



City of Kelowna Regular Council Meeting Minutes

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| Date: | Monday, March 11, 2024 |
| Location: | Council Chamber City Hall, 1435 Water Street |
| Members Present | Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove*, Mohini Singh*, Luke Stack, Rick Webber and Loyal Wooldridge |
| Staff Present | Acting City Manager, Derek Edstrom; City Clerk, Laura Bentley; Divisional Director, Corporate and Protective Services, Stu Leatherdale*; Community Safety Director, Darren Caul*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Community Planning & Development Manager, Dean Strachan*; Urban Planning Manager, Jocelyn Black*; Planner Specialist, Adam Cseke*; Park and Landscape Planner, Melanie Steppuhn*; Long Range Policy Planning Manager, Robert Miles*; Deputy Fire Chief, Sandra Follack*; Fire Chief, Dwight Seymour*; Development Services Clerk, Anita Gruendel* |
| Staff Participating Remotely | Legislative Coordinator (Confidential), Arlene McClelland |
| Guest | Superintendent Triance*, OIC RCMP Detachment and Sgt. Pollock* |

(* 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 Hodge/Seconded By Councillor Wooldridge

THAT the Minutes of the Regular Meetings of March 4, 2024 be confirmed as circulated.

Carried

3. Reports

3.1 RCMP 2023 Year In Review

Kara Triance, Superintendent OIC RCMP Kelowna Detachment:

- Displayed a PowerPoint Presentation providing a 2023 year end update regarding public safety and crime data and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receive the RCMP 2023 Year End Report from the Officer in Charge, Kelowna RCMP Detachment, dated March 11, 2024.

Carried

The meeting recessed at 2:34 p.m.

The meeting reconvened at 2:42 p.m.

4. Development Application Reports & Related Bylaws

4.1 Upper Mission Dr 5347 - OCP23-0012 (BL12633) Z23-0074 (BL12634) - Essential Idea Ltd., Inc. No. BC0134064

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Official Community Plan Map Amendment Application No. OCP23-0012 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 1 Section 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation, as shown on Map “A” attached to the Report from the Development Planning Department dated March 11, 2024 be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated March 11, 2024;

AND THAT Rezoning Application No. Z23-0074 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 24 Township 28 SDYD Plan EPP95194 located at 5347 Upper Mission Drive, Kelowna, BC from the RU2 – Medium Lot Housing zone to the RU3 – Small Lot Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated March 11, 2024 be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

Carried

4.2 Upper Mission Dr 5347 - BL12633 (OCP23-0012) - Essential Idea Ltd., Inc. No. BC0134064

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12633 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

4.3 Upper Mission Dr 5347 - BL12634 (Z23-0074) - Essential Idea Ltd., Inc. No. BC0134064

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw No. 12634 be read a first time.

Carried

4.4 Leathead Rd 165 - Z23-0072 (BL12632) - Nor-Van Vliet Properties Ltd., Inc. No. BC1063426

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z23-0072 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Section 26 Township 26 ODYD Plan 7783, located at 165 Leathead Rd, Kelowna, BC from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre 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 11, 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 property.

Carried

4.5 Official Community Plan and Rezoning Bylaws Supplemental Report to Council

Staff:

- Provided comment on the notice of first reading and correspondence received.

4.6 Official Community Plan Amendment Applications

4.6.1 Pandosy and Rutland Building Heights Maps - BL12621 (OCP24-0001) - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No. 12621 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
Councillors Cannan and Hodge – Opposed

4.7 Text Amendment and Rezoning Applications

Staff:

- Responded to questions from Council.

Councillor Lovegrove declared a conflict of interest due to owning property in the Heritage Conservation Area and departed the meeting at 3:03 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw Nos .12619, 12620 and 12627 each be read a first, second and third time.

Moved By Councillor Cannan/Seconded By Councillor Hodge

THAT Council defer consideration of Bylaw Nos. 12619 and 12620.

