



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, March 16, 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, and Loyal Woodridge
Members Participating Remotely	Councillor Rick Webber*
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Deputy City Clerk, Michael Jud; Divisional Director, Planning, Climate Action and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Alex Kondor*; Building and Business Services Department Manager, Lynsey Paley*; Business Licensing Manager, Sarah Krakower*; Planner Specialist, Shaun O'Dea*; Development Planning Manager, Carla Eaton*; Planner Specialist, Tyler Caswell*; Planner, Carson Mackonka*; Corporate Strategy and Performance Manager, Mike McGreer*; Planner Specialist, Jennifer Miles*; Integrated Transportation Department Manager, Brittany Hallam*; Community Safety Director, Darren Caul*; Communications Director, Lisa Corcoran*; Community Safety Services Manager, Kevin Duggan*
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guests	Constable, Tara Schneider*, RCMP Superintendent, Chris Goebel*, RCMP Inspector, Laura Pollock*

(* 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 March 9, 2026 be confirmed as circulated.

Carried

3. Unfinished Business

3.1 480 Penno Rd Supplemental Report to Council

Councillor DeHart declared a conflict of interest for Items 3.1.1 and 3.1.2 due to their employer owning two golf courses in Kelowna and owning land abutting the subject property. Also, for Item 4.1 as they own two units that could be used for short term rentals and is employed in the hotel industry and departed the meeting at 1:31 p.m.

City Clerk:

- Commented on the Public Hearing held on March 10, 2026 and the process following closure of the Public Hearing.

3.1.1 Penno Rd 480 - BL12863 (OCP25-0008) - 480 Penno Road Ltd., Inc.No.BC1381501

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Bylaw No. 12863 be read a second and third time.

Carried

Councillors Cannan, Hodge and Lovegrove - Opposed

3.1.2 Penno Rd 480 - BL12864 (Z25-0024)- 480 Penno Road Ltd., Inc.No.BC1381501

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Bylaw No. 12864 be read a second and third time.

Carried

Councillors Cannan, Hodge and Lovegrove - Opposed

The meeting recessed at 2:29 p.m.

The meeting reconvened at 2:38 p.m.

City Clerk:

- Advised that Council cannot receive correspondence or new information about the applications at 480 Penno Road until the bylaws are adopted.

4. Public in Attendance

4.1 515 Sutherland Ave - Business Licence Cancellation Reconsideration

Councillor Lovegrove declared a conflict of interest as they own a short term rental unit and departed from the meeting at 2:39 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the requirements for a short-term rental accommodation business licence and provided reasons why the business licence was cancelled following the inspection.

Paige Smith, Sutherland Avenue, Applicant

- Displayed a PowerPoint Presentation.
- Provided comments regarding awareness of the unit's operational limitations when used as a short-term rental.
- Raised concerns about the inspection and the evidence used to cancel the licence.
- Committed to following all municipal regulations, maintaining clear separation between residential and commercial spaces and cooperating with City staff.
- Spoke to the negative economic impact caused by the licence being cancelled.
- Requested that Council overturn the licence cancellation.

Staff and RCMP:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council upholds the decision of the Licence Inspector to cancel the Short-Term Rental Accommodation Business Licence for the subject property located at 515 Sutherland Ave, Kelowna BC on October 3, 2025.

Carried
Councillor Hodge – Opposed

Councillor DeHart returned to the meeting at 2:59 p.m.

5. Development Application Reports & Related Bylaws**5.1 Cornish Rd 745-749 - A25-0015 - Lucky Business Ltd**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and providing rationale for non-support.

City Clerk:

- Invited the Applicant or Applicant's Representative to come forward.

No one came forward

Staff:

- Responded to questions from Council.

Councillor Lovegrove returned to the meeting at 3:07 p.m.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Agricultural Land Reserve Application No. A25-0015 for Lot 18 Sections 35 and 36 Township 26 ODYD Plan 425 located at 745-749 Cornish Road, Kelowna, BC for ALC Non-Adhering Residential Use Permit application No. 104794, pursuant to Section 25 of the *Agricultural Land Commission Act*, NOT be supported by Council;

AND THAT the Council directs staff NOT to forward the subject application to the Agricultural Land Commission for consideration.

