Date: Monday, May 5, 2025
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gordon Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; Deputy City Clerk, Michael Jud; City Clerk, Laura Bentley*; Planner Specialist, Tyler Caswell*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Carla Eaton*, Utility Planning Manager, Rod MacLean*; Purchasing Manager, Tamba Lamin*; General Manager, Infrastructure, Mac Logan*; Utility Services Department Manager, Kevin Van Vliet*; General Manager, Corporate Services, Joe Sass*; Legal & Administrative Coordinator, Lisa Schell

Staff Participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(* 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 Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meeting of April 28, 2025 be confirmed as circulated.

Carried

Mayor Dyas:

- Delivered remarks regarding National Day of Awareness for Murdered and Missing Indigenous Women and Girls.

City Manager:

- Distributed to Council commemorative plaques regarding the Building a Stronger Kelowna series of projects.

3. Development Application Reports & Related Bylaws

3.1 Mail Rd 131 - A25-0003 - Alana Lee Deleurme and Jason Gabriel Deleurme

Staff displayed a PowerPoint presentation outlining the application.

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Agricultural Land Reserve Application No. A25-0003 for Lot A Section 3 Township 23 ODYD Plan 22315, located at 131 Mail Road, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 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

3.2 Spiers Rd 3677 - A24-0004 - Jashandeep Singh Khela, Avneet Kaur Khela and Sarbjeet Kaur Khela

Staff displayed a PowerPoint presentation outlining the application and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Agricultural Land Reserve Application No. A24-0004 for Lot 1 Block 2 Section 9 Township 26 ODYD Plan 1072 Except Plans B5219 and 14900 located at 3677 Spiers Rd, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 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

3.3 Killdeer Rd 5020 - OCP24-0008 (BL12782) Z24-0031 (BL12783) - 1289099 BC Ltd., Inc.No. BC1289099

Staff displayed a PowerPoint presentation outlining the application and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Official Community Plan Map Amendment Application No. OCP24-0008 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 A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 5, 2025, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 5, 2025;
 AND THAT Rezoning Application No. Z24-0031 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 5, 2025, 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 outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 5, 2025;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the dedication of the parkland on the southern portion of the property proposed to be zoned P3 – Parks and Open Space, as shown on Map "B", to the City.

Carried

3.4 Killdeer Rd 5020 - OCP24-0008 (BL12782) - 1289099 BC Ltd., Inc.No. BC1289099

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT Bylaw No. 12782 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

3.5 Killdeer Rd 5020 - Z24-0031 (BL12783) - 1289099 BC Ltd., Inc.No. BC1289099

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Bylaw No. 12783 be read a first time.

Carried

4. Non-Development Reports & Related Bylaws

4.1 RV Sani Dump Options

Staff

- Displayed a PowerPoint presentation outlining the costs associated with a sanitary waste disposal facility.
- Spoke to the perception of a lack of sanitary dumping facilities in the City of Kelowna.
- Provided examples of sanitary dumping facilities located in neighbouring communities.
- Summarized the expected costs of establishing a City sanitary dumping site.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Utility Services Department, dated May 5, 2025, regarding sanitary waste disposal from recreational vehicles;

AND THAT Council instruct Staff to prepare a budget item for consideration as part of the 2026 Capital and Operating Budget deliberations detailing the proposed location, capital expenditure and projected operating budget for a recreational vehicle sanitary waste disposal facility, for further consideration.

Carried

The meeting recessed at 2:20 p.m.

The meeting reconvened at 2:27 p.m.

4.2 Procurement Policy Review

Staff:

- Displayed a PowerPoint presentation outlining the corporate procurement policy review and assessment of opportunities to enhance preference of Canadian and local firms
- Spoke to the evolving situation with respect to global trade
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council direct staff to enhance the existing procurement policy by adding language with respect to a preference for Canadian suppliers when all other evaluating criteria are equal.

Carried

4.3 Review of Council Policy No. 368 - Council Policy Framework

Staff

- Displayed a PowerPoint presentation outlining the recommendations to update the Council Policy Framework.
- Discussed the history and purpose of the existing policy.
- Spoke to the major goals of the proposed amendments.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council receive, for information, the report from the Office of the City Clerk dated May 5, 2025 respecting a review of Council Policy No. 368 Council Policy Framework;

AND THAT Council Policy No. 368, being Council Policy Framework, be revised as outlined in the Report from the Office of the City Clerk, dated May 5, 2025;

AND FURTHER THAT Council direct staff to conduct a review of all Council policies and bring forward for rescission consideration all policies that are identified as obsolete or unnecessary.

