



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, January 24, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Brad Sieben*, Mohini Singh, Luke Stack and Loyal Wooldridge
Members participating Remotely	Councillors Ryan Donn* and Charlie Hodge
Staff Present	City Manager, Doug Gilchrist*; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Planner, Tyler Caswell*; Planner, Jason Issler*; Planner Specialist, Lydia Korolchuk*; Strategic Transportation Planning Manager, Mariah VanZerr*; Transportation Planner, Cameron Noonan*; Infrastructure Delivery Department Manager, Brian Beach*; Utility Planning Manager, Rod MacLean*; Design Technician, Jim Hager*; Financial Planning Manager, Kevin Hughes*
Staff participating Remotely	Senior Airport Finance & Corporate Services Manager, Shayne Dyrdal*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Basran called the meeting to order at 1:34 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 face coverings, a mask or face covering must be worn in the gallery of Council Chambers except when presenting to Council.

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

**Ro046/22/01/24** THAT the Minutes of the Regular Meetings of January 17, 2022 be confirmed as circulated.

**Carried**

### 3. Public in Attendance

#### 3.1 Deb Morris, MHSU Network Director, Dr. Paul Carey MHSU Medical Director and Diane Shendruk, VP Clinical Operations

Diane Shendruk, VP Clinical Operations, Dr. Paul Carey MHSU Medical Director

- Displayed a PowerPoint Presentation, re: Understanding the Mental Health Act.
- Identified the following challenges:
  - Substance Use
  - Persistent Mental Health Disorders
  - Homelessness
  - Other chronic health issues
  - Behavioral crises/social disruption
- Spoke to Health Care initiatives and Programs.
- Spoke to the primary role of the Mental Health Act.
- Spoke to involuntary admission and key criteria.
- Responded to questions from Council.

Councillor Donn disconnected from the meeting at 3:04 p.m.

Moved By Councillor Stack/Seconded By Councillor Given

**R0047/22/01/24** THAT Council receive, for information, the verbal report of Interior Health Authority dated January 24, 2022.

**Carried**

City Manager left the meeting at 3:13 p.m. with the Divisional Director, Planning & Development Services acting for the City Manager.

### 4. Development Application Reports & Related Bylaws

#### 4.1 Supplemental Report - McCurdy Rd 2755 - Z20-0075 (BL12318) - Prodev GP Ltd and 2137259 Alberta Ltd

Moved By Councillor Singh/Seconded By Councillor Wooldridge

**R0048/22/01/24** THAT Council receives, for information, the Supplemental Report from the Office of the City Clerk dated January 24, 2022 regarding a Rezoning Bylaw that requires reading consideration;

AND THAT the Rezoning Application Z20-0075, located at 2755 McCurdy Road, Kelowna, BC be forwarded for reading consideration.

**Carried**

#### 4.2 McCurdy Rd 2755 - BL12318 (Z20-0075) - Prodev GP Ltd and 2137259 Alberta Ltd

Moved By Councillor Singh/Seconded By Councillor Wooldridge

**R0049/22/01/24** THAT Bylaw No. 12318 be read a first time.

**Carried**

#### 4.3 McClure Rd 4628 - OCP22-0001 (BL12320) Z21-0064 (BL12321) - Paul Andrew Mitchell and Ronda Ann Mitchell

Staff:

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

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0050/22/01/24** THAT Official Community Plan Amendment Application No. OCP22-0001 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791, located at 4628 McClure Road, Kelowna, BC from the S-RES – Suburban Residential designation to the NAT – Natural Area designation, as shown on Map “A” attached to the Report from the Development Planning Department dated January 24, 2022, be considered by Council;

AND THAT Rezoning Application No. Z21-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot D District Lot 167 and Section 25 Township 28 SDYD Plan KAP53791, located at 4628 McClure Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing and P3 – Parks and Open Space zones, as shown on Map “B” attached to the Report from the Development Planning Department dated January 24, 2022, be considered by Council;

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Development Planning Department dated January 24, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of an Environmental Development for the subject property;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

**Carried**

**4.4 McClure Rd 4628 - BL12320 (OCP22-0001) - Paul Andrew Mitchell and Ronda Ann Mitchell**

Moved By Councillor Singh/Seconded By Councillor Given

**R0051/22/01/24** THAT Bylaw No. 12320 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**

**4.5 McClure Rd 4628 - BL12321 (Z21-0064) - Paul Andrew Mitchell and Ronda Ann Mitchell**

Moved By Councillor Given/Seconded By Councillor Singh

**R0052/22/01/24** THAT Bylaw No. 12321 be read a first time.

**Carried**

**4.6 Sumac Rd E 330 - Z21-0103 (BL12319) - Amabell Altes Aguilar and Noel Tecson Aguilar**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor DeHart

**R0053/22/01/24** THAT Rezoning Application No. Z21-0103 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 11 Section 35 Township 26 ODYD Plan 24739, located at 330 Sumac Road East, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council.