Carried

5.2 McKenzie Rd 1900 - A26-0001 - Amarjit Singh and Baljit Kaur Lalli

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Agricultural Land Reserve Application No. A26-0001 for The North ½ Lot 3 Section 36 Township 26 ODYD Plan 425 located at 1900 Morrison 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

5.3 McCurdy Place 846 and 863 - Z25-0047 (BL12874) - Sweetwater Management LTD., INC.NO. BC0298078

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Rezoning Application Z25-0047 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of;

- a. Strata Lot 30 District Lot 124 ODYD Strata PLAN KAS3323 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located at 846 McCurdy Place, Kelowna, BC; and,
- b. Strata Lot 31 District Lot 124 ODYD Strata PLAN KAS3323 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located at 863 McCurdy Place, Kelowna, BC

From the I1 – Business Industrial zone to the I2 – General Industrial 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

5.4 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12871.

5.5 Rezoning Application

- 5.5.1 Holland Rd 3090, KLO Rd 1240 - BL12871 (Z25-0043) - Malvinder S. Hoonjan, M.D. Inc., Inc. No. 0885976**

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12871 be read a first, second and third time.

Carried

5.4 Rezoning Bylaws Supplemental Report to Council

Councillor DeHart declared a conflict of interest as they own two units that could be short term rentals and is employed in the hotel industry and left the meeting at 3:20 p.m.

Councillor Lovegrove declared a conflict of interest as they own a short term rental property and departed the meeting at 3:20 p.m.

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12872.
- Responded to questions from Council.

5.5.2 Short-Term Rental Implementation Zoning Bylaw Amendment - BL12872 (Z26-0004)

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12872 be read a first, second and third time.

Carried

Councillors DeHart and Lovegrove returned to the meeting at 3:21 p.m.

5.6 Hollywood Rd N, 673 and McWilliams Rd, 595 - Z23-0083 Extension – Meta Ventures Ltd., Inc. No. BC1360646

Staff:

- Provided an overview of the application and reasons to extend the deadline.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12628, be extended from March 18, 2026, to March 18, 2027.

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

Carried

6. Bylaws for Adoption (Development Related)

6.1 BL12843 (TA25-0007) Parking Amendments

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Bylaw No. 12843 be adopted.

Carried

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

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Bylaw No. 12838 be adopted.

Carried

The meeting recessed at 3:23 p.m.

The meeting reconvened at 3:34 p.m. without Councillor Webber in attendance.

7. Non-Development Reports & Related Bylaws

7.1 Council Priorities Progress Report 2025

Staff:

- Displayed a PowerPoint Presentation and an online progress report.
- Provided progress updates for each of the Council's priority areas.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receive the report from the Corporate Strategy & Performance Department Manager dated March 16, 2026 with respect to reporting progress in 2025 on Council Priorities 2023-2026;

AND THAT Council direct staff to report back on Council priority actions in Q3 2026 and progress on Council Priorities measures in Q1 2027.

Carried

7.2 Business Safety Action Plan Update

Staff:

- Displayed a PowerPoint Presentation.
- Spoke to the business and public engagement conducted in January and February, 2026 and spoke to key themes raised.
- Spoke to City-led actions that are in progress.
- Provided an overview of upcoming actions and next steps.
- Responded to questions from Council.

Superintendent Goebel:

- Continued displaying the PowerPoint Presentation.
- Spoke to RCMP-led actions currently underway.
- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receive, for information, the report from the Community Safety Department and Communications Department dated March 16, 2026, regarding an update on the Business Safety Action Team.

Carried

8. Bylaws for Adoption (Non-Development Related)

8.1 BL12875 - Real Estate Delegation of Authority

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Bylaw No. 12875 be adopted.

Carried
Councillor Cannan - Opposed

9. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance at the West Kelowna Mayor's 2026 State of the City Address.
- Spoke to their attendance at the BMO Kelowna Economic Outlook 2026 event.
- Spoke to their attendance at the Kelowna Persian New Year and Bazaar events.
- Spoke to their attendance at U18 Tier 2 Hockey Tournament Opening Ceremonies.
- Spoke to their attendance at the opening of the new Operations and Emergency Services Building at the Kelowna International Airport.

Councillor Wooldridge:

- Request from UBC Okanagan students to present to Council regarding young people's engagement in City matters.

Moved By Councillor Wooldridge/Seconded By Councillor Cannan

THAT Council directs the City Clerk to accept UBC Okanagan students' request to present to Council and arrange for an appropriate time on Council's schedule.

Carried

Councillor Cannan:

- Spoke to their attendance at the BMO Kelowna Economic Outlook 2026 event.
- Spoke to their attendance at the Kelowna Persian New Year and Bazaar events.

Councillor Lovegrove:

- Spoke to their attendance at the Kelowna Persian New Year and Bazaar events.

10. Termination

This meeting was declared terminated at 4:58 p.m.

Mayor Dyas

lb/acm


City Clerk