

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, March 25, 2024  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

**1. Call to Order**

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**

4 - 7

PM Meeting - March 18, 2024

**3. Committee Reports**

**3.1 49th Annual Civic and Community Awards Finalist Announcement**

8 - 9

To announce Kelowna's 49th Annual Civic & Community Awards finalists.

**4. Development Application Reports & Related Bylaws**

**4.1 Laurier Ave 925 - Z23-0082 (BL12635) - Amarjit and Sarbjit Gill**

10 - 23

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

**4.2 Clifton Rd N 491 - Z23-0048 (BL12636) - Michael Georg Anton Holzhey**

24 - 41

To rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone to accommodate a four lot subdivision.

**4.3 Rezoning Bylaws Supplemental Report to Council**

42 - 43

To receive a summary of notice of first reading for Rezoning Bylaw No. 12632 and to give the bylaw further reading consideration.

4.4	<b>Leathead Rd 165 - BL12632 (Z23-0072) - Nor-Van Vliet Properties Ltd., Inc.No. BC1063426</b>	44 - 44
	To give Bylaw No. 12632 first, second and third reading in order to rezone the subject property from the UC <sub>4</sub> – Rutland Urban Centre zone to the UC <sub>4r</sub> – Rutland Urban Centre Rental Only zone.	
<b>5. Bylaws for Adoption (Development Related)</b>		
5.1	<b>Lakeshore Rd 4529 - BL12556 (Z23-0027) - Chunshuang Liu</b>	45 - 45
	To adopt Bylaw No. 12556 in order to rezone the subject property from the RU <sub>1</sub> - Large Lot Housing zone to the RU <sub>1cc</sub> – Large Lot Housing with Child Care Centre, Major zone.	
5.2	<b>Clifton Rd N 159 - BL12625 (OCP23-0007) - Ashley and Todd Ramsay</b>	46 - 47
	<b>Requires a majority of all members of Council (5).</b>	
	To adopt Bylaw No. 12625 in order to change the future land use designation of a portion of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation.	
5.3	<b>Clifton Rd N 159 - BL12626 (Z23-0046) - Ashley and Todd Ramsay</b>	48 - 49
	To adopt Bylaw No. 12626 in order to rezone portions of the subject property from the RR <sub>1</sub> – Large Lot Rural Residential zone to the RU <sub>1</sub> – Large Lot Housing zone and the RR <sub>2</sub> – Small Lot Rural Residential zone.	
<b>6. Non-Development Reports &amp; Related Bylaws</b>		
6.1	<b>Council Priorities 2023-2026</b>	50 - 80
	To present the 2023 results of the progress report on Council Priorities 2023-2026.	
6.2	<b>Council Remuneration Update</b>	81 - 89
	To provide Council with information regarding Council remuneration as compared to other municipalities in BC and recommend an increase.	
6.3	<b>GEID Transition - Water services outside of City of Kelowna</b>	90 - 91
	To consider requesting consent from the Regional District of Central Okanagan (RDCO) for providing water service within the RDCO as part of the transition of the Glenmore Ellison Improvement District (GEID) to the City of Kelowna	

#### **6.4 Glenmore 4 Active Transportation Corridor - Budget Amendment**

92 - 99

To amend the 2024 Financial Plan to increase funding for the Glenmore 4 (Dallas to Yates) Active Transportation Corridor (ATC) Project so that it may advance to construction.

#### **7. Mayor and Councillor Items**

#### **8. Termination**



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, March 18, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Deputy Mayor Loyal Wooldridge, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Luke Stack and Rick Webber
Members Absent	Mayor Tom Dyas, Councillor Mohini Singh
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*; Divisional Director, Financial Services, Joe Sass*; General Manager, Infrastructure, Mac Logan*; Business Performance and Advisory Services Manager, Shelly Little*; Corporate Assurance Supervisor, Jeniffer Grills*; Financial Planning Manager, Melanie Antunes*; Treasury Supervisor, James Lawson*; Budget Supervisor, Jay Jean*; Parks & Buildings Manager, Robert Parlane*; Utility Planning Manager, Rod MacLean*; Legal & Administrative Coordinator, Lisa Schell
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 Hodge/Seconded By Councillor Lovegrove

THAT the Minutes of the Regular Meetings of March 11, 2024 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

#### 3.1 Rezoning Bylaws Supplemental Report to Council

Staff:

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

#### 3.2 Rezoning Applications

- 3.2.1 Hollywood Rd N 673 McWilliams Rd 595 - BL12628 (Z23-0083) - Meta Ventures Ltd., Inc. No. BC1360646
- 3.2.2 Clement Ave 815-865 - BL12629 (Z23-0002) - ASI Vivo GP Inc., Inc. No. A0119520
- 3.2.3 Homer Rd 250, 270, 280 - BL12630 (Z23-0077) - 1376686 B.C. Ltd., Inc. No. BC1376686

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw Nos. 12628, 12629 and 12630 each be read a first, second and third time.

Carried

#### 3.3 Lakeshore Rd 3593 - BL12593 (Z23-0036) - Immortal Homes Ltd., Inc. No. A0101356

Bylaw was not considered due to Item 3.4 being withdrawn at the request of the Applicant.

#### 3.4 Lakeshore Rd 3593 - DP23-0115 - Immortal Homes Ltd., Inc. No. A0101356

Item Withdrawn as requested by the Applicant.

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

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

Councillor Lovegrove declared a conflict of interest due to owning property in the subject area and departed the meeting at 1:34 p.m.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No.12619 be adopted.

Carried

Councillors Cannan and Hodge - Opposed

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

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No.12620 be adopted.

Carried

Councillors Cannan and Hodge - Opposed

Councillor Lovegrove returned to the meeting at 1:36 p.m.

## 5. Non-Development Reports & Related Bylaws

### 5.1 Infrastructure Delivery Value for Money

Staff:

- Displayed a PowerPoint Presentation outlining the results and recommendations from the Infrastructure Delivery engagement and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Council receives, for information, the Report from Financial Services dated March 18, 2024, with respect to the results of the Infrastructure Delivery Value for Money engagement.

Carried

### 5.2 Value for Money 2024 Engagement Plan

Staff:

- Displayed a PowerPoint Presentation outlining the Value for Money 2024 Engagement Plan.

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Council receives, for information, the Report from Financial Services dated March 18, 2024, with respect to the Value for Money 2024 engagement plan;

AND THAT Council approve the selected assurance engagements for 2024 as presented.

Carried

### 5.3 Legacy Value for Money Program Status Report

Staff:

- Displayed a PowerPoint Presentation outlining the implementation status of recommendations received under the Legacy Value for Money Program and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Council receives, for information, the Report from Financial Services dated March 18, 2024, with respect to the implementation status of recommendations from the Legacy Value for Money Program.

Carried

### 5.4 Investment of Kelowna Funds 2023

Staff:

- Displayed a PowerPoint Presentation summarizing the City's 2023 Investment Portfolio and an overview of the performance as a whole and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Council receives, for information, the Investment of Kelowna Funds for 2023 Report from Financial Services as presented on March 18, 2024, in alignment with Council's strong financial management priority.

Carried

### 5.5 2024 Financial Plan - Carryover Budget - Volume 2

Staff:

- Displayed a PowerPoint Presentation outlining the Carryover Budget policy and criteria and summarized the 2024 Financial Plan Carryover Budget and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT the 2024 Financial Plan be increased by \$8,774,400 for operating carryover projects and \$269,930,200 for capital carryover projects as summarized in the 2024 Financial Plan – Carryover Budget – Volume 2.

Carried

### 5.6 Budget Amendment - Burtch Sanitary Trunk Lining Project

Staff:

- Displayed a PowerPoint Presentation providing rationale for the proposed budget amendment to the Burtch Sanitary Trunk Lining Project and responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Council receives, for information, the report from Utility Services dated March 18, 2024, with respect to a Budget Amendment - Burtch Sanitary Trunk Lining Project;

AND THAT the 2024 Financial Plan be amended to include an additional \$3.45M for the Burtch Sanitary Trunk Lining Project with funding from reserves (Wastewater Utility Accumulated Surplus).

Carried

## 6. Mayor and Councillor Items

Councillor Hodge

- Expressed condolences on the passing of Marion Bremner who was a four-term City of Kelowna Councillor as well as a community leader.

Councillor Cannan

- Expressed condolences on the passing of Marion Bremner.
- Spoke to their attendance at a Town Hall Information session and provided comments regarding housing legislation amendments and accessible bus stops.

Councillor DeHart:

- Expressed condolences on the passing of Marion Bremner and noted that Marion Bremner was the recipient of the Chamber of Commerce Business Leader of the Year in 2021.
- Chamber of Commerce ConneX networking event taking place March 21, 2024 at Genesis Kelowna.

## 7. Termination

This meeting was declared terminated at 3:09 p.m.

\_\_\_\_\_  
Deputy Mayor Wooldridge

lb/acm



\_\_\_\_\_  
City Clerk

# Report to Council



**Date:** March 25, 2024  
**To:** City Manager  
**From:** Sport & Event Services  
**Subject:** 49<sup>th</sup> Annual Civic & Community Awards Finalist Announcement

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**Recommendation:**

THAT Council receives for information, the report from Sport & Event Services, dated March 25<sup>th</sup>, 2024 announcing the finalists for the 49<sup>th</sup> Annual Civic & Community Awards.

**Purpose:**

To announce the finalists for the 49<sup>th</sup> Annual Civic & Community Awards.

**Background:**

The City of Kelowna’s annual Civic & Community Awards recognize the outstanding achievements and contributions made in our city each year. The program includes 13 awards that honour volunteers, artists, athletes, environmentalists, and businesses. Up to three finalists are selected in each category, with one recipient being announced during the awards ceremony.

**Discussion:**

The following categories will be awarded as part of the 49<sup>th</sup> annual awards:

- Bob Giordano Memorial Award – Coach or Sport Administrator of the Year
- Bryan Couling Memorial Award - Athletic Team of the Year
- Male and Female Athlete of the Year
- Augie Ciancone Memorial Award – Top Male & Female High School Athlete of the Year
- Teen Honour in the Arts
- Honour in the Arts
- Champion for the Environment
- Corporate Community of the Year
- The Central Okanagan Foundation - Volunteer Organization of the Year
- Young Citizen of the Year
- The Fred Macklin & Sarah Donalda -Treadgold Memorial Award - Citizen of the Year
- Anita Tozer Memorial Award – selected by Mayor and Council

Two categories also have scholarship components, with recipients in the Young Citizen of the Year Award receiving scholarships from the Payton and Dillon Budd Memorial Fund Youth Scholarship, and



the recipient of the Teen Honour in the Arts Award receiving an entrance scholarship to UBC Okanagan.

This year's celebration will include a gala event to celebrate the achievements of the finalists and award winners. In addition, short videos highlighting the finalists will be shared via social media over the month of April to allow for broader community recognition.

**Conclusion:**

The 49<sup>th</sup> Annual Civic & Community Awards Gala, to formally announce the award recipients for each category, will be held on Wednesday, April 24, 2024, at the Laurel Packinghouse. Tickets will be allocated to finalists, their friends and families, sponsors, Mayor and Council and special guests.

Each year the award recipients are further recognized at Jim Stuart Park, with their names on an individual name plate.

**Internal Circulation:**

Active Living & Culture  
Communications

**Considerations applicable to this report:**

Existing Policy: Council Policy 382 – Civic & Community Awards

**Considerations not applicable to this report:**

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Financial/Budgetary Considerations:

Consultation and Engagement:

Submitted by:

C. Babcock, Event Development Supervisor, Sport & Event Services

**Approved for inclusion:** J. Gabriel, Divisional Director, Active Living & Culture

# REPORT TO COUNCIL REZONING



**Date:** March 25, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 925 Laurier Ave  
**File No.:** Z23-0082

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing	MF2 – Townhouse Housing

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0082 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B DL 138 ODYD PLAN 2255, located at 925 Laurier Ave, Kelowna, BC from the MF1 – Infill 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 25<sup>th</sup>, 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.

## 2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

## 3.0 Development Planning

Staff support the proposal to rezone the subject property to the MF2 – Townhouse Housing zone. The proposed rezoning will facilitate the development of a 5-unit townhouse project which conforms with the Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. OCP Policy encourages diverse housing forms, in particular, ground-oriented housing such as townhomes as a form of gentle densification. OCP Policy contemplates additional height and density near Active Transportation Corridors within a transition zone from Transit Supportive Corridors. The subject property is in close proximity to the Ethel Street Transportation Corridor.

This property is the last remaining site on the block that requires a 3-metre road dedication at the rear of the property to facilitate the extension of the rear lane from Ethel Street to Bowes Street, as outlined in Attachment “A”. As a condition of the rezoning, the applicant is required to construct the portion of the lane on their property including Laurier Ave frontage (sidewalk, boulevard, curb and gutter) improvements.

The City is currently implementing direction from the province (Bill 44) through zoning properties to allow for greater density (4-6 units), greater height, setbacks, site coverage, and other development regulations. This site and surrounding properties were pre-zoned to the MF1 – Infill Housing Zone, which allows for a townhouse building form and a density up to 6 units. The applicant has expressed their intention to proceed with the rezoning to MF2 – Townhouse Housing zone. The proposal was originally designed to meet MF2 development regulations, in order to achieve the 3-bedroom proposal for each unit.

Overall, the proposed rezoning meets OCP Guidelines and is in line with the province’s direction for small-scale, multi-unit housing.

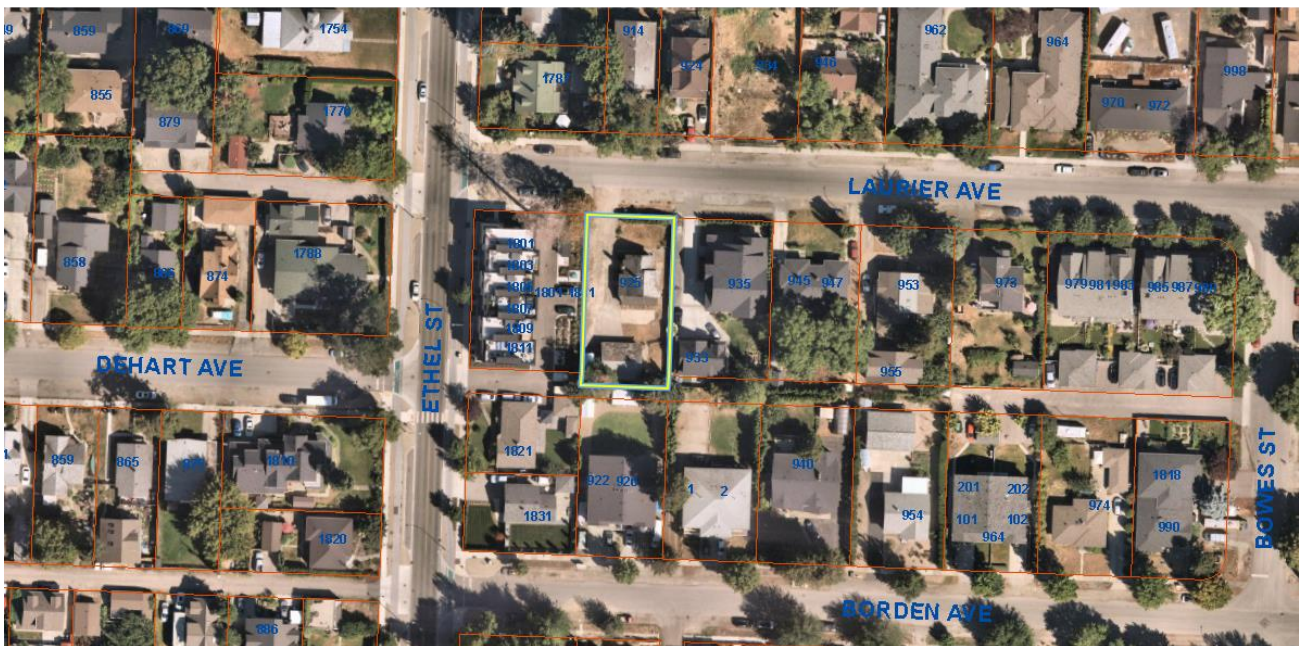
Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	882.1 m <sup>2</sup>
Road Dedication	64.37 m <sup>2</sup>
Net Site Area	817.73 m <sup>2</sup>

#### 4.0 Site Context & Background

The subject property is located on Laurier Ave, between Ethel St and Bowes St. The property is within 50 m of the Ethel Street Transportation Corridor and within 250 m of the Harvey Ave Transit Supportive Corridor.