Carried

5. Resolutions

5.1 Draft Resolution - Special Committee of the Whole Meetings

Moved By Councillor Singh/Seconded By Councillor Webber

THAT Council schedule a Special Closed Committee of the Whole Meeting for Friday, May 9, 2025, beginning at 9:00 a.m.;

AND THAT Council authorize the May 9, 2025, Special Committee of the Whole Meeting to be held at the Kelowna Yacht Club, Jib Room, being located at 1370 Water Street in the City of Kelowna, BC;

AND FURTHER THAT Council schedule a Special Committee of the Whole Meeting with the School District 23 Board of Education for Tuesday, June 17th, 2025, beginning at 1:30pm.

Carried

5.2 Draft Resolution - Provincial Housing Legislation and Low-Density Neighbourhoods Outside the Urban Core

Councillor Wooldridge spoke to the purpose and intention of the draft resolution.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council direct staff to bring forward an information report on the implications that recent Provincial housing legislation may have on low-density neighbourhoods outside the core areas, including current delegations to staff and the subdivision process, in comparison to the City of Kelowna's small scale infill objectives, as identified in the OCP.

Carried

6. Bylaws for Adoption (Non-Development Related)

- 6.1 BL12770 - Five Year Financial Plan Bylaw 2025 – 2029
- 6.2 BL12771 - Tax Structure Bylaw 2025
- 6.3 BL12772 - Annual Tax Rate Bylaw 2025
- 6.4 BL12773 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2025
- 6.5 BL12774 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2025
- 6.6 BL12775 - Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2025
- 6.7 BL12776 - Septic Removal Specific Area Reserve Fund Expenditure Bylaw 2025

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw Nos.12770, 12771, 12772, 12773, 12774, 12775 and 12776 be adopted.

Carried

Councillors Cannan Lovegrove - Opposed

6.8 BL12781 - 2025 SIR Parcel Tax Roll Bylaw

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No.12781 be adopted.

Carried

6.9 BL12762 - Amendment No. 18 to Water Regulation Bylaw No. 10480

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No.12762 be adopted.

Carried

7. Mayor and Councillor Items

Councillor DeHart:

- Attended the Building a Stronger Kelowna (BSK) groundbreaking at PRC .

- Attended Chamber of Commerce President's Dinner and Awards.
- Attended the formal opening of DeHart Community Park.
- Attended opening of Kelowna Pickleball.
- Noted upcoming 50th Annual Civic Awards event.
- Attending the Chamber luncheon tomorrow and the AI guest presentation.

Councillor Singh:

- Thanked staff for the BSK grand opening which will be a huge legacy.
- Represented Council at the Steps For Life even this past Saturday to recognize those who have been lost in workplace accidents.
- Attended the Asian Heritage Forum.
- Noted the 50th Civic Awards Gala Thursday evening.

Councillor Hodge:

- Thanked staff and volunteers for the BSK groundbreaking.
- Spoke positively of the opening of DeHart Community Park.
- Noted upcoming Okanagan Water Basin Board meeting.

Councillor Cannan:

- Acknowledged the Kelowna Pipe and drum band and thanked them for their service
- Attended the air, army and navy cadets 80th anniversary recognition of the Battle of the Atlantic this past weekend.
- Acknowledged Thursday, May 8th at 11:30 is the Legion National Flag day celebration at Lakeview Memorial Gardens.
- Thanked City staff for hosting a successful Cherry Blossom Triathlon this past weekend.
- Acknowledged Councillor Hodge's birthday tomorrow.

Councillor Lovegrove:

- Provided highlights of the recent convention of the Southern Interior Local Government Association.
- Indicated a desire to explore submitting a resolution to SILGA regarding an alcohol-related public health strategy.
- Congratulated the nominees of the 50th Annual Civic Awards.
- Plans to speak to a gathering of the Compassionate Friends of Kelowna.

Councillor Wooldridge:

- Attended the Consular Generals Chamber of Commerce event with the Lieutenant Governor.
- Thanked the community for the work and support on the Candlelight vigil for Lapu Lapu Festival victims.

Mayor Dyas:

- Extended upcoming birthday wishes to Councillor Hodge and Councillor Cannan this week.

8. Termination

This meeting was declared terminated at 3:24 pm.

Mayor Dyas

mj/cm

[Signature]

Deputy City Clerk