



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, April 13, 2026
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Charlie Hodge, Mohini Singh, Rick Webber* and Loyal Wooldridge
Members Participating Remotely	Councillors Gord Lovegrove* and Luke Stack
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Carla Eaton*; Planner Specialist, Tyler Caswell*; Planner, Nadia Mahmoud*; Housing Policy and Programs Manager, James Moore*; Planner Specialist, Mark Tanner*; General Manager, Corporate Services, Joe Sass*; Financial Planning Manager, Melanie Antunes*; Budget Supervisor, Jay Jean*; Treasury Supervisor, James Lawson*; General Manager, Infrastructure, Mac Logan*; Integrated Transportation Department Manager, Brittany Hallam*; Transit and Programs Manager, Mike Kittmer*; Director, Commercial and Air Service, Tonja Molina*; Legal and Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* 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 Singh/Seconded By Councillor Wooldridge

THAT the Minutes of the Regular Meetings of March 30, 2026 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

#### 3.1 Belgo Rd 2604 - A25-0005 - Prabdeep Aulakh

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Agricultural Land Reserve Application No. A25-0005 for Lot 5 Block 16 Section 11 Township 26 ODYD Plan 1380 located at 2604 Belgo 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**

#### 3.2 Cactus Rd 1115 OCP25-0016 Z25-0038 - Kelowna Hindu Cultural Society

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Official Community Plan Map Amendment Application No OCP25-0016 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot B Section 23 Township 26 ODYD Plan 28071 located at 1115 Cactus Road from the C-NHD – Core Area Neighbourhood designation to the EDINST – Educational/Institutional designation be considered by the council;

AND THAT rezoning Application No. Z25-0038 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B Section 23 Township 26 ODYD Plan 28071 located at 1115 Cactus Road from the MF2 – Townhouse Housing zone to the P2 – Education and Minor Institutional zone be considered by the council;

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

AND FURTHER THAT Council considers the Public Information Session 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 April 13, 2026.

**Carried**

#### 3.3 Cactus Rd 1115 BL12901 (OCP25-0016) - Kelowna Hindu Cultural Society

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No.12901 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**

**3.4 Cactus Rd 1115 BL12902 (Z25-0038) - Kelowna Hindu Cultural Society**

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No.12902 be read a first time.

Carried

**3.5 Density Bonus Program Bylaw Updates - OCP26-0001 TA26-0003**

Staff:

- Displayed a PowerPoint Presentation summarizing the density bonus program amendments and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Official Community Plan Text Amendment Application No. OCP26-0001 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Housing Policy & Programs Department dated April 13, 2026, be considered by Council;

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

AND THAT the requirement to hold a Public Information Session, prior to the Official Community Plan Text Amending Bylaw receiving first reading, in accordance with the *Local Government Act*, and the City of Kelowna's Development Application and Heritage Procedures Bylaw No. 12310, be waived;

AND THAT Zoning Bylaw Text Amendment Application No. TA26-0003 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "B" attached to the Report from the Housing Policy & Programs Department dated April 13, 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 FURTHER THAT Bylaw No. 12900, being the Affordable Housing Reserve Fund Bylaw No. 12900, be forwarded for reading consideration.

Carried

**3.6 BL12885 OCP26-0001 Density Bonus Program**

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No.12885 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

**3.7 BL12900 - Affordable Housing Reserve Fund Bylaw**

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No. 12900 be read a first, second and third time.

Carried

### 3.8 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 1:57 p.m.

Councillor Lovegrove declared a conflict of interest as they own a short term rental property and disconnected from the meeting at 1:57 p.m.

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12887.
- Responded to questions from Council.

### 3.9 Rezoning Applications

#### 3.9.1 Short-Term Rental Implementation Zoning Bylaw Amendment - Z26-0005 (BL12887) - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No. 12887 be read a first, second and third time.

Carried

Councillor DeHart returned to the meeting at 2:05 p.m.

Councillor Lovegrove rejoined the meeting at 2:05 p.m.

### 3.8 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12884.
- Responded to questions from Council.

#### 3.9.2 435 Sutton Crescent - Z23-0087 (BL12884) - Up Rite Homes Ltd., Inc. No. BC0235839

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Bylaw No.12884 be read a first, second and third time.

Carried

### 3.8 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12882.
- Responded to questions from Council.

### 3.10 Text Amendment Application

#### 3.10.1 Lombardy Sq 1498 - TA26-0002 (BL12882) - Springdale Properties Ltd. Inc. No. BC0864963

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Bylaw No. 12882 be read a first, second and third time and adopted.

Carried

### 3.1.1 Glenmore Dr 1232-1250 - DP25-0235 - City of Kelowna

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP25-0235 for Lot A Section 26 Township 26 ODYD Plan EPP137229, located at 1232-1250 Glenmore Drive, 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  
Councillor Cannan and Hodge - Opposed

The meeting recessed at 2:20 p.m.

The meeting reconvened at 2:29 p.m.

## 4. Non-Development Reports & Related Bylaws

### 4.1 Amendment No. 1 to the Five Year Financial Plan 2025-2029

Staff:

- Displayed a PowerPoint Presentation providing an overview of the amendments to the 2025-2029 Five-Year Financial Plan.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council receives, for information, the Report from Financial Services dated April 13, 2026 with respect to amendments to the Five-Year Financial Plan 2025-2029 Bylaw;

AND THAT Bylaw No. 12876, being Amendment No. 1 to the Five-Year Financial Plan 2025-2029 Bylaw No. 12770, be advanced for reading consideration.