**Carried**

**4.7 Fleming Rd 470 - BL12273 (Z21-0027) - 1306876 BC Ltd., Inc. No. BC13066876**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

**R0054/22/01/24** THAT Bylaw No. 12273 be adopted.

**Carried**

**4.8 Fleming Rd 470 - DP21-0074 - 1306876 BC Ltd., Inc. No. BC1306876**

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0055/22/01/24** THAT Council authorizes the issuance of Development Permit No. DP21-0074 for Lot C Section 27 Township 26 ODYD Plan KAP79327, located at 470 Fleming 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 THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated January 24, 2022;

AND THAT lot consolidation of 470 and 500 Fleming Road be registered;

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**

The meeting recessed at 3:26 p.m.

The meeting reconvened at 3: 42 p.m. with Councillor Donn attending remotely and the City Manager in attendance.

## 5. Non-Development Reports & Related Bylaws

### 5.1 Annual Report - Airport Director Delegation of Authority 2021

Staff:

- Presented remotely summarizing the delegated transactions undertaken in 2021 and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R0056/22/01/24** THAT Council receive for information the report from Kelowna International Airport dated January 24, 2022, with respect to the transactions approved by the Airport Director in accordance with the Delegation of Authority to Enter into Agreements Bylaw No. 11961 for the period starting January 1, 2021 and ending December 31, 2021.

**Carried**

### 5.2 Final 2040 Transportation Master Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the 2040 Transportation Master Plan and demonstrated the new interactive City TMP featured on the City's website and responded to questions from Council.

Councillor Sieben left the meeting at 4:33 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0057/22/01/24** THAT Council receives for information, the report from Integrated Transportation dated January 24, 2022, regarding the final 2040 Transportation Master Plan;

AND THAT Council endorses the final version of the 2040 Transportation Master Plan and directs staff to begin implementation.

AND FURTHER THAT Council direct staff to coordinate the 2040 Transportation Master Plan with the climate modeling and resiliency planning currently underway and report back on any gaps and needed actions later this year.

**Carried**

### 5.3 Water Street DCC Force Main Project - Budget Transfers

Staff:

- Provided reasons for the requested increase in budget for the Water Street DCC Force Main wastewater project.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R0058/22/01/24** THAT Council receives for information, the report from the Infrastructure Delivery Department dated January 24, 2022, regarding the additional budget required for the Water Street DCC Force Main Project;

AND THAT the 2021 Financial Plan be amended to include the addition of \$477,260 from the Wastewater DCC Reserve and the transfer of \$12,740 from the Pipe Replacement program to

the Water Street DCC Force project as noted in the Financial/Budgetary Considerations section below.

**Carried**

#### **5.4 Sanitary Sewer Connection Area Program Financing Framework and Bylaw Amendments**

Staff:

- Displayed a PowerPoint Presentation outlining the proposed changes to the Sanitary Sewer Connection Area Program and funding and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Stack

**R0059/22/01/24** THAT Council receives, for information, the report from Utility Services dated January 24, 2022, with respect to the Sanitary Sewer Connection Area Program Financing Framework and Bylaw Amendments;

AND THAT Bylaw No. 12305 being amendment No. 38 to the Sewerage System User Bylaw No. 3480 be forwarded for reading consideration;

AND THAT Bylaw No. 12316, being the Septic Removal Specified Area Reserve Fund Bylaw, be forwarded for reading consideration;

AND FURTHER THAT Council direct staff to bring forward future amendments to Bylaw No. 11540 to fully adopt the proposed sanitary sewer connection area program financing framework.

**Carried**

#### **5.5 BL12305 - Amendment No. 38 to Sewer System User Bylaw No. 3480**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R0060/22/01/24** THAT Bylaw No. 12305 be read a first, second and third time.

**Carried**

#### **5.6 BL12316 - Septic Removal Specified Area Reserve Fund**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R0061/22/01/24** THAT Bylaw No. 12316 be read a first, second and third time.

**Carried**

### **6. Mayor and Councillor Items**

Mayor Basran:

- Read a statement recognizing the passing of long time community supporter Ursela Surtees and expressed condolences to her family on behalf of Council.

Councillor Hodge:

- Paid tribute to Ursela Surtees and expressed condolences.

Councillor Wooldridge:

- Provided comments on the Interior Health Authority presentation and discussion from earlier in the meeting.

Councillor Stack:

- Paid tribute to Ursela Surtees and expressed condolences.

**7. Termination**

This meeting was declared terminated at 5:06 pm

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Mayor Basran

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City Clerk

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