



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, June 9, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack and Rick Webber
Members Absent	Councillor Loyal Wooldridge
Members Participating Remotely	Councillor Ron Cannan
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Michael Jud; Community Safety Services Manager, Kevin Duggan*; Community Safety Advisor, Jessie Weninger*; Acting Community Safety Director, Kevin Mead*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Planner, Jason Issler*; Planner, Carson Mackonka*; Acting Development Planning Manager, Adam Cseke*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Carla Eaton*; Development Planning Manager, Alex Kondor*; Strategic Transportation Planning Manager, Nathan Carswell*; Planner Specialist, Ahmed Mustafa*; Housing Policy and Programs Manager, James Moore*; Long Range Planning Manager, Robert Miles*; Utility Services Department Manager, Kevin Van Vliet*; Infrastructure Operations Department Manager, Geert Bos*; General Manager, Infrastructure, Mac Logan*; Landfill & Compost Operations Manager, Scott Hoekstra*; Legal & Administrative Coordinator, Lisa Schell; Planning Technician, Krystal Hall
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	Karen Gorecki, Senior Manager, KPMG Canada* and Travis Kendel, Associate Director of Engineering Services, RDCO*

(* 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 DeHart/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of May 26, 2025 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Community Safety Plan Year 3 Report

Staff:

- Provided introductory remarks on the Community Safety Plan update and introduced key partners.
- Displayed a PowerPoint presentation.
- Presented the Community Safety Plan progress, objectives, and status of priorities.
- Responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Community Safety Services Branch dated June 9, 2025, with respect to the 2025 progress of Kelowna's Community Safety Plan.

Carried

4. Development Application Reports & Related Bylaws

4.1 Black Mountain Drive 675 – Z25-0004 (BL12796) – AP675 Developments Ltd., Inc. No. BC1335932

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Webber

THAT Rezoning Application No. Z25-0004 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 19 Township 27 Osoyoos Division Yale District Plan KAP87003, located at 675 Black Mountain Dr, Kelowna, BC from the MF3 – Apartment Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

Carried

4.2 Harvey Ave 2271, Z24-0040 (BL12797) – Orchard Park Shopping Centre Holdings Inc, Inc No A0059814

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Stack

THAT Rezoning Application No. Z24-0040 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot A District Lots 127 and 4646 Osoyoos Division Yale District Plan EPP112989, located at 2271 Harvey Ave, Kelowna, BC from the C2 - Vehicle Oriented Commercial zone to the UC3 – Midtown Urban Centre zone and the UC3r – Midtown Urban Centre Rental Only zone as shown on Map "A" attached to the Report from the Development Planning Department dated June 9, 2025, be considered by Council;

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 June 9, 2025;

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

Carried

Councillors Cannan and Webber – Opposed

4.3 Park Rd 125 – Z25-0010 (BL12798) – 1370247 B.C. LTD., INC., NO. BC1370247

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Stack

THAT Rezoning Application No. Z25-0010 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Block A Section 23 Township 26 ODYD Plan 4740, located at 125 Park Rd, Kelowna, BC from the UC4 – Rutland Urban Centre zone to 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 Transit.

Carried

4.4 Supplemental Report – 2809 Benvoulin Road – Z22-0059 – Gurdwara Guru Amardas Darbar Sikh Society

Staff:

- Provided an overview of the application and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Council waives the requirement for the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated June 9, 2025 to be considered in conjunction with final adoption of Rezoning Bylaw No. 12521;

AND THAT Council waives the requirement for the outstanding conditions the final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Form and Character Development;

AND THAT final adoption of Official Community Plan Bylaw No. 12520 be considered by Council;

AND FURTHER THAT final adoption of Rezoning Bylaw No. 12521 be considered by Council.

Carried

Councillors Cannan and Stack – Opposed

4.4.1 Benvoulin Rd 2809 – BL12520 (OCP22-0010) – Gurdwara Guru Amardas Darbar Sikh Society Inc. No. Soo40725,

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Bylaw No. 12520 be adopted.

Carried
Councillors Cannan and Stack – Opposed

4.4.2 Benvoulin Rd 2809 – BL12521 (Z22-0059) – Gurdwara Guru Amardas Darbar Sikh Society Inc. No. Soo40725

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12521 be adopted.

Carried
Councillor Cannan – Opposed

4.5 Bernard Ave 1531 – DP23-0232 – Orchard City Abbeyfield Society

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP23-0232 for Parcel Z Section 20 Township 26 ODYD Plan 3604 Except Plan EPP138640, located at 1531 Bernard Avenue, 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

4.6 Gordon Dr 1444-1448 and Martin Ave 1085 – Z24-0003 – Extension Request

Staff:

- Provided an overview of the extension request.