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Housing
East	MF1 – Infill Housing	Single Detached Housing with Carriage House
South	MF1 – Infill Housing	Duplex Housing
West	MF3 – Apartment Housing	Townhouses

#### Subject Property Map: 925 Laurier Ave



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 5.3 Design residential infill to be sensitive to neighbour context.</b>	
Policy 5.3.1. Ground Oriented Infill	Encourage gentle densification in the form of ground-oriented residential uses such as houseplexes, townhouses and narrow lot housing to approximately 2 storeys, maintaining residential uses and setbacks that reflect the existing development pattern. Consider opportunities for greater height and massing at block ends and along Active Transportation Corridors as outlined in Figure 5.3  <i>This proposal is consistent with the density anticipated for the neighbourhood (4-6 units for each site), which can be achieved through various building typologies. The proposal is within 50 m of the Active Transportation Corridor on Ethel Street, and within 250 m of the Transit Supportive Corridor on Harvey Ave.</i>
<b>Objective 5.3 Design residential infill to be sensitive to neighbour context.</b>	
Policy 5.3.2 Transition from Transit Supportive Corridors	Provide a transition area allowing for 3- 4 storeys in height, as outlined in Figure 5.3, serving as a transition from the medium density development along the Transit Supportive Corridors and lower density residential areas in the Core Area. Encourage ground-oriented residential such as stacked townhouses and bungalow courts with setbacks that respect adjacent lower density residential areas. Discourage commercial uses in the transition zone.  <i>The site is located within a mid-block transition zone from the Transit Supportive Corridor on Harvey Ave.</i>
<b>Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.</b>	
Policy 5.11.1. Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.  <i>The proposal consists of 3-bedroom units and adds housing options in the Core Area.</i>

**6.0 Application Chronology**

Application Accepted: December 1, 2023  
 Neighbourhood Notification Summary Received: December 28, 2023

**Report prepared by:** Sara Skabowski, Planner I  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

**Attachments:**  
 Attachment "A": Development Engineering Memorandum

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).

**CITY OF KELOWNA****MEMORANDUM**

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**Date:** December 21, 2023  
**File No.:** Z23-0082  
**To:** Urban Planning Manager (SS)  
**From:** Development Engineering Manager (NC)  
**Subject:** 925 Laurier Ave. RU4 to MF2

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The Development Engineering Branch has the following requirements associated with this application to rezone this subject property.

- a. 3.0 m of dedication along the entire frontage of the rear lane is required.
- b. The Developer must design and construct the full rear lane along the subject property's rear frontage as a condition of rezoning. Work is eligible for potential cost-recovery via Latecomer Agreement. Details are outlined in our memo under file DP23-0224.

All other Development Engineering requirements with regards to this development application, including directly attributable servicing work are outlined in the Development Engineering Memo under file DP23-0224.

  
\_\_\_\_\_  
Nelson Chapman, P.Eng.  
Development Engineering Manager

AS

**CITY OF KELOWNA**

**BYLAW NO. 12635**

**Z23-0082**

**925 Laurier Avenue**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot B District Lot 138 ODYD Plan 2255 located on Laurier Avenue Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



City of  
**Kelowna**

# Z23-0082 925 Laurier Ave

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>2</sub> – Townhouse Housing zone to facilitate a townhouse development.



# Development Process



# Context Map

Walk Score  
**84**

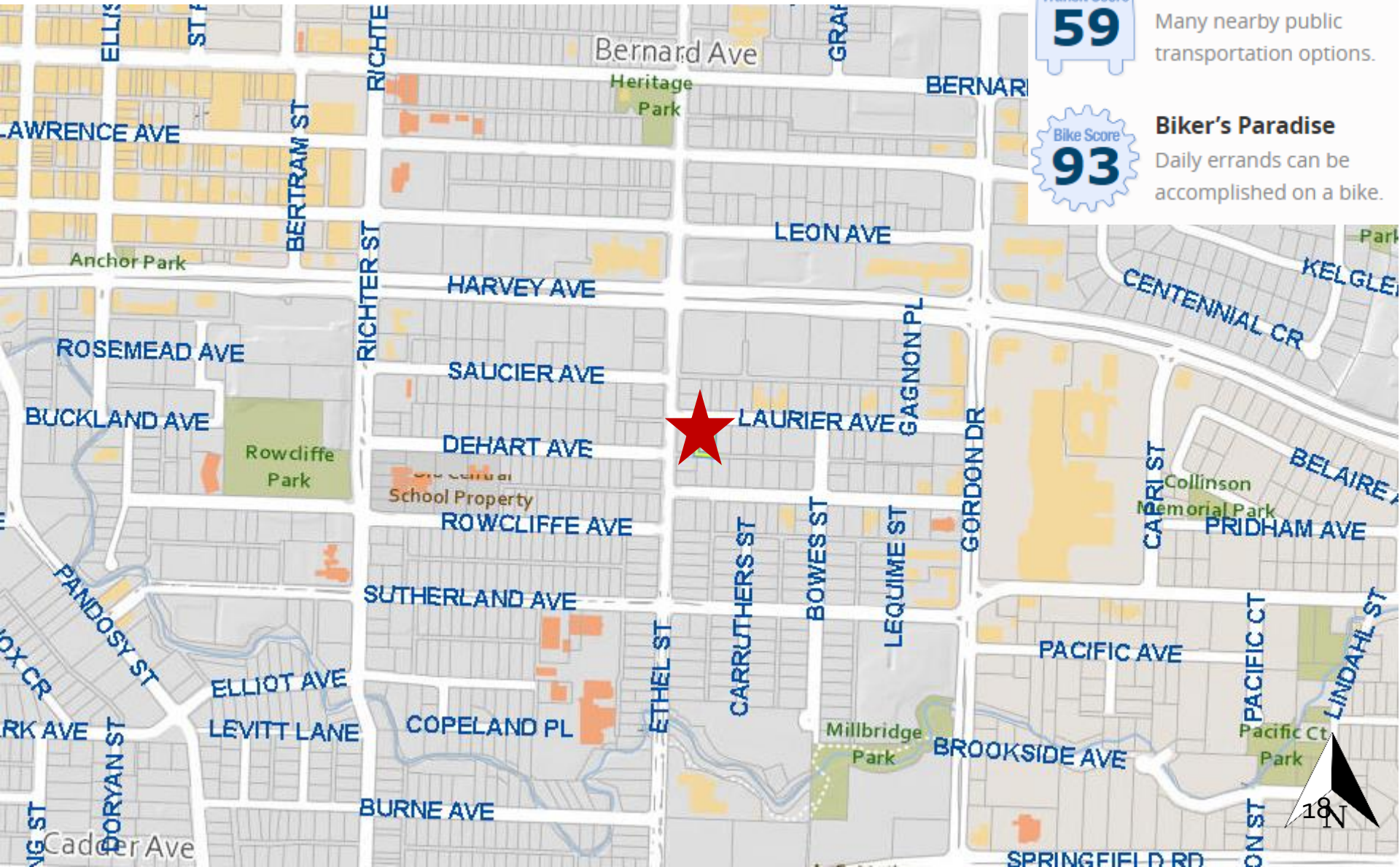
**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**59**

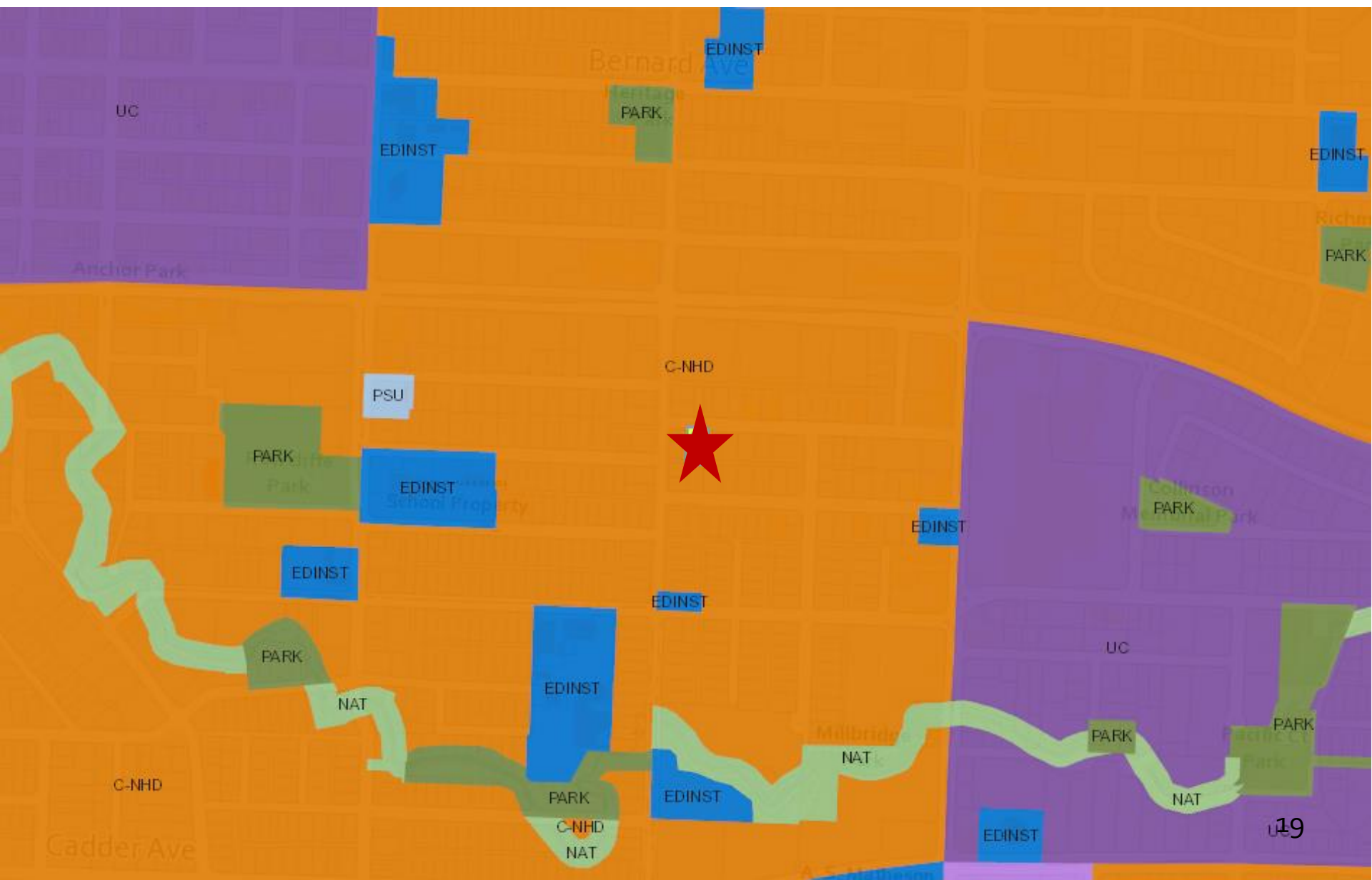
**Good Transit**  
Many nearby public transportation options.

Bike Score  
**93**

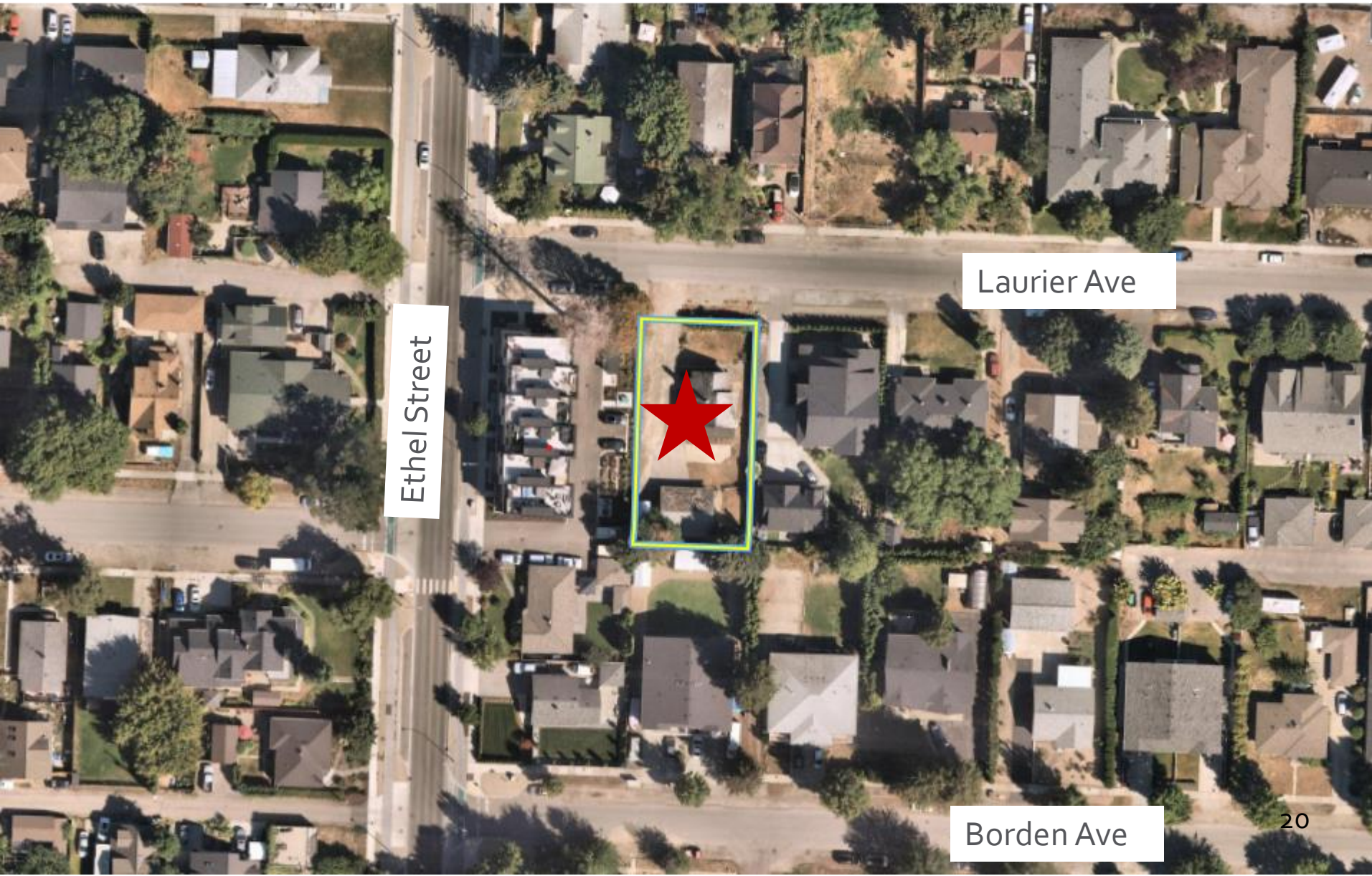
**Biker's Paradise**  
Daily errands can be accomplished on a bike.



