



CITY OF WEST KELOWNA
REGULAR COUNCIL MINUTES

Tuesday, January 27, 2026
COUNCIL CHAMBER
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong (via electronic communications facilities)
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon

MEMBERS ABSENT: Councillor Tasha Da Silva
Councillor Garrett Millsap

Staff Present: Ron Bowles, Chief Administrative Officer
Mark Panneton, Director of Legislative & Legal Services/Corporate Officer
Rebecca Narinesingh, Deputy Corporate Officer
Jason Brolund, Fire Chief/General Manager of Protective Services
Karla Campbell, General Manager of Corporate Services
Brent Magnan, General Manager of Community Development
Patrick Pulak, General Manager of Operations
Lisa Siavashi, Financial Services Manager/Acting Chief Financial Officer
Chris Oliver, Senior Planning Manager
Angele Clarke, Long Range Planning Manager
Bob Dargatz, Development Manager/Approving Officer
Erin Goodwin, Facilities and Recreation Manager
Nilton Praticante, Engineering Manager
Mark Roberts, Parks Manager
Ashley Stewart, Communications Manager
Kevin Bouchier, Recreation and Culture Supervisor

1. CALL TO ORDER

Mayor Milsom called the meeting to order at 6:20 p.m., acknowledged that the meeting was being held on the traditional territory of the Syilx/Okanagan Peoples,

stated that the meeting was open to the public, and informed that: all representations to Council form part of the public record; and the meeting was webcast live and archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

No items.

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C034/26

THAT the January 27, 2026 regular Council agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 January 13, 2026 Special and Regular Council Minutes

It was moved and seconded

Resolution No. C035/26

THAT the January 13, 2026 special and regular Council minutes be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLORS' REPORTS

5.1 Mayor and Councillors' Reports

Mayor Milsom, on behalf of Council, encouraged the community's input in creating West Kelowna's first Community Safety and Well-Being Plan by visiting OurWK.ca to review fall engagement results, complete a survey, and participate in workshops taking place February 11 to 13, 2026.

5.2 Regional District of Central Okanagan - Highlights from the January 22, 2026 Regional Board Meeting

Mayor Milsom queried whether Council had any questions regarding the January 22, 2026 Regional Board Meeting and there was no response.

6. PRESENTATIONS

6.1 West Kelowna Sports Anchored Mixed Use Development Proposal

Peter Chu and Silke Ostremba provided a presentation regarding the proposed West Kelowna Sports Anchored Mixed Use Development and responded to Council's questions.

It was moved and seconded

Resolution No. C036/26

THAT staff bring forward a report regarding potential next steps regarding the proposed West Kelowna Sports Anchored Mixed Use Development that was presented at the January 27, 2026 regular Council meeting.

CARRIED UNANIMOUSLY

7. DELEGATIONS

No items.

8. UNFINISHED BUSINESS

No items.

9. DIVISION REPORTS

9.1 Z 24-02; Zoning Bylaw Amendment (Second & Third Reading); 3898 Brown Road

Staff provided a presentation and responded to Council's questions.

It was moved and seconded

Resolution No. C037/26

THAT "City of West Kelowna Zoning Amendment Bylaw No. 0320.13, 2025" be read a second and third time;

AND THAT Council direct staff to schedule the bylaw for consideration of adoption following the approval of the Bylaw from the Ministry of Transportation and Transit and registration of Section 219 Covenants to:

1. Secure future dedication of ~4.1 Ha of parkland with associated wildfire mitigation, trail improvements, 7 m two-way access to the parkland, a controlled access trailhead parking area, and associated improvements prior to Development Permit issuance;
2. Require completion of an Archaeological Impact Assessment prior to development occurring in the areas of potential;
3. Restrict building height so that no building is considered a "high building" under the BC Building Code; and
4. Restrict plantings and vegetation that are impactful to farming through the City's standard agricultural protection covenant;
5. Secure all required off-site works, including preliminary designs and cost estimates, to the satisfaction of the City, as described below:

- a. Improvements to the east side of Brown Road to the Urban Centre Road standard (modified to include on-street parking), including road reserve payment and dedication of #EPP73345 prior to Development Permit issuance;
- b. Improvements to Road A to the Modified Urban Road standard (includes pedestrian path, streetlighting, servicing, and necessary retaining) prior to Development Permit issuance;
- c. Provision of emergency egress at 100 units in accordance with the Works and Services Bylaw Standard Drawing 101, and an additional review at the discretion of the City if an additional egress at 600 units is required, in accordance with National Fire Protection Standards (NFPA);
- d. Dedication of Elliott Road (extension) at 100 units at time of Building Permit issuance;
- e. Improvements to the Ingram/Elliott Road intersection and upgrades to the dedicated portion of Elliott Road to an Urban Centre Standard, or a modified Urban Centre Standard with parking on both sides at 150 units at time of Building Permit issuance;
- f. Completion of required off-site water, stormwater, and sanitary servicing upgrades, including sanitary extension, necessary SRWs for routing and access, and a looped watermain connection at time of Building Permit issuance.