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12657 be extended from May 27, 2025 to May 27, 2026;

AND THAT Council direct Staff to not accept any further extension requests.

Carried

5. Bylaws for Adoption (Development Related)

- 5.1 Treetop Rd 1870 – BL12676 (Z24-0016) – 1870 Treetop Road Development Ltd., Inc. No. BC1265565**

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12726 be adopted.

Carried

- 5.2 Glenmore Dr 1210, 1220, and 1226 – BL12747 (Z24-0059) – City of Kelowna**

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12747 be adopted.

Carried

Councillor Cannan – Opposed

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

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12765 be adopted.

Carried

- 5.4 Lakeshore Rd 5570 and 5600 - BL12766 (Z24-0036) - Multiple Owners**

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12766 be adopted.

Carried

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

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Bylaw No. 12787 be adopted.

Carried

The meeting recessed at 2:35 p.m.

The meeting reconvened at 2:42 p.m.

6. Non-Development Reports & Related Bylaws

6.1 2024 OCP TMP Progress Report

Staff:

- Displayed a PowerPoint Presentation outlining the 2024 Official Community Plan and Transportation Master Plan progress report as well as key objectives for each plan and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Webber

THAT Council receives, for information, the report from Long Range Planning and Integrated Transportation, dated June 9th, 2025, with respect to the 2024 Progress Report for the 2040 Official Community Plan and 2040 Transportation Master Plan.

Carried

6.2 Sustainable Fleet Strategy

Staff:

- Introduced the presentation and Karen Gorecki, Senior Manager, KPMG. Canada
- Responded to questions from Council.

Karen Gorecki, Senior Manager, KPMG Canada

- Displayed a PowerPoint Presentation summarizing the updated Sustainable Fleet Strategy and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Infrastructure Operations Department dated June 9, 2025, on the updated Sustainable Fleet Strategy;

AND THAT Council directs staff to further explore and report back on, the key initiatives as noted in the Sustainable Fleet Strategy, based on decarbonization scenario 1, as described in the report from the Infrastructure Operations Department dated June 9, 2025.

Carried

6.3 Food Waste Diversion

Staff:

- Introduced the presentation and Travis Kendel, Associate Director of Engineering Services, RDCO.

Travis Kendel, Associate Director of Engineering Services, RDCO

- Displayed a PowerPoint Presentation providing an overview of the proposed food waste curbside collection program and anticipated costs and responded to questions from Council.

Staff:

- Continued displaying the PowerPoint Presentation noting challenges with the addition of food waste to the curbside collection program, provided reasons for not supporting the program at this time and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receive, for information, the report from the Utility Services Department, dated June 9, 2025, regarding adding food waste to the materials collected in the City of Kelowna's curbside organics collection program;

AND THAT Council not support the City of Kelowna's participation in the Regional District of Central Okanagan's proposed Curbside Food Waste Program;

AND THAT Council direct staff to ensure that food waste diversion from landfill is included in the 2030 update to the Regional Solid Waste Management Plan;

AND FURTHER THAT future food waste diversion include consideration of multi-family residential as well as commercial properties.

Carried

Councillors Hodge and Lovegrove - Opposed

7. Resolutions

7.1 Draft Resolution - Community Task Force on Economic Prosperity

Mayor Dyas:

- Provided comments on the proposed Terms of Reference and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Council endorses the establishment of a Community Task Force on Economic Prosperity with Terms of Reference as attached to the draft resolution dated June 9, 2025.

Carried

8. Bylaws for Adoption (Non-Development Related)

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

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12758 be adopted.

Carried

Councillor Cannan - Opposed

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

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12778 be adopted.

Carried

Councillor Cannan - Opposed

9. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference in Ottawa.

Councillor Stack:

- Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference in Ottawa.

Councillor Singh:

- Extended congratulations to Barry Laponte and Wilbur Turner on being named Honorary Degree Recipients by the University of British Columbia.

Councillor Cannan:

- Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference in Ottawa.
- Commented on recent staffing issues at Kelowna General Hospital.

Councillor Hodge left the meeting at 5:21 p.m.

Councillor Lovegrove

- Spoke to their attendance at the Federation of Canadian Municipalities (FCM) Conference in Ottawa.
- Spoke to their attendance at the Sprott Shaw College Graduation and congratulated all graduates.
- Reminder of the Kelowna Rotary Summer Kickoff Festival in City Park on Saturday, June 14, 2025.

Mayor Dyas:

- Thanked Council, staff and valued partners for all their work on behalf of the community.
- Spoke to recent major achievements and new facilities in the community.

10. Termination

This meeting was declared terminated at 5:29 p.m.

Mayor Dyas

/acm

Michael Jind

Deputy City Clerk