# OCP Future Land Use



# Subject Property Map



Ethel Street

Laurier Ave

Borden Ave

# Project Details

- ▶ C-NHD – Core Area Neighbourhood
- ▶ MF2 – Townhouse Housing
  - ▶ Within 50 m of the Active Transportation Corridor
  - ▶ Within 200 m of the Transit Supportive Corridor
- ▶ Small-Scale, Multi-Unit Housing (Bill 44)
  - ▶ Increased density (4-6 units on a lot, in Core Area Neighbourhood)

# OCP Objectives & Policies

- ▶ Policy 5.3.1 Ground Oriented Infill
  - ▶ Ground-oriented units, within 50m of the Active Transportation Corridor on Ethel St
- ▶ Policy 5.3.2 Transition from Transit Supportive Corridors
  - ▶ Encourage lower density with ground-oriented units, within 250 m of Transit Supportive Corridor on Harvey Ave
- ▶ Policy 5.11.1 Diverse Housing Forms
  - ▶ Ensure diverse mix of low and medium density housing forms

# Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
  - ▶ OCP Future Land Use C-NHD
  - ▶ OCP Objectives in Chapter 5 Core Area
    - ▶ Active Transit Supported Corridor Policies
    - ▶ Housing Diversity
  - ▶ Development Permit to follow
  - ▶ Provincial direction for Small-Scale, Multi-Unit Housing

# REPORT TO COUNCIL REZONING



**Date:** March 25, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 491 Clifton Road North  
**File No.:** Z23-0048

	Existing	Proposed
<b>OCP Future Land Use:</b>	NAT – Natural Areas S-MU – Suburban Multiple Unit S-RES – Suburban Residential	NAT – Natural Areas S-MU – Suburban Multiple Unit S-RES – Suburban Residential
<b>Zone:</b>	RR1 – Large Lot Rural Residential	RU1 – Large Lot Housing RR1 – Large Lot Rural Residential

## 1.0 Recommendation

THAT Rezoning Application No. Z23-0048 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of a portion of Lot 1 Section 8 Township 23 ODYD Plan 29568 located at 491 Clifton Road North, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the Ru1 – Large Lot Housing zone as shown on Map “A” attached to the Report from the Development Planning Department dated March 25, 2024, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the Ru1 – Large Lot Housing zone to accommodate a four lot subdivision.

## 3.0 Development Planning

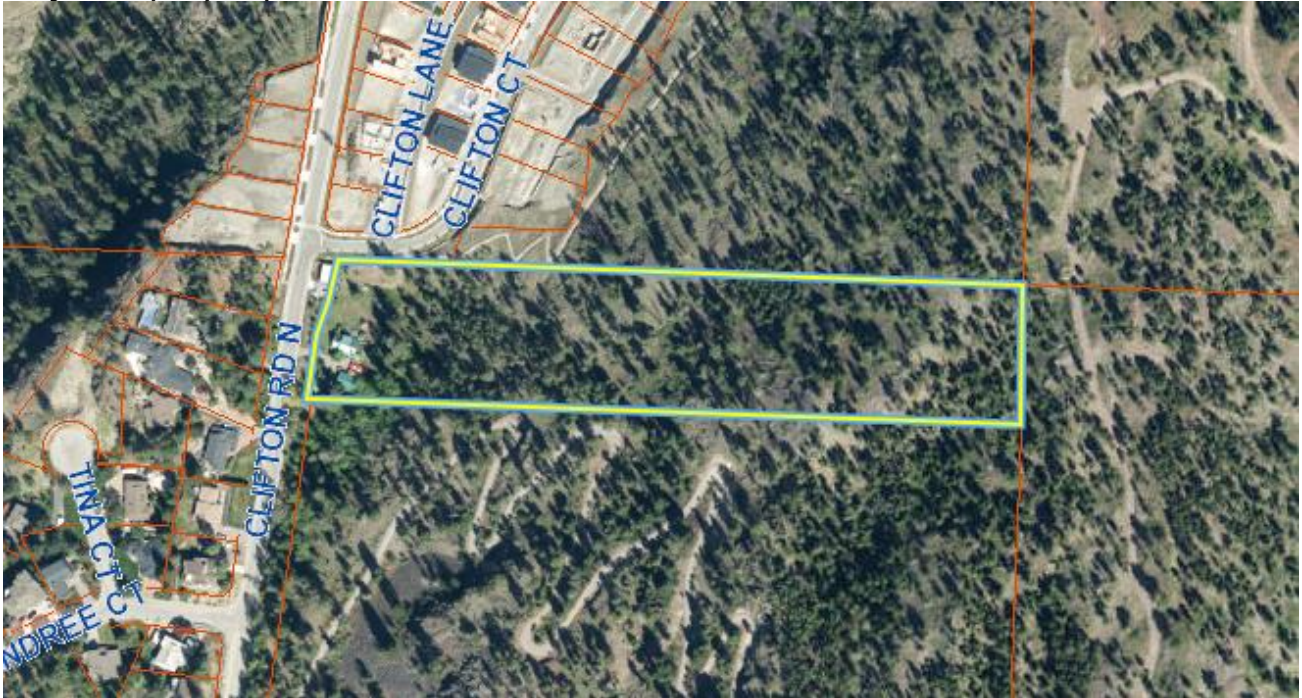
Staff recommend support for the proposed rezoning amendments to facilitate future residential development of a four lot subdivision. The proposal utilizes the flattest portion of the site and maintains the majority of subject property as protected steep slopes and environmentally sensitive areas. The proposed development is considered compatible with the surrounding land uses and meets a number of policies and objectives of the Official Community Plan (OCP).

## 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Residential
East	P3 – Parks and Open Space	Vacant
South	RR1 – Large Lot Rural Residential	Rural Residential
West	Ru1 – Large Lot Housing	Single Family Residential



**Subject Property Map: 491 Clifton Road North**



**4.1 Background**

The subject parcel currently has a single family dwelling on the west side of the property adjacent to Clifton Rd N and is approximately 7 ha in size. It is situated in the Clifton area just south of the North Clifton Estates development. The proposal is to rezone the subject property to accommodate a four lot subdivision. The four lots would share one common access point from Clifton Road and utilize the flattest portion of the property. The four lots range from 674m<sup>2</sup> to 956m<sup>2</sup> in size.

**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

<b>Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.</b>		
Policy Hillside Forms	7.2.2 Housing	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.
<i>The applicant has demonstrated that the proposed lots can accommodate the proposed building envelopes and does not require over height retaining walls and minimizes site disturbance.</i>		

<b>Objective 15.2 Design and located development to reduce risks associated with steep slopes.</b>		
Policy Steep Slopes	15.2.1	Restrict development on steep slopes. These areas should be retained as natural open space, either public or private and associated roadways that cause high amounts of slope disturbance and visual impact.

	<i>The proposed new lots are on the flattest portion of the subject property. The steep slopes at the rear of the subject property will be protected by a no-disturb covenant.</i>
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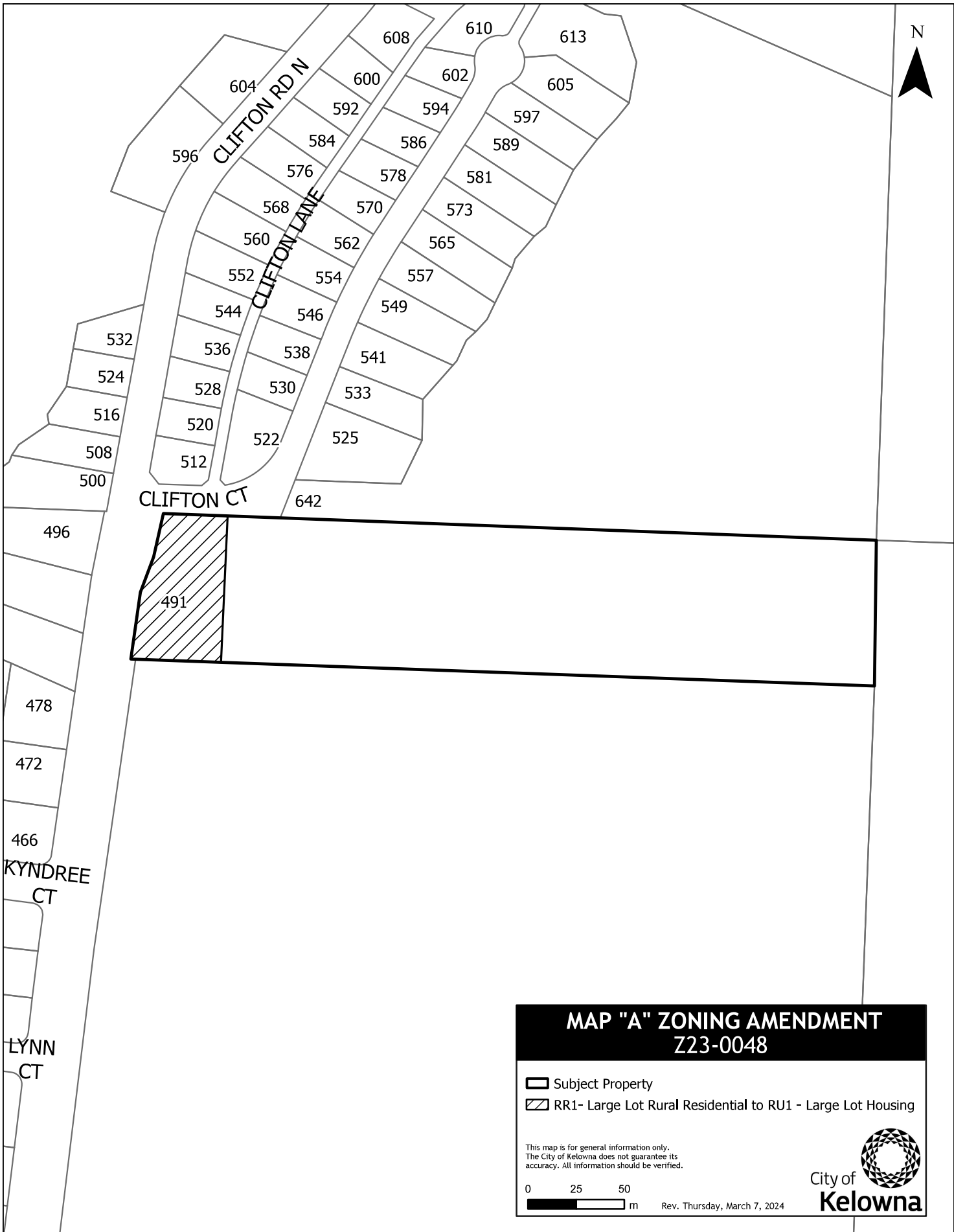
**6.0 Application Chronology**

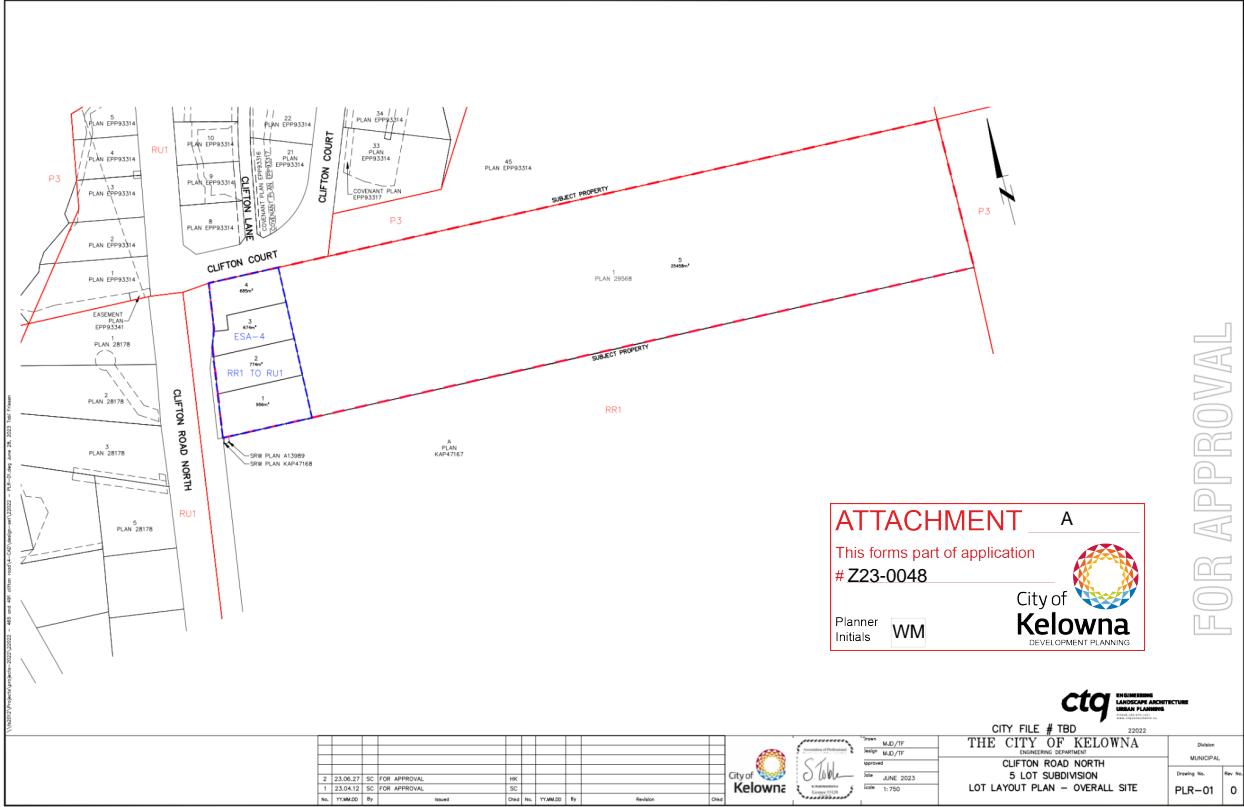
Application Accepted: June 29, 2023  
Neighbourhood Notification Summary Received: November 16, 2023

**Report prepared by:** Wesley Miles, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning & Development Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**  
Map A: Zoning Amendment  
Attachment A: Proposed Subdivision Plan

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).