CARRIED UNANIMOUSLY

Mayor Milsom, with the consent of Council, declared a recess at 7:21 p.m. The meeting reconvened at 7:32 p.m. with all members of Council present.

9.2 Official Community Plan Bylaw Amendment – Alignment with SSMUH and Interim Housing Needs Report (Post Public Hearing Options)

It was moved and seconded

Resolution No. C038/26

THAT “City of West Kelowna Official Community Plan Amendment Bylaw No. 0300.08, 2025” be read a third time.

CARRIED; Councillor de Jong voted in the negative.

It was moved and seconded

Resolution No. C039/26

THAT “City of West Kelowna Official Community Plan Amendment Bylaw No. 0300.08, 2025” be adopted.

CARRIED; Councillor de Jong voted in the negative.

9.3 Housing Accelerator Fund – Pre-Approved Building Plans & Designs, “Official Community Plan Amendment Bylaw No. 0300.09, 2025”

It was moved and seconded

Resolution No. C040/26

THAT “City of West Kelowna Official Community Plan Amendment Bylaw No. 0300.09, 2025” be read a third time.

CARRIED; Councillor de Jong voted in the negative.

It was moved and seconded

Resolution No. C041/26

THAT “City of West Kelowna Official Community Plan Amendment Bylaw No. 0300.09, 2025” be adopted.

CARRIED; Councillor de Jong voted in the negative.

9.4 General Local Election 2026 – Appointment of Chief and Deputy Chief Election Officers

It was moved and seconded

Resolution No. C042/26

THAT Polly Palmer be appointed as Chief Election Officer for the 2026 City of West Kelowna Local Government General Election;

AND THAT Rebecca Narinesingh be appointed as Deputy Chief Election Officer for the 2026 City of West Kelowna Local Government General Election;

AND THAT Mark Panneton be appointed as Deputy Chief Election Officer for the 2026 City of West Kelowna Local Government General Election;

AND FURTHER THAT, in the event that the Chief Election Officer is unable to fulfill their duties due to injury, incapacitation, or death, Mark Panneton be authorized to act as Chief Election Officer.

CARRIED UNANIMOUSLY

9.5 Emergency Weather Response (Warming Bus) Policy No. 0016

It was moved and seconded

Resolution No. C043/26

THAT consideration of “Emergency Weather Response (Warming Bus) Policy No. 0016” be deferred.

CARRIED UNANIMOUSLY

9.6 Mount Boucherie Community Centre Restoration – January 2026 Update

Staff provided a presentation and responded to Council's questions.

It was moved and seconded

Resolution No. C044/26

THAT consideration of the staff report titled "Mount Boucherie Community Centre Restoration - January 2026 Update" be deferred to the February 10, 2026 regular Council meeting so that staff can update the report to include a full risk registry.

CARRIED UNANIMOUSLY

9.7 Traffic Bylaw Amendments

It was moved and seconded

Resolution No. C045/26

THAT "Traffic Bylaw No. 0331, 2025" be adopted;

AND THAT "City of West Kelowna Bylaw Notice Enforcement Amendment Bylaw No. 0093.57, 2025" be adopted;

AND THAT "City of West Kelowna Ticket Information Utilization Amendment Bylaw No. 0095.55, 2025" be adopted;

AND FURTHER THAT "City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.84, 2025" be adopted.

CARRIED UNANIMOUSLY

9.8 Commemorative Crosswalk – Royal Canadian Legion

Staff provided a presentation and responded to Council's questions.

It was moved and seconded

Resolution No. C046/26

THAT staff install a Royal Canadian Legion Sanctioned Commemorative Crosswalk at the intersection of Dobbin Road & Elliott Road prior to July 17, 2026 to coincide with the Legion's 100-year anniversary;

AND THAT the estimated \$20,000 cost to install the Commemorative Crosswalk be funded from the Future Expenditures Reserves.

CARRIED UNANIMOUSLY

9.9 Letter of Support – Fire Danger Rating Signs

It was moved and seconded

Resolution No. C047/26

THAT Council authorize the Mayor, on behalf of the City of West Kelowna, to issue a Letter of Support for the Ashes to Advocacy Committee's community funded initiative to install up to four Electronic Fire Danger Rating (EFDR) signs within the city for the purpose of assisting the group's fundraising and grant seeking efforts.

CARRIED UNANIMOUSLY

9.10 2026 Intake – UBCM – Community Emergency Preparedness Fund (CEPF) Regional Grant Applications

It was moved and seconded

Resolution No. C048/26

THAT Council support a regional grant application by the Regional District of Central Okanagan (RDCO) 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 Council support a regional grant application by the Regional District of Central Okanagan (RDCO) 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 FURTHER THAT Council authorize the Regional District of Central Okanagan (RDCO) to apply for, receive and manage the grant funding on behalf of the City of West Kelowna.

CARRIED UNANIMOUSLY

10. CORRESPONDENCE AND INFORMATION ITEMS

No items.

11. NOTICE OF MOTION

No items.

12. ADJOURNMENT

The meeting adjourned at 8:53 p.m.

MAYOR

DIRECTOR OF LEGISLATIVE & LEGAL SERVICES/
CORPORATE OFFICER