



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, January 8, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Deputy Mayor Loyal Wooldridge, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack and Rick Webber
Members Participating Remotely	Councillor Ron Cannan
Members Absent	Mayor Tom Dyas
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning, Climate Sustainability and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Community Planning & Development Manager, Dean Strachan*; Legislative Technician, Lillian Klaamas; Legislative Technician, Natasha Beauchamp*
Staff Participating Remotely	Legislative Coordinator, Confidential (Arlene McClelland)

(\* Denotes partial attendance)

### 1. Call to Order

Deputy Mayor Wooldridge called the meeting to order at 1:30 p.m.

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

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

### 2. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of December 4, 2023 be confirmed as circulated.

**Carried**

### 3. Development Application Reports & Related Bylaws

#### 3.1 Bernard Ave 1660, 1670 - Z23-0017 (BL12607) - Sole Bernard Developments Ltd., Inc. No. BC1371339

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Stack

THAT Rezoning Application No. Z23-0017 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 Section 20 Township 26 ODYD Plan 12275, located at 1660 Bernard Avenue, Kelowna, BC and Lot 3 Section 20 Township 26 ODYD Plan 12275, located at 1670 Bernard Avenue, Kelowna, BC from the RU4 – Duplex Housing zone to the MF3 – Apartment 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 Attachment "A" attached to the Report from the Development Planning Department dated January 8, 2024;

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 properties.

**Carried**

#### 3.2 Centennial Cr 1132 - Z23-0068 (BL12608) - Mohammed Maizal Munif

Councillor Hodge declared a conflict of interest due to residing in close proximity of the subject property and departed the meeting at 1:39 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Rezoning Application No. Z23-0068 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT 13 DISTRICT LOT 137 ODYD PLAN 8890, located at 1132 Centennial Cr, Kelowna, BC from the RU4 – Duplex Housing zone to the MF1 – Infill 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 Attachment "A" attached to the Report from the Development Planning Department dated January 8, 2024;

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 Variance Permit for the subject property.

**Carried**

Councillor Hodge returned to the meeting at 1:42 p.m.

### 3.3 Rezoning Bylaws Supplemental Report to Council

Deputy City Clerk:

- Commented on the notice of first reading and correspondence received.

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Council remove the bylaw regarding Radant Rd 569 - BL12602 (Z22-0072) from consideration with the other bylaws.

Carried

### 3.4 Rezoning Applications

3.4.1 Francis Ave 615 - BL12601 (Z23-0041) - 1324270 B.C. Ltd., Inc. No. BC1324270

3.4.3 Appaloosa Rd 3226 - BL12606 (Z23-0025) - Astria Academy Nominee Ltd., Inc. No. BC1396329

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Bylaw Nos. 12601 and 12606 each be read a first, second and third time.

Carried

3.4.2 Radant Rd 569 - BL12602 (Z22-0072) - John Thomas Hodges

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. be read a first, second and third time.

Carried

Councillors Cannan and Hodge - Opposed

### 3.5 Rezoning Applications

3.5.1 Lakeshore Rd 4456 - BL12605 (Z23-0066) - Luoya Yang

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12605 be read a first, second and third time and be adopted.

Carried

3.6 Gordon Dr 1864 - DP22-0109 - Gav Enterprises Limited, Inc. No. BC0976750

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Council authorizes the issuance of Development Permit No. DP22-0109 for Lot B District Lot 138 ODYD Plan 42637, located at 1864 Gordon Dr, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

Carried

**3.7 Appaloosa Rd 3256 - BL12592 (Z23-0024) - Astria Hollywood Nominee Ltd., Inc. No. BC1363016**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12592 be adopted.

Carried

**3.8 Appaloosa Rd 3256 - DP23-0078 - Astria Hollywood Nominee Ltd., Inc. No. BC1363016**

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council authorizes the issuance of Development Permit No. DP23-0078 for Lot 16, Section 2, Township 23, ODYD, Plan 18861, located at 3256 Appaloosa 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 amount of 125% of the estimated value of the Landscape Plan, 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 permit 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

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

**4.1 Amendments to Multiple Sections of Zoning Bylaw - BL12594 (TA23-0010) - City of Kelowna**

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12594 be adopted.

**Carried**

**4.2 Mugford Rd 593 - BL12599 (Z23-0045) - Corey Knorr Construction Ltd., Inc. No. BC0380398**

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12599 be adopted.

**Carried**

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

**5.1 Planning and Development Stats for 2023**

Staff:

- Displayed a PowerPoint Presentation summarizing the Planning and Development Statistics for 2023 and an outlook for 2024 and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from the Planning, Climate Action and Development Services department dated January 8, 2022, with information relating to Planning and Development Statistics for 2023.

**Carried**

**6. Mayor and Councillor Items**

Councillor Singh:

- Spoke to their attendance, as Deputy Mayor, at the Stuart Park New Year's event.

Councillor Hodge:

- Commented on upcoming Committee Meetings and Regional District Board meetings.

Councillor Cannan:

- Provided New Year greetings.
- Spoke to their attendance, along with Deputy Mayor Singh, at the Downtown Kelowna North End Residents Association meeting.
- Inquired about an educational workshop for area residents regarding homelessness.
- Provided a Statement regarding their opinion column published on January 2, 2024; is aware of Council Code of Conduct; spoke to disclaimer noted on the column and feedback received from the column.

Councillor DeHart:

- Provided New Year greetings.

Councillor Stack:

- Spoke to their appointment by Mayor Dyas and attendance at the syilx Indigenous Leadership meeting on December 13, 2023 regarding water concerns up and down the valley; the group of valley Mayors and Indian Bands will meet again in the Spring.

Deputy Mayor Wooldridge:

- Provided New Year greetings from Mayor Dyas.

7. **Termination**

This meeting was declared terminated at 2:55 p.m.

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Deputy Mayor Wooldridge

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Deputy City Clerk