**ATTACHMENT A**

This forms part of application  
**#Z23-0048**

Planner Initials **WM**



City of Kelowna  
 DEVELOPMENT PLANNING

FOR APPROVAL



CITY FILE # TBD  
 THE CITY OF KELOWNA  
 ENGINEERING DEPARTMENT

CLIFTON ROAD NORTH  
 5 LOT SUBDIVISION  
 LOT LAYOUT PLAN - OVERALL SITE

Drawing No. **PLR-01**  
 Rev. No. **0**

No.	PLANNED BY	REV.	REASON	DATE	BY	DATE
1			FOR APPROVAL			
2			FOR APPROVAL			




Year	Month	Day
2023	JUNE	1

**CITY OF KELOWNA**  
**BYLAW NO. 12636**  
**Z23-0048**  
**491 Clifton Road North**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of a portion of Lot 1 Section 8 Township 23 ODYD Plan 29568 located on Clifton Road North, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the Ru1 – Large Lot Housing zone as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

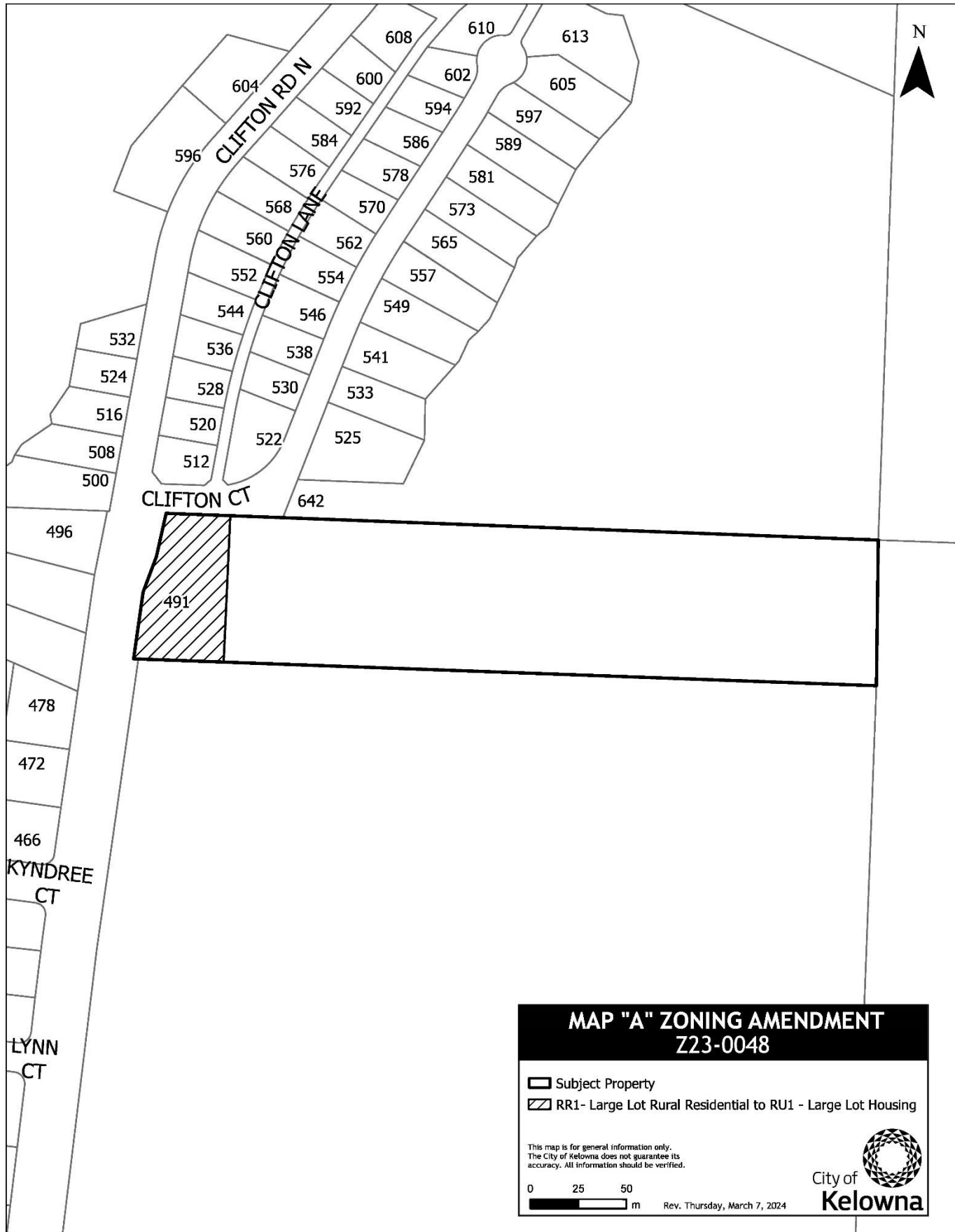
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk





City of  
**Kelowna**

# Z23-0048 491 Clifton Road North

Rezoning Application

# Proposal

- ▶ To rezone a portion of the subject property from the RR1 – Large Lot Rural Residential zone to the Ru1 – Large Lot Housing zone to accommodate a four lot single family subdivision.



# Development Process

June 29, 2023

Development Application Submitted

Staff Review & Circulation

Nov 16, 2023

Public Notification Received

Mar 25, 2024

Initial Consideration

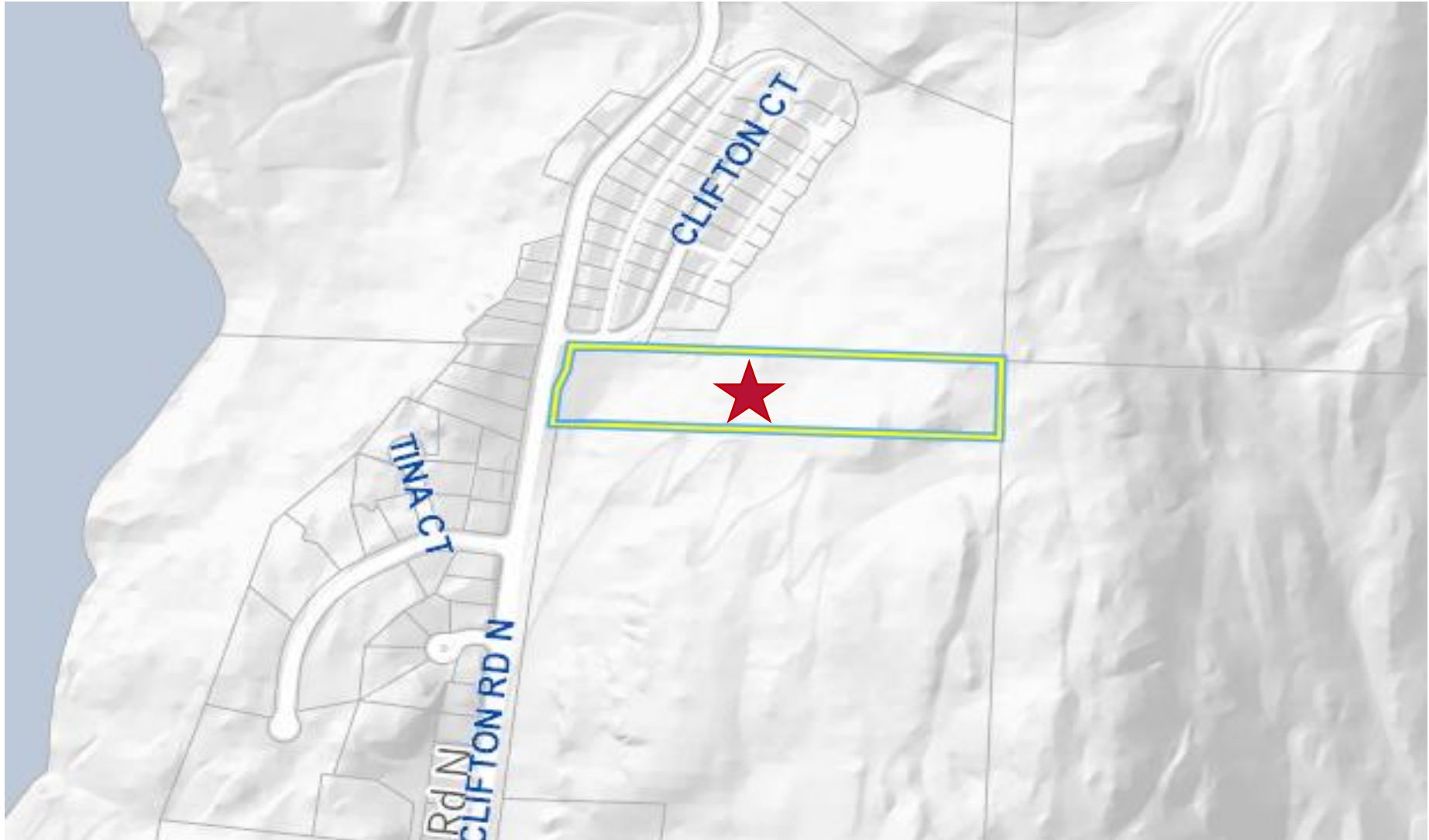
Second & Third Readings

Final Reading

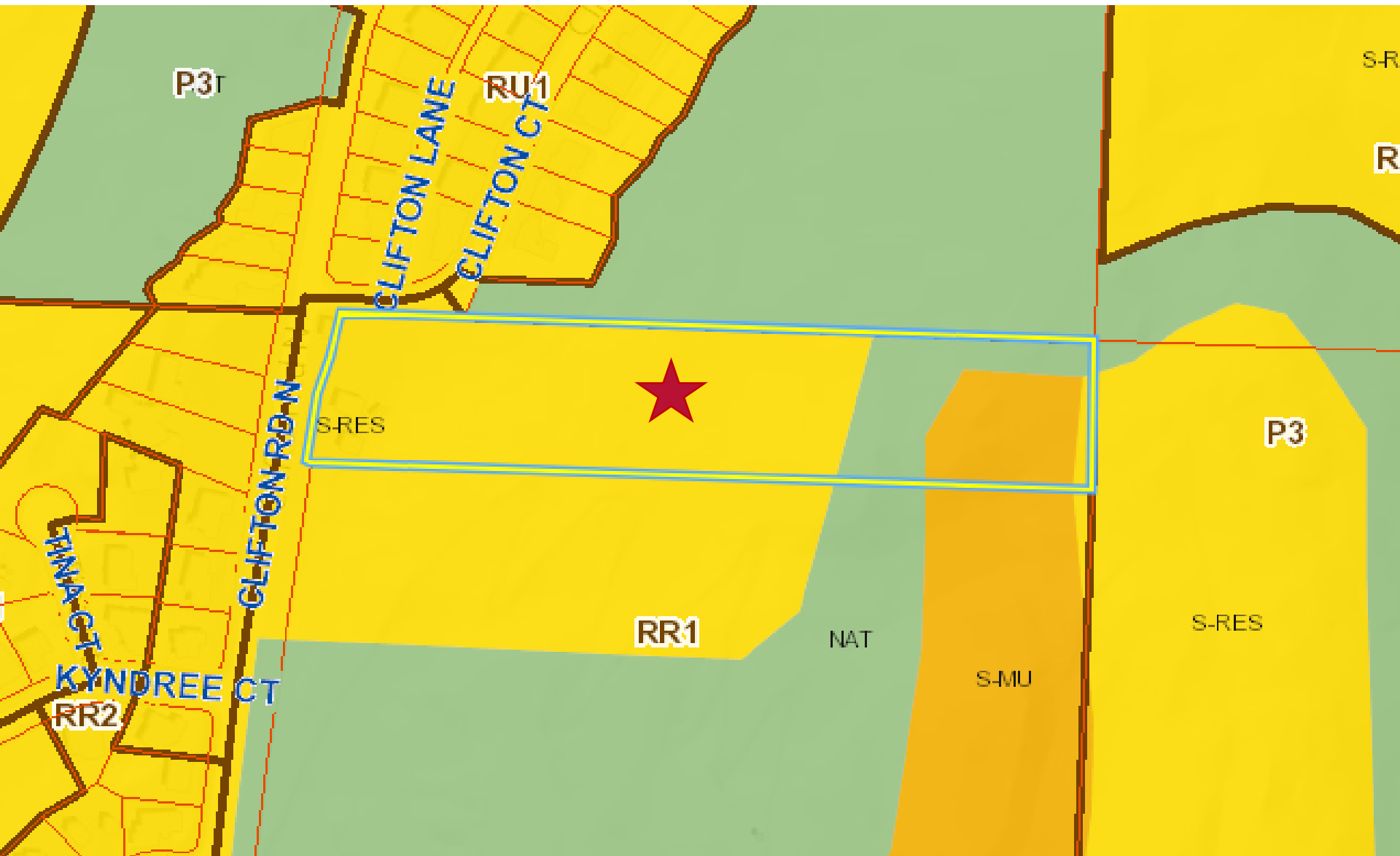
Building Permit

Council Approvals

# Context Map



# OCP Future Land Use / Zoning



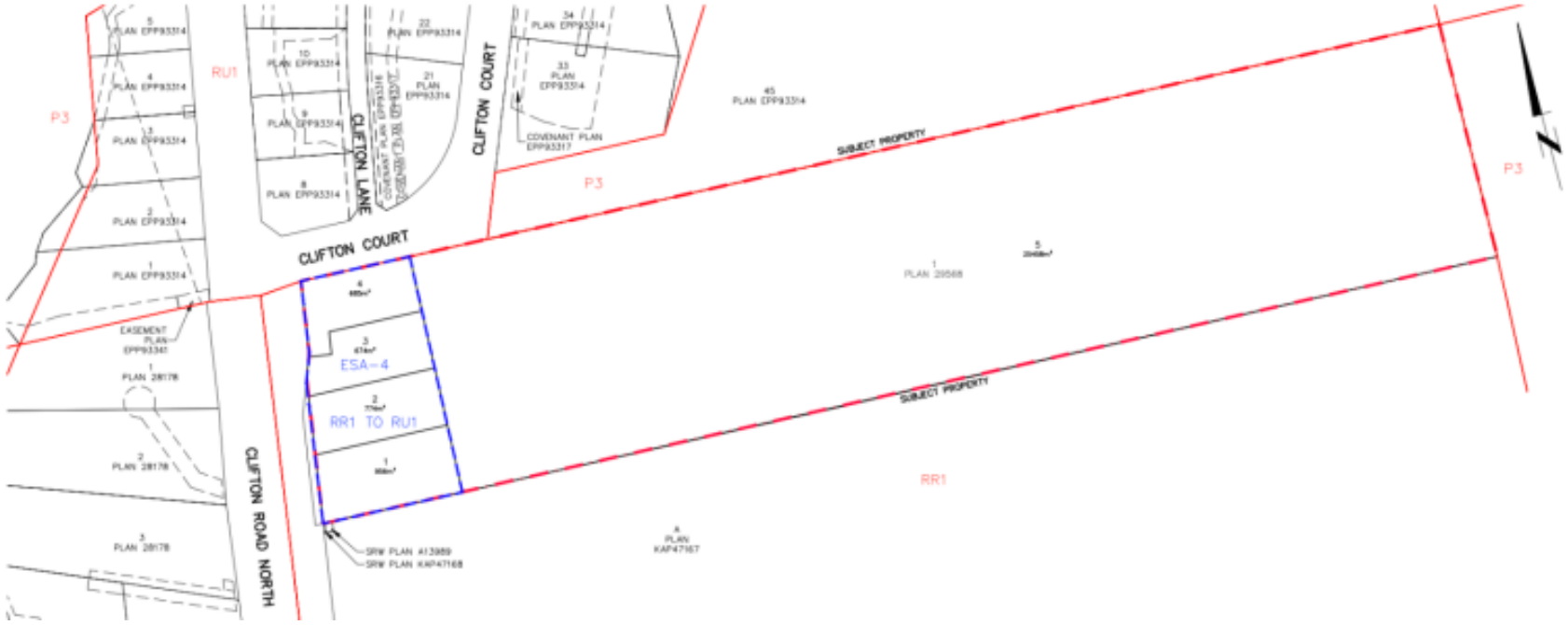
# Subject Property Map



# Proposed Land Use Details

- ▶ Four lot development
- ▶ Lots located on the flattest portion of the property adjacent to Clifton Rd N
- ▶ Share driveway access for all lots
- ▶ Steep slopes protected

