



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Monday, May 26, 2025
Location: Council Chamber
City Hall, 1435 Water Street

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

Staff Present Acting City Manager, Ryan Smith; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud; Policy Analyst, Janelle Taylor*; Partnership Manager, Valentina Trevino*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Alex Kondor*; Planner Specialist, Tyler Caswell*; Long Range Planning Manager, Robert Miles*; Planner Specialist, Mark Tanner*; Housing Policy and Programs Manager, James Moore*; General Manager, Corporate Services, Joe Sass*; Deputy Chief Financial Officer, Marina Warrender*; Controller, Matt Friesen*; Budget Supervisor, Jay Jean*; Infrastructure Operations Department Manager, Geert Bos*; Alternative Revenue Manager, Christine Matte*

Staff Participating Remotely Legislative Coordinator (Confidential), Arlene McClelland

Guest Danielle Hubbard, CEO, Okanagan Regional Library*

(* Denotes partial attendance)

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 Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of May 12, 2025 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Okanagan Regional Library Delegation

Staff:

- Introduced Danielle Hubbard, Okanagan Regional Library CEO and delegation.

Danielle Hubbard, CEO, Okanagan Regional Library

- Displayed a PowerPoint Presentation outlining the Strategic Plan Initiatives, current activities and funding opportunities in Kelowna and responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1 John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - OCP24-0014 (BL12790) Z24-0064 (BL12791) - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Webber

THAT Official Community Plan Map Amendment Application No. OCP24-0014 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, Sections 9, 10 and 16, Township 23, ODYD, Plan 30819 Except Plan KAP81434, located at 2335-2355 John Hindle Drive, Kelowna, BC;
- Lot 1, Sections 9 and 10, Township 23, ODYD, Plan 1884 Except Plan 31642, located 855 Packinghouse Road, Kelowna, BC; and
- Lot 2, Sections 9, 10, 15 and 16, Township 23, ODYD, Plan EPP15596, located at 2340-2720 John Hindle Drive, Kelowna, BC;

From the R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services Utilities designation, as shown on Map "A" attached to the Report from the Development Planning Department dated May 26 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 26 2025

AND THAT Rezoning Application No. Z24-0064 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- Lot A, Sections 9, 10 and 16, Township 23, ODYD, Plan 30819 Except Plan KAP81434, located at 2335-2355 John Hindle Drive, Kelowna, BC and;
- Lot 1, Sections 9 and 10, Township 23, ODYD, Plan 1884 Except Plan 31642, located 855 Packinghouse Road, Kelowna, BC ;

From the P3 – Parks and Open Space zone to the P1 – Major Institutional zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 26 2025, be considered by Council;

AND THAT Rezoning Application No. Z24-0064 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- Lot 2, Sections 9, 10, 15 and 16, Township 23, ODYD, Plan EPP15596 located at 2340-2720 John Hindle Drive, Kelowna, BC;

From the A1 - Agriculture zone to the P1 – Major Institutional zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 26 2025, be considered by Council;

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

Carried

- 4.2 John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12790 (OCP24-0014) - City of Kelowna**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Bylaw No. 12790 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 John Hindle Dr 2335-2355 and 2340-2720, Packinghouse Rd 855 - BL12791 (Z24-0064) - City of Kelowna**

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12791 be read a first time.

Carried

4.4 Rezoning Bylaws Supplemental Report to Council

Councillor DeHart declared a conflict of interest on items 4.4 and 4.5 as their employer is in direct competition with the applicant and departed the meeting at 2:10 p.m.

Staff:

- Commented on notice of first reading and correspondence received.

4.5 Rezoning Applications

- 4.5.1 KLO Rd 860 - 1000 - BL12786 (TA25-0003) - Okanagan College**

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12786 be read a first, second and third time and be adopted.

Carried

Councillor DeHart returned to the meeting at 2:11 p.m.

4.6 Rezoning Applications

- 4.6.1 Bernard Ave 1181 - 1191 - BL12787 (Z25-0011) - SKJJ Bernard Land Holdings Ltd., Inc. No. BC1242190**

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12787 be read a first, second and third time.

Carried

4.7 Valley Rd 728 - DP24-0012 - 1138742 BC Ltd. Inc. No. BC1138742

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council hear from the Applicant.

Carried

Josh Klassen, Development Manager, Troika Developments

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council authorizes the issuance of Development Permit No. DP24-0012 for Lot 2 Section 29 Township 26 ODYD Plan EPP80501, located at 728 Valley Rd, 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;
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 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

4.8 Osprey Ave 459 - DP25-0095 - 1347431 BC Ltd., Inc. No. BC1347431

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council authorizes the issuance of Development Permit No. DP25-0095 for Lot A District Lot 14 ODYD Plan EPP120981, located at 459 Osprey Ave, 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

5. Bylaws for Adoption (Development Related)

- 5.1 Bernard Ave 1531 - BL12656 (Z23-0085) - Orchard City Abbeyfield Society, Inc. No. S0030415**

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No. 12656 be adopted.

Carried

The meeting recessed at 2:33 p.m.

The meeting reconvened at 2:41 p.m.

