



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Monday, February 2, 2026
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	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Alex Kondor*; Planner Specialist, Tyler Caswell*; Development Planning Manager, Jocelyn Black*; Development Planning Manager, Carla Eaton*; Acting Manager, Adam Cseke*; Parking Services Manager, Dave Duncan*; Parking Analyst, Dave Attema*; Transit & Programs Manager, Mike Kittmer*; Long Range Planning Manager, Robert Miles*
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(* 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 January 19, 2026 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Curtis Rd 600 - A25-0013 - Rosanne Jennens

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Agricultural Land Reserve Application No. A25-0013 for Lot A Section 3 Township 23 ODYD Plan 1636, located at 600 Curtis Road, Kelowna, BC for a non-farm use application in the Agricultural Land Reserve pursuant to Section 20 (2) 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:

Defeated

Councillors Cannan, DeHart, Hodge, Lovegrove, Singh, Stack and Webber - Opposed

3.2 Reekie Rd 3520 - A25-0014 - Gurdev Singh Bahniwal and Nirmaljit Kaur Bahniwal

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Agricultural Land Reserve Application No. A25-0014 for Lot 1 Section 10 Township 26 ODYD Plan 2398 located at 3520 Reekie 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

Councillor Hodge - Opposed

3.3 Coronation Ave 578-602 - Z25-0051 (BL12859) - Coronation St. Paul GP INC., NO. BC1431078

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Rezoning Application No. Z25-0051 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification for Lot 1 District Lot 139 ODYD Plan EPP 146860, located at 578-602 Coronation Avenue, Kelowna, BC from the UC1 – Downtown Urban Centre zone to the UC1r – Downtown Urban Centre Rental Only zone, be considered by Council.

Carried

Councillor Cannan - Opposed

3.4 Lester Road 465, 475, 485, 505 Z25-0042 (BL12860) - 1293251 B.C. LTD., INC.NO. BC1293251

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT THAT Rezoning Application No Z25-0042 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot A Section 27 Township 26 ODYD Plan 31778 located at 465 Lester Road;
- Lot 3 Section 27 Township 26 ODYD Plan 13139 located at 475 Lester Road;
- Lot 2 Section 27 Township 26 ODYD Plan 13139 located at 485 Lester Road; and
- Lot 1 Section 27 Township 26 ODYD Plan 13139 located at 505 Lester Road

from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by the 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 February 2, 2026.

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to subject properties being consolidated into a single parcel;

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

Carried

3.5 TA25-0007 (BL12843) Parking Amendments

Staff:

- Displayed a PowerPoint Presentation.
- Commented on proposed amendments to both off-street and on-street parking regulations.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Zoning Bylaw Text Amendment Application No. TA25-0007 to amend the City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated February 2, 2026, be considered by Council;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Transit;

AND THAT Bylaw No. 12838, being a bylaw to repeal the Payment in Lieu of Parking Bylaw No. 8125, be considered by Council;

AND THAT Council directs staff to implement on-street parking management measures for all block-faces within provincially mandated Transit Oriented Areas (TOAs), initially focused on unmanaged block faces within 200m of a transit exchange or that contain a high parking generator.

Carried

Councillor Cannan - Opposed

3.6 TA25-0007 (BL12838) Bylaw to Repeal Payment in Lieu of Parking Bylaw No. 8125

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12838 be read a first, second and third time.

Carried

Councillor Cannan - Opposed

3.7 Rezoning Bylaw Supplemental Report to Council

Councillor Lovegrove expressed a conflict of interest as they are a UBCo employee and left the meeting at 2:55 p.m.

3.8 Rezoning Application

3.8.1 Pridham Ave 1243, 1255 Sutherland Ave 1244, 1254 - BL12855 (Z25-0046) - Pridham and Sutherland Properties Ltd

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Bylaw No. 12855 be read a first, second and third time.

Carried

4. Bylaws for Adoption (Development Related)

4.1 BL12846 (OCP25-0015) - HAF Transit Supportive Corridor Pilot Project - Final Plan

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12846 be adopted.

Carried

Councillor Cannan - Opposed

Councillor Lovegrove returned at 2:56 p.m.

4.2 BL12848 (TA25-0009) Transit Supportive Corridor

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12848 be adopted.

Carried

Councillor Cannan - Opposed

4.3 BL12847 (Z25-0036) Transit Supportive Corridor

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12847 be adopted.

Carried

Councillor Cannan - Opposed

The meeting recessed at 2:57 p.m.

The meeting reconvened at 3:12 p.m.