# General Layout Plan



# Development Policy



## 5.1 Kelowna Official Community Plan (OCP)

### **Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable.**

Policy Hillside Forms	7.2.2 Housing	Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact.  <i>The applicant has demonstrated that the proposed additional lot can accommodate a building site that does not require over height retaining walls and minimizes site disturbance.</i>
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### **Objective 15.2 Design and located development to reduce risks associated with steep slopes.**

Policy Steep Slopes	15.2.1	Restrict development on steep slopes. These areas should be retained as natural open space, either public or private, and associated roadways that cause high amounts of slope disturbance and visual impact.
------------------------	--------	---

# Staff Recommendation

- ▶ Staff are recommending support of the proposed OCP and rezoning amendment
  - ▶ Meets the intent of the Official Community Plan
  - ▶ Compatible with surrounding neighborhood





## *Conclusion of Staff Remarks*

# Report to Council



**Date:** March 25, 2024  
**To:** Council  
**From:** City Manager  
**Department:** Office of the City Clerk  
**Subject:** Rezoning Bylaws Supplemental Report to Council

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**Recommendation:**

THAT Council receives, for information, the report from the Office of the City Clerk dated March 25, 2024 with respect to one rezoning application;

AND THAT Rezoning Bylaw No. 12632 be forwarded for further reading consideration.

**Purpose:**

To receive a summary of notice of first reading for Rezoning Bylaw No. 12632 and to give the bylaw further reading consideration.

**Background:**

A public hearing cannot be held for zoning bylaws for residential development that are consistent with the OCP. A public hearing is not required for all other zoning bylaws that are consistent with the OCP. Public notice is given before first reading with signage on the subject property, newspaper advertisements, and mailouts in accordance with the Local Government Act and Development Application & Heritage Procedures Bylaw No. 12310.

**Discussion:**

The Rezoning Application was brought forward to Council for initial consideration on March 11, 2024. Notice of first reading was completed as outlined above.

Correspondence was received as per the following table:

Address	Application	Bylaw	Public Hearing Option	Recommended Readings	Correspondence Received
<a href="#">165 Leathead Rd</a>	Z23-0072	12632	No	1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup>	0

This application was brought forward with a recommendation of support from the Development Planning Department. Staff are recommending Council proceed with further readings of the Bylaw.

**Conclusion:**

Following notice of first reading, staff are recommending that Council give Rezoning Bylaw No. 12632 further reading consideration.

**Considerations applicable to this report:**

**Legal/Statutory Authority:**

*Local Government Act s. 464(2)*

***Legal/Statutory Procedural Requirements:***

Following the notification period under s. 467 of the Local Government Act, Council may choose to:

- give a bylaw reading consideration,
- defeat the bylaw, or
- for non-residential bylaws, give a bylaw first reading and advance the bylaw to a Public Hearing.

**Considerations not applicable to this report:**

***Existing Policy:***

***Financial/Budgetary Considerations:***

***External Agency/Public Comments:***

***Communications Comments:***

Submitted by: N Beauchamp, Legislative Technician

Approved for inclusion: L Bentley, City Clerk

cc: Development Planning

**CITY OF KELOWNA**

**BYLAW NO. 12632**

**Z23-0072**

**165 Leathead Road**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 5 Section 26 Township 26 ODYD Plan 7783 located on Leathead Road, Kelowna, BC from the UC<sub>4</sub> – Rutland Urban Centre zone to the UC<sub>4r</sub> – Rutland Urban Centre Rental Only zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 12556**  
**Z23-0027**  
**4529 Lakeshore Road**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of Lot 7 District Lot 167 ODYD Plan 1691 Except Plan EPP52188, located on Lakeshore Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 14<sup>th</sup> day of August, 2023.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

# CITY OF KELOWNA

## BYLAW NO. 12625

### Official Community Plan Amendment No. OCP23-0007 159 Clifton Road North

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A bylaw to amend the "*Kelowna 2040* – Official Community Plan Bylaw No. 12300".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of a portion of Lot 1 Section 6 Township 23 ODYD Plan EPP12985 located on Clifton Road North, Kelowna, BC from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26<sup>th</sup> day of February, 2024.

Considered at a Public Hearing on the 12<sup>th</sup> day of March, 2024.

Read a second and third time by the Municipal Council this 12<sup>th</sup> day of March, 2024.

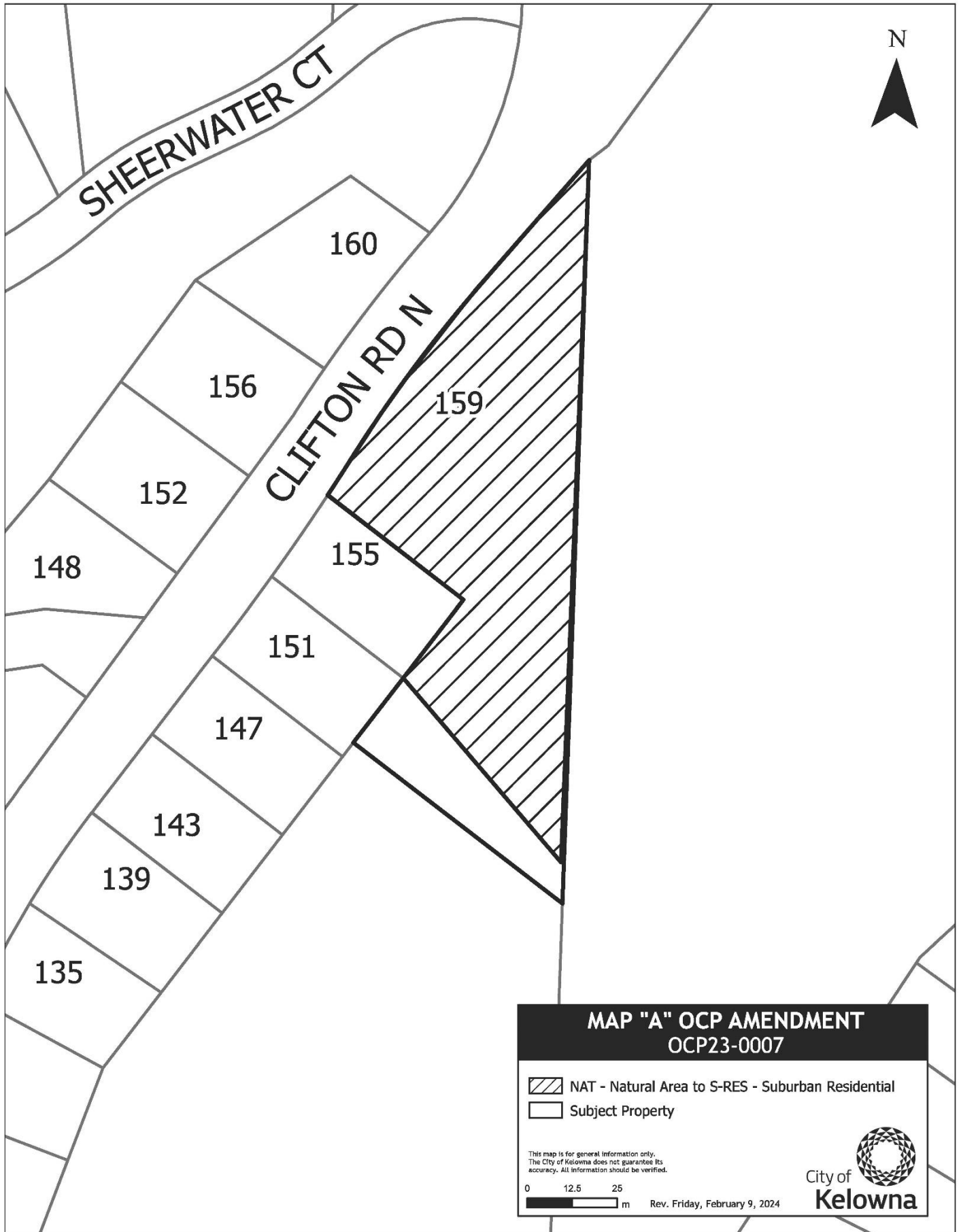
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 12626**  
**Z23-0046**  
**159 Clifton Road North**

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot 1 Section 6 Township 23 ODYD Plan EPP12985 located on Clifton Road North, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone and the RR2 – Small Lot Rural Residential zone as shown on Map "B" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 26<sup>th</sup> day of February, 2024.

Considered at a Public Hearing on the 12<sup>th</sup> day of March, 2024.

Read a second and third time by the Municipal Council this 12<sup>th</sup> day of March, 2024.

Adopted by the Municipal Council of the City of Kelowna this

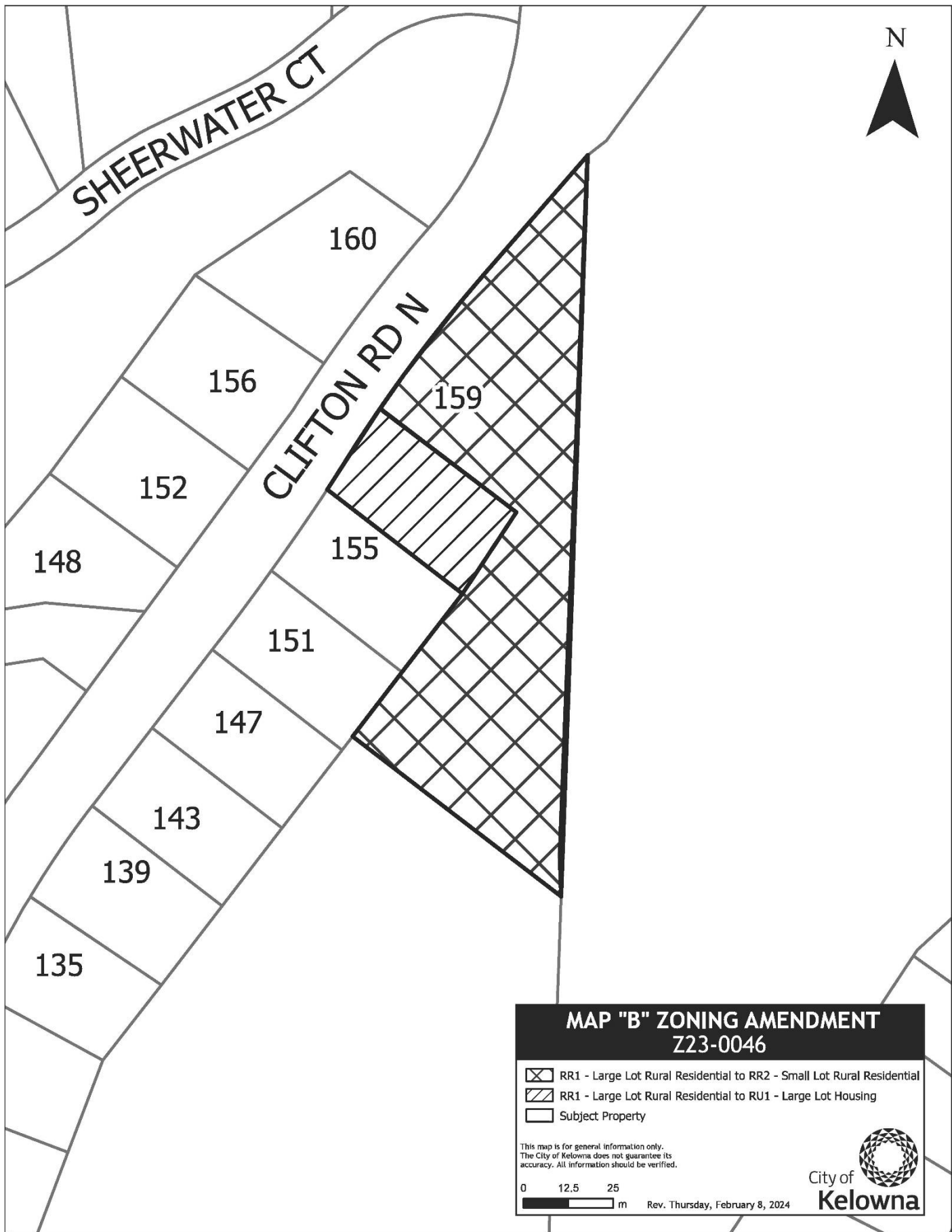
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Mayor

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City Clerk





# Report to Council



**Date:** March 25, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Council priorities 2023-2026  
**Department:** Corporate Strategy & Performance Dept.

**Recommendation:**

THAT Council receive the report from the Corporate Strategy & Performance dated March 25, 2024 with respect to reporting progress on Council Priorities 2023-2026;

AND THAT Council direct staff to report back on progress on Council priority actions in fall 2024 and progress on Council Priorities measures in spring 2025.

**Purpose:**

To present the 2023 results of the progress report on Council Priorities 2023-2026.

**Background:**

Council adopted its priorities in March 2023 and directed staff to report back at six, twelve and eighteen months. A six-month progress report on Council priority actions was presented to Council in October 2023.

Regularly assessing and publicly reporting progress on Council Priorities 2023- 2036 demonstrates accountability for results and is a cornerstone of good governance. Transparent reporting helps build trust with citizens and other community partners, and it also helps us stay on track and focused on intended outcomes. We regularly assess how we are doing, the value of our investments, and how we might do better based on what we learn. Evaluating our progress regularly primes us for innovation and to continuously improve our results.

*Previous Council Resolution*

Resolution	Date
THAT Council direct staff to report back on the progress of the 2023 - 2026 Council Priorities in six, twelve and eighteen months.	March 20, 2023

## **Discussion:**

### **Update on Council priority actions**

An update on Council's 22 Council priority actions is attached to this report. It provides an update on the progress report on priority actions presented to Council in the previous report in October 2023. Highlights from the current report are identified below in each priority area.

