



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, March 7, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Charlie Hodge, Brad Sieben*, Luke Stack* and Loyal Wooldridge
Members Absent	Councillors Ryan Donn and Mohini Singh
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Urban Planning Manager, Jocelyn Black*; Planner, Jason Issler*; Corporate Finance Manager, Shelly Little*; Cultural Services Manager, Christine McWillis*; Community Development Coordinator, Nicole Cantley*; Planner Specialist, Daniel Sturgeon*; Long Range Policy Planning Manager, James Moore*
Staff participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:41 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 Hodge/Seconded By Councillor DeHart

**R0156/22/03/07** THAT the Minutes of the Regular Meetings of February 28, 2022 and Special Meetings of February 24 and 25, 2022 be confirmed as circulated.

**Carried**

### 3. Development Application Reports & Related Bylaws

#### 3.1 Drysdale Blvd 301 and 305 - Z21-0059 (BL12332) - Will McKay and Co Ltd., INC NO BC0306923

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0157/22/03/07** THAT Rezoning Application No. Z21-0059 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5 Section 33 Township 26 Osoyoos Division Yale District Plan Epp48909, located at 301 Drysdale Blvd, Kelowna, BC and Lot 4 Section 33 Township 26 Osoyoos Division Yale District Plan Epp48909, located at 305 Drysdale Blvd, Kelowna, BC from the RM1 – Four Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

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 March 7, 2022;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

**Carried**

#### 3.2 Springfield Rd 2241 - Z21-0099 (BL12333) - Ironclad Developments Mission Heights Holdings Inc., Inc. No. A0119488

Councillor Stack declared a conflict of interest due to his employer owning property within the notification area and departed the meeting at 1:45 p.m.

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R0158/22/03/07** THAT Rezoning Application No. Z21-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of LOT B DISTRICT LOTS 128 AND 142 OSOYOOS DIVISION YALE DISTRICT PLAN KAP85660, located at 2241 Springfield Road, Kelowna, BC from the C4 - Urban Centre Commercial zone to the C4r - Urban Centre Commercial (Residential Rental Tenure Only) zone, be considered by Council;

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 March 7, 2022;

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

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

**Carried**

Councillor Stack returned to the meeting at 1:51 p.m.

**3.3 Wardlaw Ave 602 - BL12298 (Z21-0034) - 1288537 B.C. Ltd., Inc. No. BC1288537**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0159/22/03/07 THAT Bylaw No. 12298 be adopted.

**Carried**

**3.4 Wardlaw Ave 602 - DP21-0088 - 1288537 B.C. Ltd., Inc. No. BC1288537**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R0160/22/03/07 THAT final adoption of Rezoning Bylaw No. 12298 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP21-0088 for Lot 24 District Lot 14 ODYD Plan 3249, located at 602 Wardlaw Ave, 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 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**

**3.5 Pacific and Pasnak Z18-0026 (BL11636) - Pacific Pasnak Holdings Ltd., Inc. No. BC1051633**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0161/22/03/07 THAT Council receives, for information, the Report from the Development Planning Department dated March 7, 2022 with respect to Rezoning Application No. Z18-0026 for the properties legally described as:

1. Lot 1 Block 2 District Lot 137 ODYD Plan 5042, located at 1211 Pacific Ave, Kelowna, BC;
2. Lot 2 Block 2 District Lot 137 ODYD Plan 5042, located at 1223 Pacific Ave, Kelowna, BC;
3. Lot A District Lot 137 ODYD Plan 23294, located at 1237 Pacific Ave, Kelowna, BC;
4. Lot B District Lot 137 ODYD Plan 23294, located at 1239 Pacific Ave, Kelowna, BC;
5. Lot 3 Block 2 District Lot 137 ODYD Plan 5042, located at 1929 Pasnak St, Kelowna, BC;
6. Lot 4 Block 2 District Lot 137 ODYD Plan 5042, located at 1933 Pasnak St, Kelowna, BC;

AND THAT Bylaw No. 11636 be forwarded for rescindment consideration and the file be closed.

**Carried**

**3.6 Pacific and Pasnak - BL11636 (Z18-0026) - Pacific Pasnak Holdings Ltd., Inc. No. BC1051633**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0162/22/03/07 THAT Bylaw No. 11636 be rescinded at first, second and third reading.

Carried

**3.7 Mugford Rd 550 - Z19-0122 (BL11975) - Dr A Ravindran Inc**

Moved By Councillor Given/Seconded By Councillor Stack

R0163/22/03/07 THAT Council receives, for information, the Report from the Development Planning Department dated March 7<sup>th</sup>, 2022, with respect to Rezoning Application No. Z19-0122 for the property located at 550 Mugford Road;

AND THAT Bylaw No. 11975 be forwarded for rescindment consideration and the file be closed.

Carried

**3.8 Mugford Rd 550 - BL11975 (Z19-0122) - Dr A Ravindran Inc**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0164/22/03/07 THAT Bylaw No.11975 be rescinded at first, second and third reading.

