



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, January 25, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh and Loyal Wooldridge
Members participating remotely	Councillors Charlie Hodge, Brad Sieben* and Luke Stack
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith*; Community Planning & Development Manager, Dean Strachan*; Revenue Supervisor, Angie Schumacher*; Transit and Programs Manager, Jerry Dombowsky*; Property Management Manager, JoAnne Adamson*; Long Range Policy Planning Manager, James Moore*; Planner, Arlene Janousek*; Planner Specialist, Ross Soward*
Staff participating remotely	Arlene McClelland, Legislative Coordinator (Confidential)

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Basran called the meeting to order at 1:32 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

**2. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0109/21/01/25 THAT the Minutes of the Regular Meetings of January 18, 2021 be confirmed as circulated.

Carried

**3. Development Application Reports & Related Bylaws**

### 3.1 Multiple Addresses - OCP19-0005 (BL11928) Z19-0107 (BL11929) - Multiple Owners

Staff:

- Displayed a PowerPoint Presentation outlining the context and rationale for the proposed bylaw amendments.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

**R0110/21/01/25** THAT Official Community Plan Map Amendment Application No. OCP19-0005 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of multiple properties, as indicated on Schedule 'A' and shown on Maps "A" to "D" attached to the Report from the Development Planning Department dated January 25, 2021, be considered by Council;

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

THAT Rezoning Application No. Z19-0107 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of multiple properties, as indicated on Schedule 'B' and shown on Maps "E" to "K" attached to the Report from the Development Planning Department dated January 25, 2021, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Hearing process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*.

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

**Carried**

### 3.2 Multiple Addresses - BL11928 (OCP19-0005) - Multiple Owners

Councillor Sieben joined the meeting at 1:35 p.m.

Moved By Councillor Given/Seconded By Councillor Singh

**R0111/21/01/25** THAT Bylaw No.11928 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**

### 3.3 Multiple Addresses - BL11929 (Z19-0107) - Multiple Owners

Moved By Councillor Singh/Seconded By Councillor Given

**R0112/21/01/25** THAT Bylaw No.11929 be read a first time.

**Carried**

### 3.4 Cary Rd 1624 - DP20-0169 - 1087253 B.C. Ltd., Inc. No. BC1087253

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Stack

**R0113/21/01/25** THAT Council authorizes the issuance of Development Permit No. DP20-0169 for Lot 1 District Lot 125 ODYD, Plan EPP100025, located at 1624 Cary Road, 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Carried**

**4. Bylaws for Adoption (Development Related)**

- 4.1 Water Street 1570-1580, BL12037 (Z19-0098) - Tri-Moor Holdings Ltd., Inc. No. 1050685; Royal Enterprises Ltd., Inc. No. 70194**

Moved By Councillor Given/Seconded By Councillor Singh

**R0114/21/01/25** THAT Bylaw No. 12037 be adopted.

**Carried**

**5. Non-Development Reports & Related Bylaws**

**5.1 Transit 2020-2021 Annual Operating Agreement**

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed Transit Annual Operating Agreement and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

**R0115/21/01/25** THAT Council receives, for information, the report from the Revenue Department dated January 25, 2021 regarding the Transit 2020/2021 Annual Operating Agreement:

AND THAT Council approve the 2020/2021 Annual Operating Agreement between BC Transit and City of Kelowna for Conventional, Community, and Custom transit;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Annual Operating Agreement between BC Transit and the City of Kelowna covering the period April 1, 2020 to March 31, 2021.

**Carried**

**5.2 Transit Program 3-year Proposed Budgets**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the proposed 3-year transit budget forecasts.

- Spoke to anticipated ridership recovery levels.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0116/21/01/25** THAT Council receives for information, the report from Integrated Transportation dated January 25, 2021, with respect to the Transit Program 3-year proposed budgets.