#### **Crime & safety**

- 32 new RCMP and bylaw officers, and 11 fire fighters
- Uptown Rutland Business Association on call pilot program
- 1% community safety levy
- Advocacy on repeat property and violent offenders
- Mayor's Taskforce on Crime Reduction
- New bike valet program

#### **Affordable housing**

- \$31.5M Housing Accelerator Fund grant
- Middle Income Housing Partnership
- \$1.5M redeployed to acquire land for affordable housing
- Housing Needs Assessment
- 4,039 building permits; 87% multi-unit in 2023

#### **Homelessness**

- 16 new complex care beds operating with 4 more in-stream
- 120 units transitional housing at STEP Place and Trailside
- Seeking site for another 60 units transitional housing
- Offered Province a land contribution for an additional purpose-built complex care facility
- New social development function to address homelessness

#### **Transportation**

- Bundle of significant road projects
- Highway 33 functional design
- Commonwealth Road planning preliminary design
- Transit operations centre
- Transit service hours are at the highest level ever
- Advocacy for permanent, consistent and predictable infrastructure funding
- Highway 97 strategic corridor review
- Bertram multi-use overpass
- Enhanced enforcement

#### **Agriculture**

- New home for Kelowna Farmers' market
- Agricultural Advisory Committee
- Bylaw update to rules for housing in the Agricultural Land Reserve

## Climate & environment

- Energy upgrades to facilities & PRC net zero model
- Climate Action and Resilience Strategy
- Energy concierge program for retrofits
- Urban Forestry Strategy
- Over 1,000 trees planted

The 2023 progress report on Council Priority Actions is available online at [www.kelowna.ca/councilpriorities](http://www.kelowna.ca/councilpriorities)

## Progress on results program details:

The key elements include:

- Subject matter experts annually collect, analyze and present to the Senior Leadership Team (SLT) progress results and measures; and
- SLT review and approve the progress results to be publicly reported.

The 2023 report on Council Priorities is available on the City's Open Data site at <https://council.reporting.kelowna.ca>

We report on 22 progress measures spread across the six Council priority areas: Crime & Safety, Affordable Housing, Homelessness, Transportation, Agriculture, and Climate & Environment. A description of how we measure progress on priorities, the results we want to see and the Council Priority Actions for each of the six priority areas is set out in Council Priorities 2023-2026 document.

The 22 measures provide evidence of our progress and for each measure we answer four key questions:

- 'Why is this important?' highlights how the measure relates to the results we want to see. It also speaks to the role of the City and identifies limitations of the data.
- 'How are we doing?' speaks to the rationale supporting the assessment of how we are doing (e.g. on track, no change, needs improvement).
- 'What are we doing?' provides examples of activity undertaken in 2023 or underway in 2024.
- 'What is next?' provides information on planned or potential future activity.

Several progress measures are measures of community well-being where the City is working alongside its partners to influence the trend. Analysis is at the core of this reporting as it is the analysis that assesses our performance and opportunities for improvement, including clarifying the City's role. For example, for the result "The City has a sufficient supply of each housing type" the City's primary tools to influence housing are development regulations and incentives but housing supply is also influenced by factors outside of the City's control such as interest rates and labour supply.

## Result summary

Overall, the 2023 progress report finds that:

- 10 measures are on track and trending in the desired direction,
- 8 results have not seen significant change from last year, or there is no current data to evaluate, and
- 4 results need improvement and are not trending in the desired direction.

<b>Result</b>	<b>Status</b>
Property crime	On track, trending in the right direction
Public safety resources	On track, trending in the right direction
Supply of housing types	On track, trending in the right direction
Transit ridership	On track, trending in the right direction
Improved travel choices	On track, trending in the right direction
Inclusive transportation	On track, trending in the right direction
Transit service guidelines	On track, trending in the right direction
Traffic safety	On track, trending in the right direction
Farmland used for farming	On track, trending in the right direction
Agricultural land protected	On track, trending in the right direction
Affordable market rentals	No significant change or no current data
Home ownership affordability	No significant change or no current data
Mode share	No significant change or no current data
Optimized travel times	No significant change or no current data
Goods movement times	No significant change or no current data
Actively farmed farmland	No significant change or no current data
Tree canopy	No significant change or no current data
Environmental sensitive land protected	No significant change or no current data
Resident sense of safety	Needs improvement, not trending in the desired direction
Complex care units (IH)	Needs improvement, not trending in the desired direction
Non-market housing targets (HNA)	Needs improvement, not trending in the desired direction
GHG emissions	Needs improvement, not trending in the desired direction

### **Corporate priorities 2023 - 2026**

The City's administrative leadership identifies corporate priorities to drive financial accountability, improve customer services and ensure efficient operations. The 2023 progress report on Corporate priorities is available at <https://corporate.reporting.kelowna.ca> Highlights include:

- Process efficiency – automated 181 hours of manual processes in 2023.
- Online service delivery – City bots had 29,842 conversations with residents after 4pm and before 8am and 21,000 happened on the weekend, making it easier to do business with the city.
- Services based budget – more directly linking investments to service levels and performance
- Targeted projects to increase non-tax revenue to minimize reliance city reliance on taxation – work underway to better under the cost to delivery services, understand fees and charges practices and opportunities, and increase non-tax revenue.

### **Conclusion:**

City Council will review, and if desired, update Council priorities and action later this spring. The 2023 progress report on Council Priorities 2023-2026 will inform work planning and budget direction for 2025 and continuous improvement. The next progress report on the 22 Council priority actions is planned for fall 2024, and the next progress report on the 22 measures will be in March 2025.

### **Considerations applicable to this report:**

Reporting on progress will support the implementation of Council Priorities 2023 – 2026.

### **Considerations not applicable to this report:**

***Legal/Statutory Authority:***

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

***Financial/Budgetary Considerations:***

***Consultation and Engagement***

Submitted by: M. McGreer, Corporate Strategy and Performance Dept. Manager

**Approved for inclusion:** C. Weaden, Divisional Director Corporate Strategic Services

cc: SLT



▶▶ **COUNCIL  
PRIORITIES  
2023–2026**

Progress Report on  
Council Priority Actions

MARCH 2024

# ACTIONS AT A GLANCE

## ▶▶ CRIME AND SAFETY

- 32 new RCMP and bylaw offers, and 11 fire firefighters added in 2023 & 2024
- Uptown Rutland Business Association [on call pilot project](#)
- 1% Community Safety Levy
- Advocacy on repeat property and violent offenders
- Mayor's Taskforce on Crime Reduction

## AFFORDABLE HOUSING

- \$31.5M [Housing Accelerator Fund \(HAF\) grant](#) to accelerate housing through initiatives including affordable housing on City-owned land, and new housing partnerships and affordable housing delivery.
- [Middle Income Housing Partnership](#) to increase housing affordability
- \$1.5M surplus allocated to land acquisition
- [Housing Needs Assessment](#) completed
- 68 new affordable housing units opened

## HOMELESSNESS

- 16 new [complex care beds](#) operating with 4 more beds to be completed in spring 2024
- 60 units transitional housing units opened in February 2024 at [STEP Place](#)
- 60 units at the Trailside Transitional Housing project opening in Q2
- Seeking site and land contribution for another 60 units transitional housing
- Advocated at the UBCM Housing Summit against Bill 45 clause that would ban encampment injunctions
- Offered Province a land contribution for an additional purpose-built complex care facility
- Advocacy on complex care, mental health & substance use, decriminalization and treatment and housing
- Invested in social development function for City to address homelessness

## TRANSPORTATION

- Project work is being undertaken to provide Council with an option of bundling a significant package of road projects
- Highway 33 functional design planning
- Transit operations centre planning and advocacy
- Advocacy for permanent, consistent and predictable infrastructure funding
- Commonwealth Road planning
- Transit service hours are at highest level ever
- [Bertram multi-use overpass](#)
- Enhanced enforcement

## AGRICULTURE

- New home for Kelowna Farmers' market
- Agricultural Advisory Committee
- Bylaw update to rules for housing in the Agricultural Land Reserve.

## CLIMATE & ENVIRONMENT

- Climate Action and Resilience Strategy
- Ongoing energy upgrades to city facilities including the Rutland Family Y that will reduce emissions by 160 tonnes of CO<sub>2</sub>e per year.
- Energy concierge program for retrofits
- Urban Forestry Strategy
- Over 1,000 trees planted



## ►► CRIME AND SAFETY

### Strategy to address property crime; including break and enters and theft

- 32 new RCMP and bylaw officers, and 11 fire firefighters added in 2023 & 2024
- \$130,000 investment to URBA to create equivalent of downtown clean team/red shirts
- With the continued re-stabilization of RCMP staffing and progressively improving analytic capacity, the RCMP is better positioned to identify crime trends and intervene earlier. Most significantly, the RCMP will continue its enforcement work targeting repeat property offenders and working closely with the BC Prosecution Service
- Advocacy to the provincial and federal government for stricter accountability and bail reforms for repeat property offenders, review of BC Prosecution Services policies, the continuation of community court, and increasing crown counsel resources.
- Successfully advocated for stricter bail reforms for repeat violent offenders resulting in Federal Bill C-48 receiving royal assent and becoming law in January 2024
- Created a [business safety toolkit](#) and a [community safety toolkit](#) with Crime Prevention through Environmental Design (CPTED) and other tools in partnership with the RCMP in spring 2023. The toolkits were promoted widely.
- Continued staff delivery of CPTED audits in business and residential (strata) settings, providing 31 audits and reviews in 2023.
- The City launched bicycle loan-a lock programs at Parkinson Rec Centre and Tourism Kelowna and funded an expanded bike valet program for summer 2024.
- Reducing property crime, especially B&Es and theft, was re-affirmed as a RCMP priority under the Municipal Police Unit Agreement.
- RCMP initiatives included proactive patrols in business B&E hotspot locations derived from intelligence-driven analytics, detailed analysis of robbery files to enable a targeted enforcement approach with repeat offenders and repeat victim locations, the Youth Officer program throughout summer 2023, the Repeat Offender Management Program, and participation in the provincially established Repeat Violent Offending Intervention initiative.
- City staff increased the number of Block Connectors (Strong Neighbourhoods Program) from 49 in 2022 to 67 in 2023.



## Provide local Business Improvement Areas (BIAs) support for urban center safety issues (e.g. 'Red Shirts' program)

- [\\$130,000 investment to URBA](#) for on-call pilot program.
- Aligned with City Council's Crime & Safety Priority, the Kelowna RCMP 2024-2026 Strategic Plan priorities include "targeting recurring property crime" and "being present in neighbourhoods and (business) districts to deter crime".
- Created city liaison with Downtown Kelowna Association (DKA) and Uptown Rutland Business Association (URBA) and commenced assessments to understand local needs.
- Created a [business safety toolkit](#) that was distributed through DKA and URBA.
- Partnered with Kelowna Gospel Mission on education and practical tools outlining how to respond to sheltering on private business property.
- Mayor Dyas joined the URBA Board of Directors.
- The DKA and URBA Executive Directors were appointed members of the Mayor's Taskforce on Crime Reduction.
- The City increased funding to Downtown on Call up to \$106,000 and the Downtown Clean Team to \$52,000 to help maintain a safe and inviting environment in the downtown core.

## Establish a safety task force with stakeholders

- The Mayor's Taskforce on Crime Reduction Terms of Reference was endorsed by Council May 2023 and 13 Taskforce members appointed for a 12-month term. The Taskforce will report publicly in Q2 2024.
- One recommendation arising was approved by Council (March 2024); \$130,000 investment to URBA for on-call pilot program.

## Partner with Provincial ministries responsible for mental health and problematic substance use on initiatives (i.e. Community Safety Plan (CSP)) that improve local conditions

- Advocacy on the Province's decriminalization policy to ask for public use of illicit substances to be restricted at playgrounds, splash parks, parks, beaches, transit stops, and in building entrances.
- Implementation of the Community Safety Plan (CSP), led with provincial partners, continues. In 2023, 10 of the 30 CSP Actions were at various stages of implementation, with >40 community organizations / members engaged. Examples include:
  - CSP Action 1.2 (Explore an alternative, community-based / non-police response model for people experiencing crisis) was completed. Provincial funding opportunities are being scoped.
  - An Action Team was constituted and is actively advancing CSP Action 10.2 to improve accessibility of mental health services for youth.
- Kelowna Outreach and Support Table, inclusive of provincial partners, was reinvigorated with seven organizations new / returning and 15 referrals assessed in 2023.

## ▶▶ AFFORDABLE HOUSING

### Acquire city owned land to build affordable housing

- [\\$31.5M Housing Accelerator Fund \(HAF\) grant secured](#) targeting significant resources to acquire multiple affordable housing sites. Relevant HAF projects include affordable housing on City-owned land, and new housing partnerships and affordable housing delivery.
- [Middle Income Housing Partnership](#) model presented to Council in Feb 2024 with a more detailed proposal to be presented to Council in early 2024. The MIHP will leverage the HAF grant to deliver more affordable housing.
- \$1.5 million of surplus was allocated to the City's Housing Opportunities Reserve Fund to facilitate the timely acquisition of lands necessary to meet the most urgent housing needs of our community.
- The City continues to proactively offer to the Province a municipal land contribution for affordable housing projects.

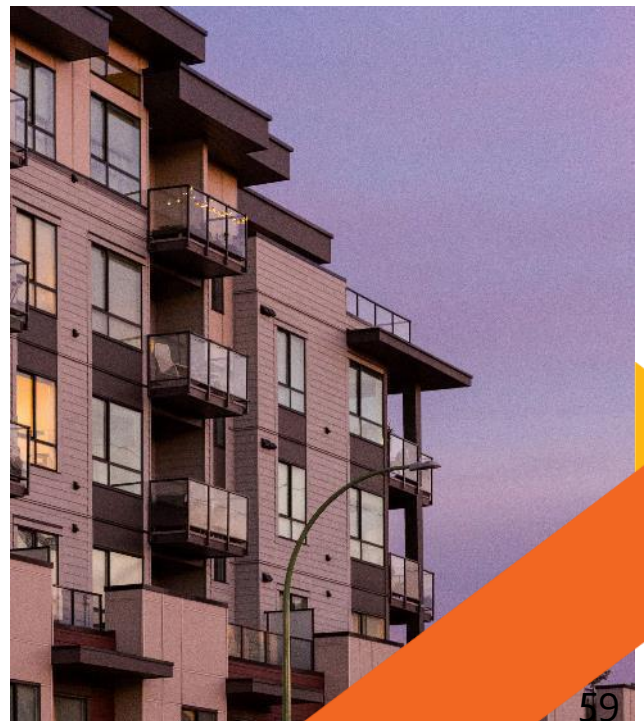
### Increase number of rental units with below market rents

- Middle income Housing Partnership model endorsed by Council in Feb 2024. The program aims to deliver new affordable rental housing projects with a minimum of 20% of units that are 20% below market rate.
- 106 subsidized housing units were completed in 2023.
- Policy initiatives include the [Housing Needs Assessment](#) completed in September that identifies targets for different housing types, which will inform an incentives discussion with Council in 2024.

