



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, June 23, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Absent	Councillor Gord Lovegrove
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Carla Eaton*; Planner, Carson Mackonka*; Planner, Nadia Mahmoudi*; Planner Specialist, Mark Tanner*; Corporate Strategy & Performance Department Manager, Mike McGreer*; General Manager, Corporate Services, Joe Sass*; Deputy Chief Financial Officer, Marina Warrender*; Controller, Matt Friesen*; General Manager, Infrastructure, Mac Logan*; Infrastructure Delivery Department Manager, Brian Beach*; Budget Supervisor, Jay Jean*; Financial Planning Manager, Melanie Antunes*; Divisional Director, Partnership & Investments, Derek Edstrom*; Transportation Engineering Manager, Gordon Foy*; Senior Project Architect, Paul Reyes*; Property Officer Specialist, Whitney Purvis*; Planner, Monica Rau
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	Jan Enns, Jan Enns Communications*

(\* 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 DeHart

THAT the Minutes of the Regular Meetings of June 16, 2025 be confirmed as circulated.

Carried

## 3. Development Application Reports & Related Bylaws

### 3.1 Hall Rd 3466 - Z24-0051 (BL12801) - Jennifer Leigh Edge

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Rezoning Application No. Z24-0051 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 43 Section 16 Township 26 Osoyoos Division Yale District Plan 24182, located at 3466 Hall Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RR2cc – Small Lot Rural Residential with Child Care Centre, Major zone, be considered by Council.

Carried

### 3.2 Raymer Rd. 4578 Z24-0053 (BL12802) - 1475089 B.C. Ltd., Inc. No. BC1475089

Staff:

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

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z24-0053 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot C District Lot 357 ODYD Plan 26289, located at 4578 Raymer Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone, be considered by Council.

Carried

### 3.3 Lakeshore Rd 3577 3581 - Z24-0058 (BL12803) - Diamond Standard Properties Inc., Inc. No. BC1271558 and Harry Zamonsky

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z24-0058 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 District Lot 134 ODYD Plan 3577, located at 3577 Lakeshore Road, Kelowna, BC and Lot 2 District Lot 134 ODYD Plan 3577, located at 3581 Lakeshore Road, Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone, 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 23, 2025;



AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to consolidation of the subject properties into a single parcel.

Carried  
Councillor Cannan – Opposed

#### 4. Rezoning Bylaws Supplemental Report to Council

City Clerk:

- Advised Items 4 through 6 are deferred to the July 7, 2025 meeting due to an advertising error, with new statutory notification being completed.

#### 5. Rezoning Applications

- 5.1 ITEM DEFERRED to July 7 2025 - Black Mountain Drive 675 - BL12796 (Z25-0004) - AP675 Developments Ltd., Inc. No. BC1335932

#### 6. Rezoning Applications

- 6.1 ITEM DEFERRED to July 7 2025 - Harvey Ave 2271, BL12797 (Z24-0040) - Orchard Park Shopping Centre Holdings Inc, Inc No A0059814
- 6.2 ITEM DEFERRED to July 7 2025 - Park Rd 125 - BL12798( Z25-0010) - 1370247 B.C.

#### 7. Non-Development Reports & Related Bylaws

##### 7.1 2025 Council Priorities Update

Jan Enns, Consultant:

- Displayed a PowerPoint Presentation.
- Provided comments on the purpose and context behind reviewing Council priorities.
- Outlined the key highlights of every Council priority and their related actions.

Staff:

- Continued displaying the PowerPoint Presentation and noted the progress measures and results for each Council priority and spoke to next steps.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council receive the report from the Corporate Strategy & Performance Department dated June 23, 2025 regarding an update to the Council priorities for 2023 – 2026;

AND THAT Council adopt the updated Council priorities for 2023 – 2026 as identified in this report and confirm the related priority actions.

Carried

##### 7.2 2024 Annual Report and Statement of Financial Information

Staff:

- Displayed a PowerPoint Presentation summarizing the 2024 Annual Report and Statement of Financial Information.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council receives, for information, the 2024 Annual Report for the year ended December 31, 2024;

AND THAT Council receives, for information, the 2024 Statement of Financial Information report that includes: Council Remuneration and Expense Report, Schedule of Remuneration and Expenses paid to or on behalf of each employee, Schedule of Payments to Suppliers of Goods and Services and Schedule of Payments to Suppliers for Grants and Contributions.