Carried

### 4.2 BL12876 - Amendment No. 1 to the Five Year Financial Plan 2025-2029 Bylaw No. 12770

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12876 be read a first, second and third time.

Carried

#### 4.3 Revenue Anticipation Bylaw 2026

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Revenue Anticipation Borrowing Bylaw and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council receives, for information, the report from Financial Services, dated April 13, 2026 with respect to establishing a Revenue Anticipation Borrowing Bylaw;

AND THAT Bylaw No. 12879 being the Revenue Anticipation Borrowing Bylaw be forwarded for reading consideration.

Carried

#### 4.4 BL12879 - Revenue Anticipation Bylaw

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw 12879 be adopted.

Carried

#### 4.5 Strategic Land Liability Under Agreement

Staff:

- Displayed a PowerPoint Presentation summarizing the Strategic Land Liability Under Agreement and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives, for information, the report from Financial Services, dated April 13, 2026 with respect to establishing a Liability Under Agreement for the acquisition of 289 Queensway and 1440 – 1460 Pandosy Street;

AND THAT Council authorizes borrowing of \$24,650,000 under Community Charter Section 175, Liabilities Under Agreement, to fund the purchase of the two strategic properties previously approved by Council in September 2025, with annual interest payments and one lump sum principal payment within five years upon the sale of the properties;

AND THAT the 2026 Financial Plan be amended to include annual interest payments funded through asset revenues.

Carried

#### 4.6 Affordable Transit Pass Program

Staff:

- Displayed a PowerPoint Presentation outlining the Affordable Transit Pass Program and guiding principals and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Integrated Transportation Department dated April 13, 2026, with respect to the Affordable Transit Program;

AND THAT Council direct staff to advance the implementation of an Affordable Transit Program in 2027 subject to final budget approval;

AND FURTHER THAT Council direct staff to work with BC Transit to update their Umo fare system to allow for the digital purchase of affordable passes.

Carried

#### **4.7 Kelowna T Hangars Inc. - Extension to Sublease at Kelowna International Airport**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the sublease extension and its terms and conditions and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council receives for information the report from Kelowna International Airport and Real Estate dated April 13, 2026, with respect to the extension of the sublease with Kelowna T Hangars Inc.;

AND THAT Council approves the extension to the sublease with Kelowna T Hangars Inc. attached as Attachment A to the report of the Kelowna International Airport and Real Estate Departments dated April 13, 2026;

AND FURTHER THAT the Real Estate Department Manager be authorized to execute all documents necessary to complete the extension and maintain this transaction.

Carried

#### **4.8 Solid Waste Management Regulation Bylaw No. 10106**

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the Solid Waste Management Regulation Bylaw to transition curbside collection to Recycle BC and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council receives, for information, the report from Utility Services dated April 13, 2026, regarding proposed bylaw updates required to transition curbside recycling collection from City service to non-City service, effective May 1, 2026;

Carried

#### **4.9 BL12881 - Amendment No. 17 to the Solid Waste Management Regulation Bylaw No. 10106**

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12881 be read a first, second and third time.

Carried

### **5. Resolutions**

#### **5.1 Councillor Cannan, Draft Resolution re: Lobbyist Registry**

Councillor Cannan:

- Spoke to the draft resolution regarding the Lobbyist Registry and responded to questions from Council.

City Clerk:

- Responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Singh

THAT Council directs staff to explore the implications of amending Council Policy No. 390 Lobbyist Registry policy statement 5.c) as outlined in the draft resolution dated April 13, 2026 and report back to Council.

**Defeated**

Mayor Dyas, Councillors DeHart, Singh, Stack and Wooldridge - Opposed

**6. Mayor and Councillor Items**

Councillor DeHart:

- Spoke to their attendance at the Kelowna IKEA Opening.
- Spoke to their attendance at the UBC Okanagan Capstone Engineering competition held at the KF Centre for Excellence.
- Spoke to the attendance at the JoeAnna's House fundraising event.
- Spoke to their attendance at the UDI Okanagan Presentation.
- Spoke to their attendance at the Kelowna Chamber Annual General Meeting alongside the newly appointed Board Members.
- Will be emceeing the upcoming Top 40 Under 40 Awards.
- Spoke to their attendance at the Grand Opening of the Chocolats Favoris Shop.
- Spoke to their attendance at the Jamaican BBQ Dinner Fundraiser at Parkinson Recreation Centre.

Councillor Wooldridge:

- Spoke to their attendance at UBC Okanagan first-year engineering students' year-end projects competition.

Councillor Hodge:

- Commended City crews who work on infrastructure improvement projects.

Councillor Cannan:

- Spoke to the UBC Okanagan engineering year-end and business management capstone projects.
- Spoke to their attendance at the Okanagan Basin Water Board meeting.
- Commented that Bill M216 Professional Reliance Act is on pause.
- Commented on the impact that Development Cost Charges has on housing affordability.
- Made a Notice of Motion for staff to develop attainable home ownership policy in light of provincial legislation.

**7. Termination**

This meeting was declared terminated at 3:54 p.m.

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Mayor Dyas

lb/acm



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City Clerk