- 68 new units at Hadgraf-Wilson Place on Bertram Avenue downtown opened in June 2023 for seniors, people with low to moderate incomes and people living with disabilities.
- 75 new units at Pleasantvale 2 in the North End neighborhood for seniors, families, people living with disabilities and individuals with low-to-moderate incomes is [expected to be complete in 2024](#). The project was the recipient of a \$272,000 Rental Housing Grant from the City of Kelowna.
- 35-40 unit development in process with BC Housing. Next steps include issuing RFP, operator agreement Q2 2024, project design Q4 2024 and construction stage Q4 2025.
- BC Housing is [exploring redevelopment opportunities for 1451 1469 Bertram St.](#)

### Partner on the creation of a low-cost affordable housing pilot project

- [Middle income Housing Partnership](#) model presented to Council in Feb 2024 with a more detailed information to be presented to Council in early 2024.



## HOMELESSNESS

### Advocate for additional Complex Care Centre (e.g. Red Fish Healing Center)

- 16 of 20 complex care spaces located in two sites are operational with renovations underway to operationalize the final four spaces by spring 2024. The Province confirmed 20 new [complex care](#) beds in the fall 2022 for Kelowna, to be managed by Interior Health, for those who live with complex mental health, substance use, trauma and/or brain injuries.
- The City continues to proactively offer to the Province a municipal land contribution for a new purpose-built complex care facility.
- Three [Integrated Crisis Response Teams \(ICRT\)](#) now fully staffed with RCMP and a psychiatric nurse. The ICRT is operational seven days per week for 12 hours per day.
- Mayor Dyas has [resumed regular monthly meetings](#) as a member of the BC Urban Mayor's Caucus (BCUMC). BCUMC has established four priorities which include mental health & substance use and treatment, and community safety and wellness. BCUMC is a group of 17 mayors that meet regularly to collaborate on issues of shared importance in our cities.
- The City provided a submission to the Provincial Select Standing Committee of Finance to advocate for increased operational and capital funding for complex care centres including similar to the Red Fish Healing Centre to be included in BC Budget 2024.
- Council endorsed the Advocacy Priorities Framework for their term, which supports continued advocacy for complex care as one of the top four advocacy priorities.
- Council submitted a resolution to the Southern Interior Local Government Association (SILGA) for increased Provincial investments in mental health treatments and supports including for regional campuses such as the Red Fish Healing Centre. The resolution was endorsed by SILGA and also at the Union of BC Municipalities convention.
- Advocacy meetings, including advocacy days in Victoria, virtual meetings, in-person visits in Kelowna and at UBCM with BC's Housing Minister Kahlon and Minister of Mental Health and Addictions Whiteside to advocate for new purpose-built complex care, increased treatment and supports, and housing solutions to support Kelowna's most vulnerable.



## Explore partnership opportunities for alternative forms of sheltering

- 60 units transitional housing units opened in February 2024 at [STEP place](#)
- 60 units at the Trailside Transitional Housing project opening in Q2.
- 60 additional units of transitional housing approved by the Province with a targeted occupancy in 2024.
- Council invested social development function in the 2024 Financial Plan address homelessness. A first briefing to Council is targeted for Q2.

## Develop an emergency winter shelter program

- STEP and Trailside sites provide 120 units of transitional housing with supports. A 3<sup>rd</sup> site for an additional 60 units is anticipated to be in place in 2024.
- Warming buses deployed to cover three areas in City during 10 days in January 2024.
- Coordination of the emergency winter shelter program will be the responsibility of newly established Social Development Dept.

## Advocate for purpose-built permanent shelter with 'wrap-around' supports and graduated housing options

- Staff continue to work with partners to identify a site that is suitably located and zoned for Kelowna's first purpose-built shelter.
- Council endorsed the Advocacy Priorities Framework for their term, which identified advocacy for new purpose-built shelters with wrap-around services as one of top four advocacy priorities.



## ▶▶ TRANSPORTATION

### Explore alternative modes of transportation between UBCO/YLW and downtown.

- Highway 97 Strategic Corridor Review – The Ministry of Transportation & Infrastructure has secured funding to begin the next steps of planning and design of various upgrades on Highway 97 including the goal of dedicated transit lanes in Kelowna. The planning project will begin in 2024.
- The Micromobility Program will continue for another two-year term. In February 2024 prior to starting a competitive selection process for operators.
- A research project with UBCO will explore opportunities presented by the Okanagan Rail Trail corridor to connect UBCO, Kelowna International Airport and Downtown Kelowna. Both current and emerging travel modes will be explored within the greater surrounding transportation network. The research is anticipated to occur in 2024 – 2025.
- Project work is being undertaken to provide Council with an option of bundling a significant package of road projects from the Transportation Master Plan, to advance major construction for primary network improvements on an accelerated basis.

### Improve transit service including expanding the transit pass program.

- Transit operations and maintenance centre – Hollywood Road site acquisition and master planning and ALC exclusion process continues to progress through subdivision and rezoning and background site preparation studies. Next steps include funding plan approval by Central Okanagan partners, and development of business cases (in partnership BC Transit and with Infrastructure BC).
- Hardy St. Operations centre refurbishments are in the design stage with implementation targeted to be completed in 2024/25. Pending

completion, the Transit Improvement Program 3-year outlook proposes substantial service expansions.

- Received senior government funding through the Investing in Canada Infrastructure Program to advance \$29.5 million in transit infrastructure projects: upgrades at the current Hardy Facility, transit exchanges at Okanagan College, Rutland and Mission, and site planning for a new transit operations centre.
- The number of [transit service hours is at 209,000 annual service hours](#), the highest level ever delivered. Ridership has recovered beyond 100% pre-pandemic levels. There are plans to increase transit service by 15% over the next three years and pilot of BC Transit's first on-demand transit service in Crawford.
- The UMO electronic fare system goes live in Central Okanagan on March 13<sup>th</sup>, 2024. UMO allows customers to pay using a mobile app, reloadable card, credit card and debit card.
- A [report was presented to Council in September 2023](#) that recommended expanding the Pro Pass employer pass program through the Employer Commute Trip Reduction Program. Implementation is contingent on future funding requests.
- Potential new fare options such as for lower-income residents and expansion of U-Pass to Okanagan College will be evaluated with BC Transit and requires UMO system implementation to occur first to ensure the technology and policies support any proposed changes to fare types.
- Advocacy at UBCM for permanent, consistent and predictable transit infrastructure funding from senior levels of government.
- Council endorsed the Advocacy Priorities Framework for their term, which identified advocacy for a new transit operations centre as one of top four advocacy priorities.

## Improve traffic flow and capacity on major road networks (e.g. Lakeshore Road)

- Preliminary design for the Commonwealth Road project (Hwy 97 – Jim Bailey) is underway. Land use assumptions have been completed to inform modelling work by the Ministry of Transportation & Infrastructure and engagement with OKIB has begun. These steps will inform upcoming preliminary design and stakeholder engagement.
- Preliminary design is complete and detailed design for the Frost Road Extension (Killdeer to Chute Lake), including a roundabout at Frost and Chute Lake roads, is now underway. Real estate acquisitions will continue through 2024/25 and updated cost estimates will inform a 2025 construction funding request.
- A Traffic Mobility Plan project has been scoped to establish a corporate approach to manage the movement of traffic in Kelowna.
- Preliminary design for the expansion of Bernard and Burtch roads between Spall/Glenmore and Sutherland is underway. This will be followed by detailed design and the start of real estate acquisition engagement later this year. These improvements will be coordinated with the Parkinson Recreation Centre Redevelopment Project.
- Continued expansion of transit services, active transportation corridors, sidewalks and pedestrian crossings, as well as the community trip reduction program seek to moderate the impacts of growing traffic volumes by making travel alternatives safer, more convenient and viable to more destinations. In 2023 \$1M grants for Casorso and Houghton ATCs were secured from the province's Active Transportation Infrastructure Fund.
- South Perimeter Way opened in April 2023. This improvement is one part of a long-term \$35M investment to improve access to the Mission, along Benvoulin and Burtch roads. This third corridor will give people another option when Lakeshore/Pandosy and Gordon are congested.

- Construction of the Bertram Multiuse Overpass is planned for 2024. This accessible crossing will provide access over Harvey Ave for pedestrians and cyclists and form part of the future Bertram Active Transportation Corridor. The connection will link the Central Green Site with Downtown and the future UBCO Downtown Campus.

## Complete the functional design of the Hwy 33 multi-modal traffic corridor

- A project manager and consulting team have been engaged and functional planning and preliminary design are now underway.
- Supporting background information is being reviewed, cross-section options are under development and consultation is planned for later this spring.
- The Ministry of Transportation & Infrastructure and the City each contributed \$600,000 in planning funding towards this City-led project.



## Enhance Enforcement/Bylaw Officers

- Traffic calming program – Six projects have been or are advancing to construction, including Parkview Cr, McClure Rd, Eldorado Rd, Okaview Rd, Richmond St and Swordy Rd. The Westridge/Parkridge Dr project did not receive neighbourhood support and the McKenzie Rd and Collison Rd projects are under evaluation. A neighbourhood traffic calming plan for the Hollydell area is under development with completion of its second consultation round.
- The RCMP Traffic Unit has had additional officers assigned to ensure enhanced enforcement in 2023 with a focus on intersections defined as high-collision locations, and is working with the Province to identify opportunities for roadway and intersection improvement, and initiatives to reduce distracted driving.
- Targeted enforcement of aggressive and dangerous driving during July and August resulted in 92 vehicles impounded for excessive speeding.
- A Transportation Safety Strategy is underway with a target completion in 2024.
- A \$365,000 grant from ICBC supported small-scale safety improvement projects around the community.





## ▶▶ AGRICULTURE

### Facilitate the creation of a permanent home for the farmer's market

- The Kelowna Farmers' and Crafters' Market plans to relocate the outdoor market to a new home in the Landmark Centre in April 2024, with the potential for permanent indoor space being explored for the future.

### Review the Agriculture Plan with respect to secondary uses

- Agricultural Advisory Committee (AAC) created to advise Council on issues important to the agricultural and agri-business community. They will advise Council on sustainable agricultural land use from a cultural, economic, environmental and social perspective.
- Staff delivered a [bylaw update to Council in Q3 2023](#) to update the rules related to secondary residences in the Agricultural Land Reserve.
- Staff conducted a review of the temporary foreign worker policy and recommended no changes were required to the current policy.

### Expand Enforcement/Bylaw Officers

- Three non-farm use contraventions closed in 2023.
- Staff increased coordination with the Agricultural Land Commission enforcement function through a city term agriculture planner position.



## ▶▶ CLIMATE & ENVIRONMENT

### Include 'Climate Lens' in decision making to assess mitigation and adaptation

- The [Climate Action and Resiliency Strategy](#) is under development with a target completion of Q2 2024. An update to Council was delivered in January 2024.
- New [Parkinson Recreation Centre](#) intended to be sustainably built to the aim of next zero carbon.
- Ongoing energy upgrades to city facilities including the Rutland Family Y that will reduce emissions by 160 tonnes of CO<sub>2</sub>e per year.
- Proposed future actions include a policy to guide development of high-performance city-owned buildings, and scoping projects related to modeling the impacts of community development and capital projects.
- A Climate Action & Environment Department was created in Q1 2023 to apply a climate lens to policy development and decisions.

### Increase urban tree canopy (e.g. tree lined medians)

- Planted 350 street trees, 150 park trees, plus the development community planted approximately 500 additional trees in the public realm through approved developments.
- Offered the Neighbourwoods program, expanding tree canopy on 500 private properties.
- A new staff position has been created to undertake inspections of landscaping and trees for new developments that will assist in improving new landscaping installations and consistency with approved Development Permits. The position will start in late 2023.
- Continued forest fuel management to improve the health of the natural forest area and protect surrounding areas in the event of a wildfire.

- Refined tree appraisal and compensation process.
- Facilitated workshops and presentations to support tree protection.
- A Landscape Standards Bylaw will be developed over 2023 – 2024. Tree protection will be a key goal of this bylaw, linking trees to the complete green infrastructure system of a site instead of being viewed in isolation.
- An updated Urban Forestry Strategy is underway with completion targeted for early 2024. The Strategy will include new LiDAR data to assess canopy cover and diversity analysis.
- The Infill Options program will introduce bylaw amendments alongside a revised funding strategy to urbanize existing local streets (without sidewalks and street trees) which will include new street tree plantings in neighbourhoods experiencing infill.

### Pilot energy concierge program to enable retrofits in buildings

- Launching a free program to engage and support homeowners throughout their retrofit journey. Up to 50 homeowners will be connected with an Energy Concierge, who will be available throughout their retrofit project to answer questions, provide support, and give local, expert advice and guidance to navigate the complex world of home energy retrofits.
- Program design is underway with next steps including community communications and outreach, and implementation in 2024.





City Hall  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

Tel 250-469-8500

[mayorandcouncil@kelowna.ca](mailto:mayorandcouncil@kelowna.ca)  
[ask@kelowna.ca](mailto:ask@kelowna.ca)

[kelowna.ca/councilpriorities](http://kelowna.ca/councilpriorities)

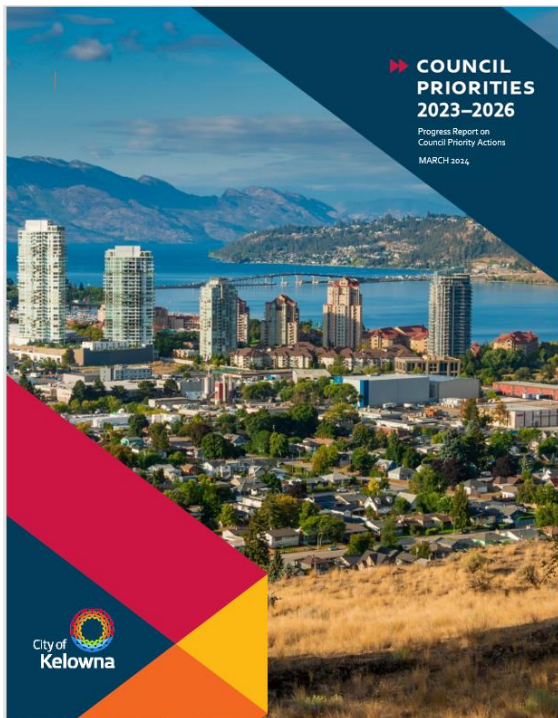
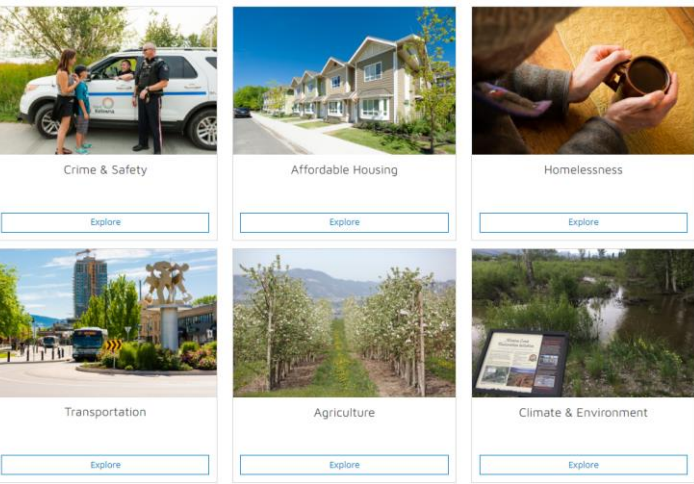
An aerial photograph of a city, likely Victoria, British Columbia, showing a mix of residential and commercial buildings, a large body of water (the Inner Harbour), and mountains in the background. The image is overlaid with large, semi-transparent geometric shapes in shades of blue, yellow, and orange. The text is centered in the lower half of the image.