5. Non-Development Reports & Related Bylaws

5.1 Delegation of Authority for the Heritage Conservation Area

Councillor Lovegrove expressed a conflict of interest as they own property in the Heritage Conservation Area and left the meeting at 3:12 p.m.

Staff:

- Displayed a PowerPoint Presentation.

- Provided an overview of delegated authority for applications in the Heritage Conservation Area.
- Commented on the proposed amendment and reasons for it.
- Responded to questions.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Development Planning Department dated February 2, 2026 regarding the proposed removal of delegated authority for development applications in the Heritage Conservation Area;

AND THAT Council direct Staff to prepare an amendment to Bylaw No. 12310 Development Application and Heritage Procedures Bylaw for Council consideration.

Carried

Mayor Dyas and Councillor Stack - Opposed

Councillor Lovegrove returned to the meeting at 3:52 p.m.

5.2 UBCM Community Emergency Preparedness Fund - 2026 EOC Regional Grant

Staff:

- Provided an overview of the grant.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT the City of Kelowna support a regional grant application by the Regional District of Central Okanagan to the February 2026 intake of the Union of British Columbia Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) for Emergency Operations Centres Equipment and Training stream;

AND THAT the Regional District of Central Okanagan (RDCO) be authorized to apply for, receive and manage the grant funding on behalf of the City of Kelowna.

Carried

5.3 UBCM Community Emergency Preparedness Fund - 2026 Public Notification and Evacuation Route Planning Grant

Staff:

- Provided an overview of the grant.
- Responded to questions to Council.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT the City of Kelowna support a regional grant application by the Regional District of Central Okanagan to the April 2026 intake of the Union of British Columbia Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) for Public Notification & Evacuation Route Planning stream;

AND THAT the Regional District of Central Okanagan (RDCO) be authorized to apply for, receive and manage the grant funding on behalf of the City of Kelowna.

Carried

6. Resolutions

6.1 Councillor Lovegrove, Draft Resolution, re: Performing Arts Centre Location

Councillor Lovegrove withdrew consideration of the draft resolution, indicating that non-park sites in downtown will be considered for a performing arts centre.

6.2 City Clerk, Draft Resolution, re: SILGA Executive Nomination

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Council supports Councillor Lovegrove's nomination for election to the 2026-27 Southern Interior Local Government Association Executive.

Carried

7. Mayor and Councillor Items

Councillor DeHart:

- Attended Chamber Board Meeting 120th anniversary celebration for Kelowna Chamber.
- Attended the Civic and Community Awards Steering Committee monthly meeting.
- Reminded the public nominations are open for the Civic and Community Awards.
- Attended the Crimestoppers volunteer luncheon with Councillor Cannan.
- Attended the UDI Luncheon last Friday.
- Attended MLA Kristina Loewen's office.
- Attended the YLW grand opening of security and baggage check expansion.
- Attended the Rona opening with Mayor Dyas and Councillors Cannan and Stack.
- Attended the ATB Wealth Management event with Councillor Singh.
- Completed a video for the upcoming Kelowna Hospice event.

Councillor Singh:

- Birthday greetings to Senator Fitzpatrick this Wednesday.

Councillor Wooldridge:

- Attended the UDI annual housing outlook luncheon.
- Attended the CHBA Okanagan Housing Awards with Mayor Dyas.
- Attended the announcement for Kelowna's hosting of the Special Olympics two weeks ago.
- Spoke at the Kelowna Crimestoppers lunch and congratulated Councillor Singh on accepting the Community Impact Award on behalf of the Kelowna Crimestoppers Board.

Councillor Cannan:

- Congratulated Bellamy Homes for receiving the Home of the Year Award at the CHBA Okanagan Housing Awards.
- Requested the status of the Rutland Park tender and clarification of the process.
- Requested clarification on the timing for the location assessment for the performing arts centre.

The City Manager responded to the question of the Rutland park tender.

Mayor Dyas commented on the timing for the follow-up report on the performing arts centre location.

Councillor Lovegrove:

- Facilitated a school tour with Councillor Cannan in Council Chambers last week.
- Congratulated YLW on the opening of the new departures lounge and security area.
- Spoke to the faith community's involvement in community safety.

Mayor Dyas:

- Commented on follow-up to the Community Safety Business Forum and meeting with small groups of business owners.
- Presenting to Justice of Human Rights Committee on Bill C-14 in Ottawa.

8. Termination

This meeting was declared terminated at 4:07 p.m.

Mayor Dyas

lb/cm

[Handwritten signature]

[Handwritten signature]

City Clerk

DRAFT