



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, March 4, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Maxine DeHart, Gord Lovegrove, Mohini Singh, Luke Stack*, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillors Ron Cannan and Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Planner, Jason Issler*; Planner, Mark Tanner*; Development Engineering Manager, Nelson Chapman*; Fire Chief, Dwight Seymour*; Utility Planning Manager, Rod MacLean*; Real Estate Department Manager, Johannes Saufferer*; Acting Property Manager, Cody Passley*; Legislative Technician, Natasha Beauchamp
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Dyas 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 Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Regular Meetings of February 26, 2024 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

#### 3.1 Hollywood Rd N 673 McWilliams Rd 595 - Z23-0083 (BL12628) - Meta Ventures Ltd., Inc. No. BC1360646

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z23-0083 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 26 Township 26 ODYD Plan KAP50019, located at 673 Hollywood Rd N, Kelowna, BC from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>2</sub> – Townhouse Housing zone and Lot 24 District Lot 143 ODYD Plan 29836, located at 595 McWilliams Rd, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the MF<sub>2</sub> – Townhouse 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 March 4, 2024;

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

**Carried**

Councillor Stack joined the meeting at 1:33 p.m.

#### 3.2 Clement Ave 815-865 - Z23-0002 (BL12629) - ASI Vivo GP Inc., Inc. No. A0119520

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Rezoning Application No. Z23-0002 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot 14 Section 30 Township 26 ODYD Plan 1277, located at 865 Clement Ave, Kelowna BC;
- Lot 15 Section 30 Township 26 ODYD Plan 1277, located at 863 Clement Ave, Kelowna, BC;
- Lot 16 Section 30 Township 26 ODYD Plan 1277, located at 853 Clement Ave, Kelowna, BC;
- Lot 17 Section 30 Township 26 ODYD Plan 1277, located at 847 Clement Ave, Kelowna, BC;
- Lot 18 District Lot 138 ODYD Plan 1277, located at 841 Clement Ave, Kelowna, BC;
- Lot 19 Section 30 Township 26 ODYD Plan 1277, located at 837 Clement Ave, Kelowna, BC;
- Lot 20 Section 30 Township 26 ODYD Plan 1277, located at 831 Clement Ave, Kelowna, BC;
- Lot 21 District Lot 138 ODYD Plan 1277, located at 825 Clement Ave, Kelowna, BC;
- Lot 22 District Lot 138 ODYD Plan 1277, located at 819 Clement Ave, Kelowna, BC; and
- Lot 23 District Lot 138 ODYD Plan 1277, located at 815 Clement Ave, Kelowna, BC;

from the RU<sub>4</sub> – Duplex Housing zone to the MF<sub>3r</sub> – Apartment Housing Rental 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 Attachment "A" attached to the Report from the Development Planning Department dated March 4, 2024;

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

**Carried**

**3.3 Homer Rd 250, 270, 280 - Z23-0077 (BL12630) - 1376686 B.C. Ltd., Inc. No. BC1376686**

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Rezoning Application No. Z23-0077 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 3 Section 27 Township 26 ODYD Plan 14897 located at 280 Homer Rd, Kelowna, BC, of Lot 4 Section 27 Township 26 ODYD Plan 14897 located at 270 Homer Rd, Kelowna, BC, and of Lot 5 Section 27 Township 26 ODYD Plan 14897 located at 250 Homer Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the MF2 - Townhouse 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 March 4, 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 for the subject property.

**Carried**

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

**4.1 Subdivision, Development and Servicing Bylaw No 7900 - Infill Housing Update**

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed amendments to the Subdivision, Development and Servicing Bylaw and Council Policy 101 and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Development Engineering Branch with respect to amending the Subdivision, Development and Servicing Bylaw No. 7900 and Council Policy No. 101, being Conversion of Overhead Power Lines to Underground Installation, dated March 4, 2024;

AND THAT Bylaw No. 12624, being Amendment No. 26 to Subdivision, Development and Servicing Bylaw No. 7900, be forwarded for reading consideration;

AND THAT Council adopts the revised Council Policy No. 101 Conversion of Overhead Power Lines to Underground Installation, as outlined in the report from Development Engineering dated March 4, 2024.

**Carried**

**4.2 BL12624 - Amendment No. 26 to Subdivision, Development and Servicing Bylaw No. 7900**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12624 be read a first, second and third time.

**Carried**

**4.3 Property Management - 2023 Delegation of Authority**

Staff:

- Displayed a PowerPoint Presentation summarizing the 2023 delegation of authority transactions and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receive for information the report from the Real Estate Department dated March 4, 2024, with respect to the transactions approved by the Manager, Property Management in accordance with the Delegation of Authority to Enter into Leases and Licenses of Occupation Bylaw No. 11250 for the period starting January 1, 2023, and ending December 31, 2023.

**Carried**

**5. Mayor and Councillor Items**

Councillor Lovegrove:

- Spoke to his attendance as a guest judge at the Sustainability Development Challenge for Okanagan Youth.
- Lead a school tour of Council Chambers.

Councillor Singh:

- Will be a key note speaker at the National Women's Day event at the Coast Capri Hotel on March 8, 2024 from 6:00 to 8:00 p.m.

Councillor DeHart:

- Will be attending the upcoming National Women's Day event at the Coast Capri Hotel.
- Spoke to their attendance at the Dragoons event last week.
- Spoke to their attendance at the Downtown Kelowna Association After 5 Event.
- Spoke to their attendance at the Pink Shirt Day event.
- Provided a presentation to new citizens of Kelowna at Okanagan College.
- Will be attending the Chamber of Commerce Board meeting tomorrow.

Councillor Cannan:

- Spoke to their attendance at the Metro Community Fundraiser.
- Inquired about the Housing Legislation Bylaw amendments.

City Clerk:

- Provided comment on the timing for the housing legislation bylaw amendment packages

Councillor Hodge:

- Will be attending the Okanagan Basin Water Board meeting tomorrow.
- Will be attending a Mussel Infestation Workshop at Manteo.

Councillor Wooldridge:

- Hosted the Sustainability Development Challenge.

- Spoke to their attendance at the Pink Shirt Day event with Mayor Dyas, Councillors DeHart and Lovegrove.
- Spoke to their attendance at the Urban Development Institute Housing Key Note Presentation last week.

Councillor Stack:

- Spoke to their attendance at the Central Okanagan Economic Commission presentation on the infestation of Mussels.

Mayor Dyas:

- Spoke to their attendance at the Coldest Night of the Year Walk and thanked Metro Community, the volunteers and members of our community for their support.

**6. Termination**

The meeting was declared terminated at 2:48 p.m.

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Mayor Dyas

lb/acm

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City Clerk