6. Non-Development Reports & Related Bylaws

6.1 Heritage Conservation Area Development Guidelines and Bylaw Amendments

Councillor Lovegrove declared a conflict of interest for items 6.1, 6.2 and 6.3 as they own property in the Heritage Conservation Area and departed the meeting at 2:42 p.m.

Staff:

- Displayed a PowerPoint Presentation providing an overview of the new Heritage Conservation Area Guidelines and the process to develop them and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receive, for information, the report from Long Range Planning dated May 26, 2025, regarding proposed updates to the Heritage Conservation Area - Conservation and Development Guidelines;

AND THAT Official Community Plan Amendment Application No. OCP25-0006 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Attachment A and B attached to the report from Long Range Planning dated May 26, 2025, be considered by Council;

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

AND FURTHER THAT Bylaw No.12764 being Amendment No. 7 to the Development Application and Heritage Procedures Bylaw No.12310 be advanced for reading consideration.

Carried

6.2 Heritage Conservation Area Development Guidelines BL12789 (OCP25-0006) and Bylaw Amendments

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Bylaw No. 12789 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

6.3 BL12764 - Amendment No. 7 to Development Application and Heritage Procedures Bylaw No. 12310

Moved By Councillor Stack/Seconded By Councillor Cannan

THAT Bylaw No. 12764 be read a first, second and third time.

Carried

Councillor Lovegrove returned to the meeting at 3:00 p.m.

6.4 North Glenmore Sector Study Process Options

Councillor Lovegrove stated that their employer UBCO is no longer part of the developer group and therefore no longer has a perceived conflict of interest.

Staff:

- Displayed a PowerPoint Presentation outlining options to initiate a North Glenmore Sector Development Study and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Council direct staff to initiate the North Glenmore Sector Study, as outlined in Option 1 in the report dated May 26, 2025.

Carried

6.5 Revitalization Tax Exemption - Program Updates

Staff:

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

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Housing Policy and Programs Department dated May 26, 2024, with respect to amendments to the Revitalization Tax Exemption Program Bylaw No. 12561;

AND THAT Bylaw No. 12758 being Amendment No. 3 to the Revitalization Tax Exemption Program Bylaw No. 12561 be advanced for reading consideration;

AND THAT Bylaw No. 12777 being Amendment No. 4 to the Revitalization Tax Exemption Program Bylaw No. 12561 be advanced for reading consideration.

Carried

Councillor Cannan - Opposed

6.6 BL12758 - Amendment No. 3 to Revitalization Tax Exemption Program Bylaw No. 12561

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12758 be read a first, second and third time.

Carried
Councillor Cannan - Opposed

6.7 BL12778 - Amendment No. 4 to Revitalization Tax Exemption Program Bylaw No. 12561

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12778 be read a first, second and third time.

Carried
Councillor Cannan - Opposed

6.8 First Quarter 2025 Financial Performance

Staff:

- Displayed a PowerPoint Presentation summarizing the 2025 first quarter financial performance indicators.

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Council receives, for information, the First Quarter 2025 Financial Performance Report from the Financial Services Controller as a continued approach of presenting timely and relevant financial information.

Carried

6.9 Q1 Amendment to the 2025 Financial Plan

Staff:

- Displayed a PowerPoint Presentation outlining the first quarter amendments to the 2025 Financial Plan and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the Report from Financial Services dated May 26, 2025 with respect to quarter one amendments to the 2025 Financial Plan;

AND THAT the 2025 Financial Plan be amended to include budget amendments detailed in this report.

Carried

6.10 New Civic Asset Naming Policy No. 394

Staff:

- Displayed a PowerPoint Presentation providing an overview of the new Civic Asset Naming Policy and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Communications Department dated May 26, 2025 with respect to the proposed New Civic Asset Council Policy;

AND THAT Council adopts Council Policy No. 394, being New Civic Asset Naming;

AND FURTHER THAT Council rescinds Council Policy No. 251, being Park Naming, and Council Policy No. 343, being Civic Community Facility Naming.

Carried

7. Resolutions

7.1 Regional District Board and Committee Appointments

Staff:

- Provided comments on the draft resolution and appointments to the Regional District Board along with appointments to Council committees and external agencies.

Mayor Dyas:

- Provided comments on the draft resolution and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT the Regional District appointments for the City of Kelowna be as follows, effective September 1, 2025:

Appointees

Mayor Tom Dyas – 5 votes
Councillor Ron Cannan – 4 votes
Councillor Maxine DeHart – 5 votes
Councillor Luke Stack – 5 votes
Councillor Rick Webber – 4 votes
Councillor Loyal Wooldridge – 4 votes

Alternates

Councillor Charlie Hodge
Councillor Gord Lovegrove
Councillor Mohini Singh

Carried

Councillors Hodge, Lovegrove and Singh - Opposed

8. Mayor and Councillor Items

Mayor Dyas:

- Provided comments regarding outdoor sheltering and provincial advocacy.

9. Termination

This meeting was declared terminated at 4:29 p.m.

Mayor Dyas

/acm

Michael Ford

City Clerk