



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, March 21, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Mohini Singh, Luke Stack* and Loyal Wooldridge*
Members participating Remotely	Councillors Gail Given and Charlie Hodge
Members Absent	Councillor Brad Sieben
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Barton*; Acting Urban Planning Manager, Lydia Korolchuk*; Planner, Graham Allison*; Corporate Strategy & Performance Department Manager, Mike McGreer*; Performance Improvement Consultant, Sigrun Geirsdottir*; Divisional Director, Corporate and Protective Services, Stu Leatherdale*; Champion of the Environment, Chris Ray*; Social Development Manager, Sue Wheeler*; General Manager, Infrastructure, Mac Logan*; Financial Planning Manager, Kevin Hughes*; Budget Supervisor, Jennifer Grills*; Revenue Supervisor, Patrick Gramiak*; Divisional Director, Financial Services, Genelle Davidson*; Transit and Programs Manager, Jerry Dombowsky*; Real Estate Department Manager, Johannes Saufferer*; Parks & Buildings Planning Manager, Robert Parlane*; Project Architect, Amy Johnston*; Utility Planning Manager, Rod MacLean*; Design Technician, Jim Hager*; Transportation Engineering Manager, Gordon Foy*
Staff participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	Stuart Rothnie*, Architect, HCMA Architecture + Design

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:35 p.m.

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

As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

## 2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

**R0194/22/03/21** THAT the Minutes of the Regular Meetings of March 21, 2022 be confirmed as circulated.

**Carried**

## 3. Development Application Reports & Related Bylaws

### 3.1 Clement Ave 631, 647, 657 and 677 - Z21-0066 (BL12336) - Madison Avenue Clement GP Inc

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

**R0195/22/03/21** THAT Rezoning Application No. Z21-0066 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 66, 67 and 68 District Lot 139 ODYD Plan 1037 and Lot A District Lot 139, ODYD Plan 28649, located at 631, 647, 657 and 677 Clement Avenue, Kelowna, BC from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial 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 21, 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 properties.

**Carried**

### 3.2 Nathan Road 766 - Z21-0091 (BL12337) - Donya J. Epp

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R0196/22/03/21** THAT Rezoning Application No. Z21-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 358 Osoyoos Division Yale District Plan 18535, located at 766 Nathan Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c– Large Lot Housing with Carriage House 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 21, 2022;

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

**Carried**

**3.3 Supplemental Report - Drysdale Rd 301 and 305 - Z21-0059 (BL12332) - Will McKay and Co. Ltd. Inc. No. BCo306923**

Moved By Councillor Given/Seconded By Councillor DeHart

**R0197/22/03/21** THAT Council receives, for information, the report from the Office of the City Clerk dated March 21, 2022 with respect to Zoning Bylaw No. 12332;

AND THAT Rezoning Bylaw No. 12332 be forwarded for further reading consideration.

**Carried**

**3.4 Drysdale Blvd 301 and 305 - BL12332 (Z21-0059) - Will McKay and Co Ltd., INC NO BCo306923**

Moved By Councillor Wooldridge/Seconded By Councillor Donn

**R0198/22/03/21** THAT Bylaw No. 12332 be read a first, second and third time.

**Carried**

**3.5 Supplemental Report - Springfield Rd 2241 - Z21-0099 (BL12333) - Ironclad Developments Mission Heights Holding Inc**

Councillor Stack declared a conflict of interest for items 3.5 and 3.6 as his employer owns the adjacent land and departed the meeting at 1:45 p.m.

Staff:

- Responded to questions from Council regarding access to the development.

Moved By Councillor Singh/Seconded By Councillor Given

**R0199/22/03/21** THAT Council receives, for information, the report from the Office of the City Clerk dated March 21, 2022 with respect to Zoning Bylaw No. 12333;

AND THAT Rezoning Bylaw No.12333 be forwarded for further reading consideration.

**Carried**

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

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R0200/22/03/21** THAT Bylaw No. 12333 be read a first, second and third time.

**Carried**

Councillor Stack returned to the meeting at 1:49 p.m.

**3.7 Gordon Dr 4355 - Z20-0077 (BL12179) - 1253097 BC Ltd., Inc. No. BC1253097**

Moved By Councillor Singh/Seconded By Councillor Donn

**R0201/22/03/21** THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No.12179, be extended from March 22, 2022 to March 22, 2023.

AND THAT Council direct Staff to not accept any further extension requests.