**Carried**

### **5.3 Delegation of Authority - Property Management**

Staff:

- Displayed a PowerPoint Presentation summarizing the use of the delegated authority in 2020 and the proposed increase in maximum value and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R0117/21/01/25** THAT Council receives, for information, the Report from the Real Estate Department, dated January 18, 2021, summarizing the use of the Delegation of Authority – Property Management in 2020;

AND THAT Bylaw No. 11250 being, Delegation of Authority to Enter into Leases and Licenses of Occupation Bylaw, be amended to a maximum fair market value of \$60,000/year.

**Carried**

### **5.4 BL12154 - Delegation of Authority - Property Management**

Moved By Councillor Donn/Seconded By Councillor DeHart

**R0118/21/01/25** THAT Bylaw No. 12154 be read a first, second and third time.

**Carried**

### **5.5 Temporary Construction Agreement - Aurora Cres 245**

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed temporary construction agreement and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

**R0119/21/01/25** THAT Council approve the City entering into a 14-month Licence of Occupation, with Ironclad Developments Inc, for the use of 245 Aurora Crescent, in the form attached to the Report from Property Management, dated January 25, 2021;

AND THAT the 2021 Financial Plan be amended to include the License of Occupation revenues and that the net revenue be contributed to the General – Park Development reserve;

AND THAT the one-time non-refundable soil remediation fee of \$16,000 be contributed to the General- Park Development reserve to be used to fund the remediation of the soil compaction at the end of the term;

AND FURTHER THAT the Manager, Property Management be authorized to execute all documents necessary to complete the transaction.

**Carried**

## 5.6 Regional Housing Needs Assessment

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Regional Housing Needs Assessment and its application to the City.

Moved By Councillor DeHart/Seconded By Councillor Donn

**R0120/21/01/25** THAT Council receives the Regional Housing Needs Assessment dated November 2019 which includes detailed information about current and anticipated housing needs in Kelowna.

**Carried**

## 5.7 Rescind Housing Agreement - 151 Taylor Road

Staff:

- Provided an overview of the Housing Agreement and rationale for the proposed rescindment.

Moved By Councillor Donn/Seconded By Councillor Hodge

**R0121/21/01/25** THAT Council, receives for information, the report from the Planner Specialist dated January 25, 2021 recommending that Council repeal the Housing Agreement Bylaw No. 10182 for 151 Taylor Road;

AND THAT Council consider Bylaw No. 12149 which would authorize the City of Kelowna to repeal Bylaw No. 10182 being Housing Agreement Authorization Bylaw Rohit Communities Kelowna Ltd. Inc. No. BC0763831- 151 Taylor Road and all amendments thereto, for the lands known as: Strata Lots 12,13,30,31,48 and 49 Section 22, Township 26, ODYD, Strata Plan KAS3631;

AND THAT Bylaw No. 12149. being Repeal Housing Agreement Authorization Bylaw No. 10182 be forwarded for reading consideration.

**Carried**

## 5.8 Taylor Road 151 - BL12149 - Repeal Housing Agreement Bylaw No. 10182

Moved By Councillor DeHart/Seconded By Councillor Donn

**R0122/21/01/25** THAT Bylaw No. 12149 be read a first, second and third time.

**Carried**

## 6. Mayor and Councillor Items

Councillor Sieben:

- Made comment to the inspiring poem from Poet Amanda Gorman at the recent U.S. Presidential Inauguration.

Councillor Stack:

- Made comment on the U.S. Presidential Inauguration Ceremony.
- Applauded technology improvements allowing for remote participation at Council meetings.

Councillor Donn:

- Acknowledged UBCO's launching engagement on the downtown Campus project.
- Made comment on the importance of micromobility and attracting tech companies.

Councillor Wooldridge:

- Thanked citizens for following the Provincial Health Orders.

Councillor Given:

- Spoke to the OK GO Program that is a collaboration between Tourism Kelowna, Central Okanagan Economic Development Commission and Accelerate Okanagan Technology to assist with economic recovery.

**7. Termination**

This meeting was declared terminated at 2:16 p.m.

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Mayor Basran

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Deputy City Clerk

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