Carried

### **7.3 Capital Program Update**

Staff:

- Displayed a PowerPoint presentation providing an update on major and capital projects and programs for 2025 and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Council receives, for information, the report from the Infrastructure Division dated June 23, 2025, providing an update on major capital projects and programs in 2025.

Carried

The meeting recessed at 3:05 p.m.

The meeting reconvened at 3:14 p.m.

### **7.4 Capital Projects Amendment to the 2025 Financial Plan**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the capital project transfers and amendments to the 2025 Financial Plan and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives, for information, the Report from Financial Services dated June 23, 2025 with respect to capital project amendments to the 2025 Financial Plan;

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

AND FURTHER THAT Council approves the design change opportunity for the redevelopment of Parkinson Recreation Centre as part of the Building Stronger Kelowna Initiative.

Carried

Councillor Cannan - Opposed

### **7.5 Strategic Facilities Master Plan**

Staff:

- Displayed a PowerPoint Presentation summarizing the Strategic Facilities Master Plan including governance and guiding principles and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Hodge

THAT Council receives, the report from Facilities Planning & Design dated June 23, 2025, regarding the Strategic Facilities Master Plan;

AND THAT council endorses the Strategic Facilities Master Plan Version 1.

Carried



## 7.6 Road Closure Adjacent to 463 and 465 O'Keefe Court

Staff:

- Displayed a PowerPoint Presentation outlining the proposed Road Closure and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Manager, Real Estate Services, dated June 23, 2025, recommending that Council adopt the proposed road closure of a walkway adjacent to 463 and 475 O'Keefe Court, for consolidation with the adjacent land;

AND THAT Bylaw No. 12792, being a proposed road closure of a walkway adjacent to 463 and 475 O'Keefe Court, be given reading consideration;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete the above-mentioned road closure.

Carried

## 7.7 BL12792 - Road Closure Bylaw - Adjacent to 463 O'Keefe Road

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No. 12792 be read a first, second and third time.

Carried

## 8. Bylaws for Adoption (Non-Development Related)

### 8.1 BL12780 - Tenant Protection

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No. 12780 be adopted.

Carried

Councillor Cannan - Opposed

### 8.2 BL12784 - Amendment No. 6 Development Application and Heritage Procedures Bylaw No. 12310

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Bylaw No. 12784 be adopted.

Carried

### 8.3 BL12800 Amendment No. 1 to Freedom of Information and Protection of Privacy Bylaw No. 9682

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Bylaw No. 12800 be adopted.

Carried

## 9. Mayor and Councillor Items

### Councillor Wooldridge:

- The Regional District of Central Okanagan welcomed Rick Hansen who addressed the Board regarding accessibility standards.
- Spoke to their attendance at the Turtle Island Festival at Ki-Low-Na Friendship Society on behalf of Mayor Dyas.

### Councillor DeHart:

- Spoke to their attendance at the Bylaw Officers Graduation Ceremony and Awards.
- Spoke to their attendance at the UBCO 20<sup>th</sup> Anniversary.
- Spoke to their attendance at the Farmers Market 30<sup>th</sup> Anniversary.
- Spoke to their attendance at the International Yoga Day event.
- Spoke to their attendance at the Rath Yatra Festival in City Park.
- Highlight of week was seeing Rick Hansen at the Regional District of Central Okanagan Board meeting.
- Spoke to upcoming Canada Day events.

### Councillor Cannan:

- Commented on the Multi-cultural display at City Hall.
- Spoke to their attendance at an Okanagan College event featuring a seminar with Rick Hansen.
- Spoked to their attendance at a ribbon cutting ceremony for a community bike rental service located at the Mission Creek Greenway at the Truswell entrance way.
- Expressed Happy Canada Day wishes.

### Councillor Singh:

- Spoke to their attendance at the UBCO 20<sup>th</sup> Anniversary.
- Spoke to their attendance at the Job Connect for Future event.
- Spoke to their attendance at the International Yoga Day event.
- Spoke to their attendance at the Rath Yatra Festival in City Park.
- Acknowledged a marathon athlete, Sachin Latti, who is running across Canada to fundraise for charities including the Canadian Men's Health Foundation.
- Will be hosting Kelowna Folkfest on Canada Day.

### Councillor Hodge:

- Spoke to their attendance at the Celebration of Life for Wally Lightbody.

### Mayor Dyas:

- Commented on the positive effects parks have on our community and advised that the City is requesting public input regarding Lions Park and the new Aurora Park.
- Expressed Happy Canada Day wishes.

## 10. Termination

This meeting was declared terminated at 4:20 p.m.

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Mayor Dyas

/acm

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City Clerk