Defeated
Mayor Dyas, Councillors DeHart, Singh, Stack, Webber and Wooldridge - Opposed

The original motion THAT Bylaw Nos .12619, 12620 and 12627 each be read a first, second and third time was considered.

Carried
Councillors Cannan and Hodge – Opposed

4.7.1 Small-Scale Multi-Unit Housing and Transit Oriented Areas - BL12619 (TA24-0001) - City of Kelowna

4.7.2 Rezoning of Small-Scale Multi-Unit Housing and Transit Oriented Areas - BL12620 (Z24-0001) - City of Kelowna

4.7.3 Sadler Rd 200, 210, 230 - BL12627 (Z23-0084) - Dominion (Sadler) Inc., Inc. No. A0128728

Councillor Lovegrove returned the meeting at 3:25 p.m.

The meeting recessed at 3:25 p.m.

The meeting reconvened at 3:32 p.m. without Councillor Singh present.

4.8 Union Rd 1975 - Z21-0056 (BL12481) - Multiple Owners

Staff:

- Available for questions.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12481, be extended from February 27, 2024, to February 27, 2025;

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

Carried

5. Non-Development Reports & Related Bylaws

5.1 Form and Character Development Permit Overview

Staff:

- Displayed a PowerPoint Presentation providing an overview of the processing procedure for Form and Character Development Permits and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Development Planning Department dated March 11, 2024 regarding Form and Character Development Permit processing and review.

Carried

5.2 North End Plan - Supplemental Parks Report

Staff:

- Displayed a PowerPoint Presentation outlining the process and implications of designating private property with a Park future land use in the Official Community Plan and responded to questions from Council..

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council receives, for information, the Report from the Policy & Planning and Parks & Buildings Planning Departments, dated March 11, 2024, with respect to parks planning on Manhattan Beach for the North End Plan;

AND THAT Council directs staff to contact affected property owners regarding the parks concept for the North End Plan and to report back to Council.

Carried

5.3 Regional Grant Funding Application - RDCO Emergency Support Services Equipment and Training

Staff:

- Provided a brief overview of the UBCM Regional Grant Funding Application to be managed by the Regional District of Central Okanagan.

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Council receives, for information, the report from Kelowna Fire Department dated March 11, 2024 with respect to UBCM Regional Grant Funding Application – RDCO Emergency Support Services Equipment and Training;

AND THAT Council approves the Regional District of Central Okanagan applying for, receiving, and managing the 2024 UBCM Community Emergency Preparedness Fund grant, under the Emergency Support Services Equipment and Training stream on behalf of the City of Kelowna

Carried

6. Bylaws for Adoption (Non-Development Related)

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

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Bylaw No. 12624 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Singh:

- Commented on extreme weather events that has negatively impacted the Agricultural community and suggested the City advocate for government support.
- Spoke to their attendance at the International Women's Day event.

Mayor Dyas:

- Will write a letter to the Federal and Provincial Governments to advocate for support for our local agricultural producers.

Councillor Wooldridge:

- Spoke to their attendance at the Central Okanagan Hospice Association Swinging with the Stars Fundraiser where \$530,000 was raised.

Councillor Hodge:

- Spoke to their attendance at a Mussel Infestation Workshop.

Councillor Cannan:

- Commented on the weather events that has negatively impacted the Agricultural sector.
- Invited to a Community Town Hall Information session on Thursday, March 14, 2024 from 6:30 to 8:30 p.m.

Councillor DeHart:

- Spoke to their attendance at the Chamber of Commerce Board Meeting.
- Spoke to their attendance along with Mayor Dyas at an Uptown Rutland Business Association meeting where Safety Officers presented.
- Spoke to their attendance at the International Women's Day events held at the Innovation Centre and Mercedes Benz Dealership.

Mayor Dyas:

- Community Safety Officers spoke to the Uptown Rutland Business Association and advised how to secure their businesses in the Rutland area.

Councillor Stack:

- Spoke to the importance of Council viewing the presentation regarding Mussel Infestation.

8. Termination

This meeting was declared terminated at 4:57 p.m.

Mayor Dyas

lb/acm

City Clerk