**Carried**

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

##### 4.1 Reporting Progress on Council Priorities 2019 - 2022

Staff:

- Displayed a PowerPoint Presentation summarizing the 2021 results of the Council Priorities progress report and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Singh

**R0202/22/03/21** THAT Council receive the report from the Corporate Strategy & Performance Department's Performance Improvement Consultant dated March 21, 2022 with respect to reporting progress in 2021 on Council Priorities 2019-2022;

AND THAT Council direct staff to report back on the 2022 progress for Council Priorities in spring 2023.

**Carried**

Councillor Wooldridge left the meeting at 2:15 p.m.

##### 4.2 2022 Financial Plan - Carryover Budget Volume

Mayor Basran congratulated the Finance team for being recognized by the Government Finance Officers Association and receiving two distinguished Awards.

Staff:

- Displayed a PowerPoint Presentation summarizing the carryover operating and capital requests in the 2022 Financial Plan and responded to questions from Council.

Councillor Wooldridge returned to the meeting at 2:17 p.m.

Moved By Councillor Donn/Seconded By Councillor Stack

**R0203/22/03/21** THAT the 2022 Financial Plan be increased by \$10,318,300 to provide for operating carryover projects and \$166,891,100 for capital carryover projects as summarized in Financial Plan – Carryover Budget Volume.

**Carried**

##### 4.3 Investment of Kelowna Funds 2021

Staff:

- Displayed a PowerPoint Presentation summarizing the City of Kelowna's 2021 investment portfolio and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

**R0204/22/03/21** THAT Council receives, for information, the Investment of Kelowna Funds for 2021 Report from the Corporate Financial Planning Manager as presented on March 21, 2022 in alignment with Council's strong financial management priority.

**Carried**

#### 4.4 Annual Transit Operating Agreement - Amended

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R0205/22/03/21 THAT Council approve Amendment #1 to the 2021/2022 Annual Operating Agreement for Kelowna Regional Transit.

Carried

#### 4.5 Kelowna Museums Society - Management and Operating Agreement

Staff:

- Displayed a PowerPoint Presentation providing a summary of the Museums lease and operating agreement.

Moved By Councillor Hodge/Seconded By Councillor DeHart

R0206/22/03/21 THAT Council receives, for information, the report from Real Estate & Active Living and Culture departments dated March 21, 2022, with respect to the Lease and Operating Agreement between the City of Kelowna and the Kelowna Museums Society;

AND THAT Council approves the City entering into a five (5) year Lease and Operating Agreement with the Kelowna Museums Society, in the form attached to the Report of the Real Estate & Active Living and Culture departments dated March 21, 2022;

AND THAT the 2022 Financial Plan be amended from \$625,570 to \$675,000 in grant funding to the Kelowna Museums Society, with funding from the General Reserve;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Lease and Operating Agreement and all documents necessary to complete this transaction.

Carried

The meeting recessed at 2:49 p.m.

The meeting reconvened at 3:01 p.m.

#### 4.6 Kelowna Community Campus Indicative Building Site Location

Guest, Stuart Rothnie joined the meeting remotely at 3:01 p.m.

Staff:

- Displayed a PowerPoint Presentation.
- Introduced the presentation and Consultant Stuart Rothnie.

Stuart Rothnie, Architect, HCMA Architecture + Design

- Continued sharing the PowerPoint Presentation.
- Spoke to the Separate Sites Model and noted concerns and outlined what was working and not working with the project priorities checklist.
- Spoke to the Co-Located Campus Model and the benefits and the reasons for recommending this model.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

**R0207/22/03/21** THAT Council receives, for information this report from Parks and Buildings Planning, dated March 21, 2022, for the Kelowna Community Campus at Parkinson Recreation Park;

AND THAT Council directs Staff to commence the design process for the Kelowna Community Campus at Parkinson Recreation Park based on the indicative Co-located Campus model.

**Carried**

Guest, Stuart Rothnie disconnected from the meeting at 3:53 pm.

#### **4.7 Sewer Connection Area Financing Framework – Stage 2**

Staff:

- Displayed a PowerPoint Presentation providing rationale to rescind and replace the Sewer Connection Charge Bylaw.

Moved By Councillor DeHart/Seconded By Councillor Singh

**R0208/22/03/21** THAT Council receives for information, the report from Utility Services dated March 21, 2022, with regard to the Sewer Connection Area Financing Framework – Stage 2;

AND THAT Bylaw No. 12343, being the Sewer Connection Area Prioritization Bylaw, be forwarded for reading consideration.