Carried

**3.9 Sexsmith Rd 2996 - Z19-0072 (BL12177) - 2996 Sexsmith Holdings Ltd., Inc. No. BC1291161**

Moved By Councillor Hodge/Seconded By Councillor DeHart

R0165/22/03/07 THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12177, be extended from March 16, 2022 to March 16, 2023.

AND THAT Council directs Staff to not accept any further extension requests

Carried

Mayor Basran moved Items 5.2 and 5.3 up on the Agenda.

**5.2 BL12308 - Amendment No. 5 to Parks and Public Spaces Bylaw No. 10680**

Moved By Councillor DeHart/Seconded By Councillor Stack

R0166/22/03/07 THAT Bylaw No. 12308 be adopted.

Carried

**5.3 BL12312 - Amendment No. 31 to the Bylaw Enforcement Bylaw No. 10475**

Moved By Councillor Stack/Seconded By Councillor DeHart

R0167/22/03/07 THAT Bylaw No. 12312 be adopted.

Carried

#### 4. Non-Development Reports & Related Bylaws

##### 4.1 Rotary Centre for the Arts - Value for Money Review

Staff:

- Displayed a PowerPoint Presentation summarizing the results from the Rotary Centre for the Arts Value for Money Review report and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Hodge

**R0168/22/03/07** THAT Council receives, for information, the report from Cultural Services dated March 7, 2022, regarding the Rotary Centre for the Arts Value for Money Review.

**Carried**

#### 4. Non-Development Reports & Related Bylaws

##### 4.2 Revitalization Tax Exemption and Housing Agreements for Purpose Built Rental Housing - Spring 2022

Staff:

- Provided comments on the proposed Revitalization Tax Exemption and Housing Agreements for purpose built rental housing and responded to questions from Council.

Moved By Councillor Dehart/Seconded By Councillor Sieben

**R0169/22/03/07** THAT Council approves the City entering into a Revitalization Tax Exemption Agreement with Mission Group Holdings Ltd. Inc. No. BC0993483 for Lot 1 District Lot 139 ODYD Plan EPP96156, Except Plan EPP103477, located at 1488 Bertram Street Kelowna BC, in the form attached to the Report from the Planner Specialist dated March 7, 2022;

AND THAT Council approves the City entering into a Revitalization Tax Exemption Agreement with 1295991 B.C. LTD., INC. No. BC1295991 for Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road Kelowna BC, in the form attached to the Report from the Planner Specialist dated March 7, 2022;

AND THAT the Mayor and City Clerk be authorized to execute the Revitalization Tax Exemption Agreements, in the form attached to the Report from the Planner Specialist dated March 7, 2022 on behalf of the City of Kelowna;

AND THAT Bylaw No. 12329 authorizing a Housing Agreement between the City of Kelowna and 1295991 B.C. LTD., INC. No. BC1295991 which requires the owners to maintain 195 dwelling units as rental housing for 10 years for Lot 1 District Lot 129 ODYD Plan KAP47562, located at 1994 Springfield Road Kelowna BC, be forwarded for reading consideration.

**Carried**

##### 4.3 BL12329 - Housing Agreement Authorization Bylaw - 1994 Springfield Road

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R0170/22/03/07** THAT Bylaw No. 12329 be read a first, second and third time.

**Carried**

#### 5. Bylaws for Adoption (Non-Development Related)

### 5.1 Road Closure - Portion of Land Adjacent to Hwy 97 N

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0171/22/03/07 THAT Bylaw No. 12299 be adopted.

**Carried**

### 6. Mayor and Councillor Items

Mayor Basran:

- Spoke to their attendance at the rally in support of Ukraine and thanked Councillors DeHart, Given and Wooldridge for attending and spoke against the Russian invasion.
- Spoke to International Women's Day and encouraged the public to celebrate the Day.

Councillor Given:

- Thanked the Mayor for acknowledging the struggles occurring in Ukraine.
- Made comments on family who immigrated from Kyiv, Ukraine.
- Asked the public to consider donating to Ukraine as well as hosting refugees.

Councillor Hodge:

- Acknowledged Mayor Basran's comments regarding Ukraine.
- Encouraged the public to be kind.
- Spoke to their attendance at the Downtown Kelowna Association meeting last week and noted they are looking forward to the summer season.

Councillor Wooldridge:

- Made comments on attending the rally in support of Ukraine.
- Spoke to their attendance at the Kelowna Gospel Mission Stride to End Homelessness Walk fundraiser and acknowledged the organizers efforts where \$50,000 was raised at the Walk.
- Acknowledged International Women's Day.

Councillor Sieben departed the meeting at 2:49 p.m.

Councillor DeHart:

- Made comments on attending the rally in support of Ukraine.

Councillor Stack:

- Fully supportive of Mayor Basran's comments regarding Ukraine.
- Commended current and past women members of Council.

### 7. Termination

This meeting was declared terminated at 2:51 pm

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Mayor Basran

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City Clerk

/acm