**Carried**

#### **4.8 BL12343 - Sewer Connection Area Prioritization Bylaw**

Moved By Councillor Wooldridge/Seconded By Councillor Donn

**R0209/22/03/21** THAT Bylaw No. 12323 be read a first, second and third time.

**Carried**

#### **4.9 South Okanagan Mission Agricultural Users Local Area Service Parcel Tax**

Staff:

- Provided an overview and reasons for the addition to the existing Local Area Service; provided confirmation a parcel tax may now be applied to the benefitting properties and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Singh

**R0210/22/03/21** THAT Council receives for information the report from Utility Services dated March 21, 2022, directing staff to impose a parcel tax under Section 200 of the Community Charter on the benefitting parcels in the South Okanagan Mission Agricultural Users Local Area Service;

AND THAT Council receives the Certificate of Sufficiency dated March 15, 2022 pertaining to the South Okanagan Mission Agricultural Users Local Area Service;

AND THAT Bylaw No. 12334 being Amendment No. 1 to the South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745 be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 12288 being the South Okanagan Mission Agricultural Users Local Area Service Parcel Tax be forwarded for reading consideration.

**Carried**

**4.10 BL12334 - Amendment No. 1 to the South Okanagan Mission Agricultural Water Establishment Bylaw No. 11745**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R0211/22/03/21** THAT Bylaw No. 12334 be read a first, second and third time.

**Carried**

**4.11 BL12288 - Local Area Service South Okanagan Mission Agricultural Water Users Parcel Tax Bylaw**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R0212/22/03/21** THAT Bylaw No. 12288 be read a first, second and third time.

**Carried**

**4.12 Southeast Kelowna Water Integration Project Local Area Service Parcel Tax**

Staff:

- Summarized the project objectives and provided confirmation a parcel tax may now be applied to the benefitting parcels and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

**R0213/22/03/21** THAT Council receives for information the report from Utility Services dated March 21, 2022, directing staff to impose a parcel tax under Section 200 of the *Community Charter* on the benefitting parcels in the Southeast Kelowna Water Integration Project Local Area Service;

AND THAT Bylaw No. 12327 being the Southeast Kelowna Water Integration Project Local Area Service Parcel Tax Bylaw be forwarded for reading consideration;

AND FURTHER THAT Council set the 2022 Parcel Tax Review Panel meeting for April 25, 2022 at 8:45 am in Council Chamber, City Hall, 1435 Water Street, Kelowna, BC.

**Carried**

**4.13 BL12327 - South East Kelowna Water Integration Local Area Service Parcel Tax Bylaw**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R0214/22/03/21** THAT Bylaw No. 12327 be read a first, second and third time.

**Carried**

#### 4.14 Houghton 1 DCC

Staff:

- Provided an overview of the Houghton 1 DCC Active Transportation Corridor project and rationale for the budget amendment.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

R0215/22/03/21 THAT Council receives for information, the report from Integrated Transportation dated March 21, 2022, with respect to Houghton 1 DCC;

AND THAT the 2022 Financial Plan be amended to include \$479,769 of taxation, in the unspent budget reserve for this project, to the Houghton 1 DCC project;

AND THAT the 2022 Financial Plan be amended to include \$137,694 from the DCC R749 to the Houghton 1 DCC project.

Carried

#### 5. Mayor and Councillor Items

Mayor Basran:

- Congratulated Councillor Stack on his announced retirement as the Executive Director of the Society of Hope for the past 33 years.
- Reminder of the Public Meeting tomorrow night.

Councillor Hodge:

- Congratulated Councillor Stack on his announced retirement from the Society of Hope.

Councillor Given:

- Congratulated Councillor Stack on his announced retirement from the Society of Hope.

Councillor Donn:

- Thanked the City Manager for the process undertaken in Vancouver regarding decision making for the Parkinson Recreation site.
- Acknowledged Councillor Stack for his efforts on providing affordable housing in the city.

Councillor Singh:

- Spoke to the Tolko Mill Site tour this morning.
- Spoke to a group of PhD Students on behalf of the Mayor.
- Spoke to their attendance, on behalf of Mayor and Council, at the World Down Syndrome Day event.
- Spoke to their attendance, on behalf of Mayor and Council, at the Opening Ceremony of the Junior All Native Basketball Tournament.
- Congratulated Councillor Stack on his announced retirement and all that he has done for affordable housing.

Councillor Wooldridge:

- Congratulated Councillor Stack on his announced retirement and thanked him for his work in the community on affordable housing.
- Drew attention to the 22 new treatment and management withdrawal beds in the city and thanked the Provincial Government and Bridges along with Shane Worman.

Councillor DeHart:

- Congratulated Councillor Stack on his announced retirement and all that he has done for affordable housing.
- Thanked Councillor Singh for her work filling in as Deputy Mayor.



Councillor Stack:

- Thanked Council colleagues for their kind comments and reflected on his interactions with the City of Kelowna since the 1990's through supportive housing initiatives.

**6. Termination**

This meeting was declared terminated at 4:54 p.m.

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Mayor Basran

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City Clerk

/acm