# *Council priorities - 2023 progress report*

March 15, 2024

# 2023 progress report

- ▶ Strategy & progress reporting
- ▶ Council priority actions
- ▶ Summary of progress & reporting site
  - ▶ <https://www.kelowna.ca/councilpriorities>
  - ▶ <https://council.reporting.kelowna.ca>



City of Kelowna

# Crime & Safety



## Council Priority Actions

1. Strategy to address property crime; including break and enters and theft
2. Provide local Business Improvement Areas support for urban center safety issues (e.g. 'Red Shirts' program)
3. Establish a safety task force with stakeholders
4. Partner with Provincial ministries responsible for mental health and problematic substance use on initiatives (i.e. Community Safety Plan) that improve local conditions

## How we measure progress on the priority

- Business break and enters and thefts are decreasing (reported # of property crime)
- Resident sense of safety in our community is increasing (% residents that feels safe).
- Public safety resources are increasing (e.g. police, bylaw and fire)

## The results we want to see

- # or % of residents who feel safe in Kelowna increases.
- Decrease in business break and enters and thefts.
- Public safety resources keep pace with community growth (e.g. police, bylaw and fire).

# Crime & Safety

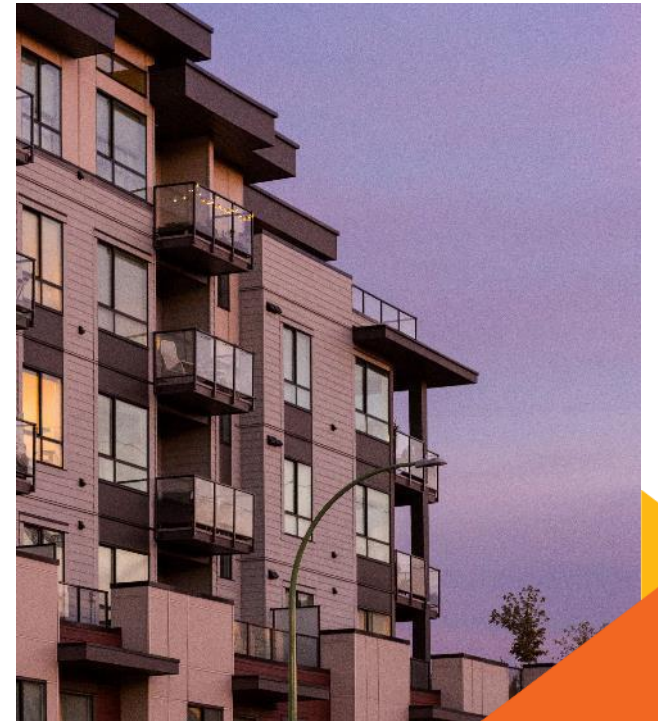
- 32 new RCMP and bylaw officers, and 11 fire fighters
- Uptown Rutland Business Association on call pilot program
- 1% community safety levy
- Advocacy on repeat property and violent offenders
- Mayor's Taskforce on Crime Reduction
- New bike valet program





# Affordable Housing

- \$31.5M Housing Accelerator Fund grant
- Middle Income Housing Partnership
- \$1.5M reallocated to land acquisition
- Housing Needs Assessment
- 4,039 building permits; 87% multi-unit in 2023



# Homelessness

- 16 new complex care beds operating with 4 more in-stream
- Offered Province land for an additional purpose-built complex care facility
- 120 units transitional housing at STEP Place and Trailside
- Seeking site for another 60 units transitional housing
- New social development function to address homelessness



# Transportation

- Bundle of significant road projects
- Highway 33 functional design
- Commonwealth Road planning preliminary design
- Transit service hours are at the highest level ever
- Transit operations centre
- Advocacy for permanent, consistent and predictable infrastructure funding
- Highway 97 strategic corridor review
- Betram Street overpass
- Enhanced enforcement



# Agriculture

- New home for Kelowna Farmers' market
- Agricultural Advisory Committee
- Bylaw update to rules for housing in the Agricultural Land Reserve



# Climate & Environment

- Energy upgrades to facilities & PRC net zero model
- Climate Action and Resilience Strategy
- Energy concierge program for retrofits
- Urban Forest Strategy early 2024
- Over 1,000 trees planted



# Crime & Safety

## Council Priority Actions

1. Strategy to address property crime; including break and enters and theft
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3. Establish a safety task force with stakeholders
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- Public safety resources are increasing (e.g. police, bylaw and fire)

## The results we want to see

- # or % of residents who feel safe in Kelowna increases.
- Decrease in business break and enters and thefts.
- Public safety resources keep pace with community growth (e.g. police, bylaw and fire).

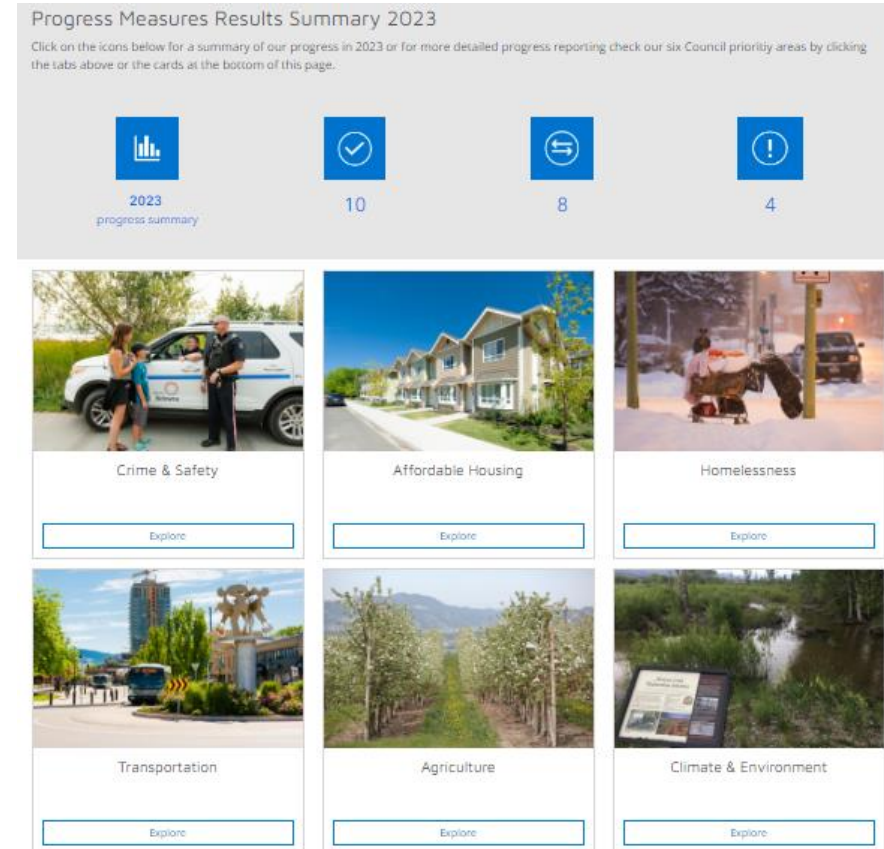


# Progress report on Council priorities

✓ 10 on track, trending in the desired direction

↔ 8 no significant change or no current data

! 4 need improvement,  
not trending in the desired direction



# Next steps

- Council priorities review in Q2
- Next progress report on Council priority actions in fall 2024
- Next progress reports on results and measure in spring 2025



# Report to Council



**Date:** March 25, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Council Remuneration Update  
**Department:** Office of the City Clerk

---

**Recommendation:**

THAT Council receives, for information, the report from Office of the City Clerk dated March 25, 2024 regarding Council Remuneration Update;

ANT THAT Council direct staff to bring forward amendments to Council Remuneration and Expense Bylaw No. 7547 for Council consideration.

**Purpose:**

To provide Council with information regarding Council remuneration as compared to other municipalities in BC and recommend an increase.

**Background:**

Council remuneration in BC is determined by each municipality. Setting an appropriate remuneration amount should reflect the council member time commitment, employment and financial impacts of being an elected official, the complexity and the responsibilities that come with being in office. Low remuneration should not be a barrier to attracting candidates to run for office, nor so high as to negate the concept of public service that motivates individuals to run for office in the first place.

The annual adjustment for mayor and councillor remuneration is currently tied to CPI (for Vancouver) for the previous year. This model has resulted in the remuneration offered to Kelowna Council members falling significantly behind similar sized municipalities. Benefits were added to Council remuneration at the beginning of this Council term. The focus of this report is on the actual remuneration paid.

**Discussion:**

The last Task Force on Council Remuneration presented to Council on Monday, May 16, 2011, and recommended the indemnity be tied to CPI for Vancouver starting January 1<sup>st</sup>, 2014 and that councillor remuneration be set at 35% of the amount paid to the mayor. These recommendations were accepted

and Council Remuneration and Expense Bylaw No. 7547 was amended. Councils since 2014 have chosen to keep the funding formulae in place.

An internal staff review of Council remuneration was circulated to the previous Council for information in April 2022 (see Attachment 1). Kelowna remuneration was shown to be among the lowest when compared with municipalities of similar population (Group 1) or smaller population (Group 2). Group 3 identified remuneration for Penticton, Vernon, and West Kelowna.

A more recent comprehensive review of 12 BC municipalities by the City of Victoria identified Kelowna mayor remuneration to be lower than all municipal comparable cities with the exception of Kamloops. Councillor remuneration, both as a base percentage of the mayor’s remuneration and in actual dollars, was last.

	<b>Current 2024</b>	<b>Victoria Study median</b>	<b>Victoria Study average</b>	<b>Victoria Study 60<sup>th</sup> Percentile</b>	<b>Recommendation</b>
Mayor	\$126,497.29	\$140,500	\$144,100	\$145,200	\$145,200
Councillor	\$42,991.14	\$54,300	\$56,300	\$56,100	40% of mayor (\$58,080)

*\*Note: the 60<sup>th</sup> percentile of comparable municipalities in BC is consistent with the Council endorsed practice for setting management salary bands for the City of Kelowna.*

It is further acknowledged that the breadth and depth of services provided by the City of Kelowna, as compared to some comparators, is much greater. For example, the City of Kelowna provides numerous regional services on behalf of the Regional District of the Central Okanagan (Air Quality, Rescue, EOC, etc.), owns and operates the regional landfill, owns and operates an international airport, and is responsible for a regional RCMP detachment.

**Conclusion:**

Council remuneration in Kelowna is low compared with comparable BC municipalities, in particular for councillors. Staff recommend Council remuneration be adjusted by increasing the mayor remuneration to match the 60<sup>th</sup> percentile of the comparable BC Cities identified in the Victoria report and that the councillor remuneration be raised to 40% of the mayor’s.

**Financial/Budgetary Considerations:**

The total cost of the above noted recommendation is \$139,413.60 and will be funded from financial savings identified through implementation of the digital transformation strategy. All changes, if approved, would be in effect as of adoption of the associated bylaw amendment.

**Internal Circulation:**

City Manager  
City Clerk

**Considerations applicable to this report:**

**Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

***Existing Policy:***

***Consultation and Engagement:***

***Communications Comments:***

**Considerations not applicable to this report:**

Submitted by:

Stephen Fleming



City of  
**Kelowna**

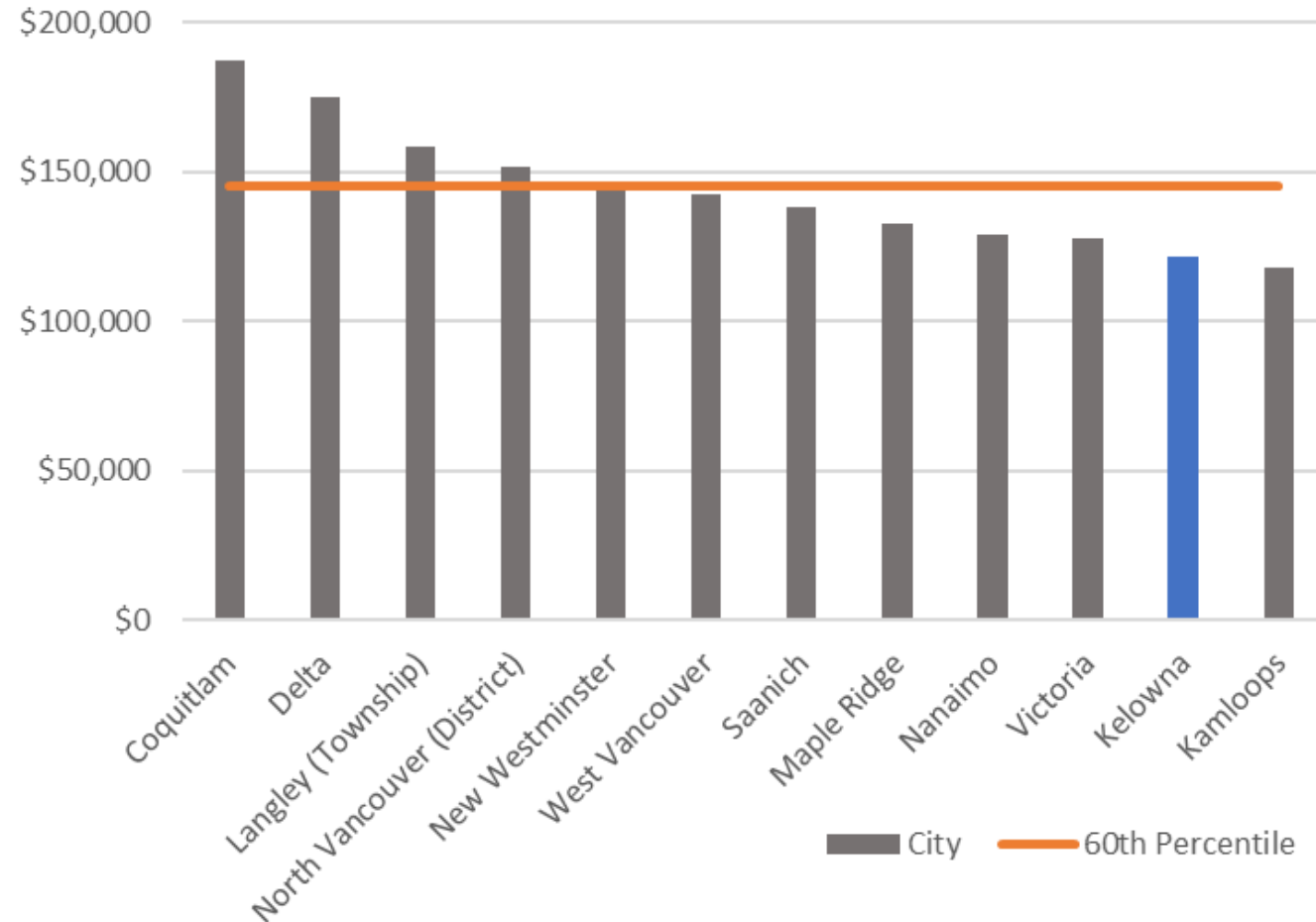
# Council Remuneration Update

March 25, 2024

# Background

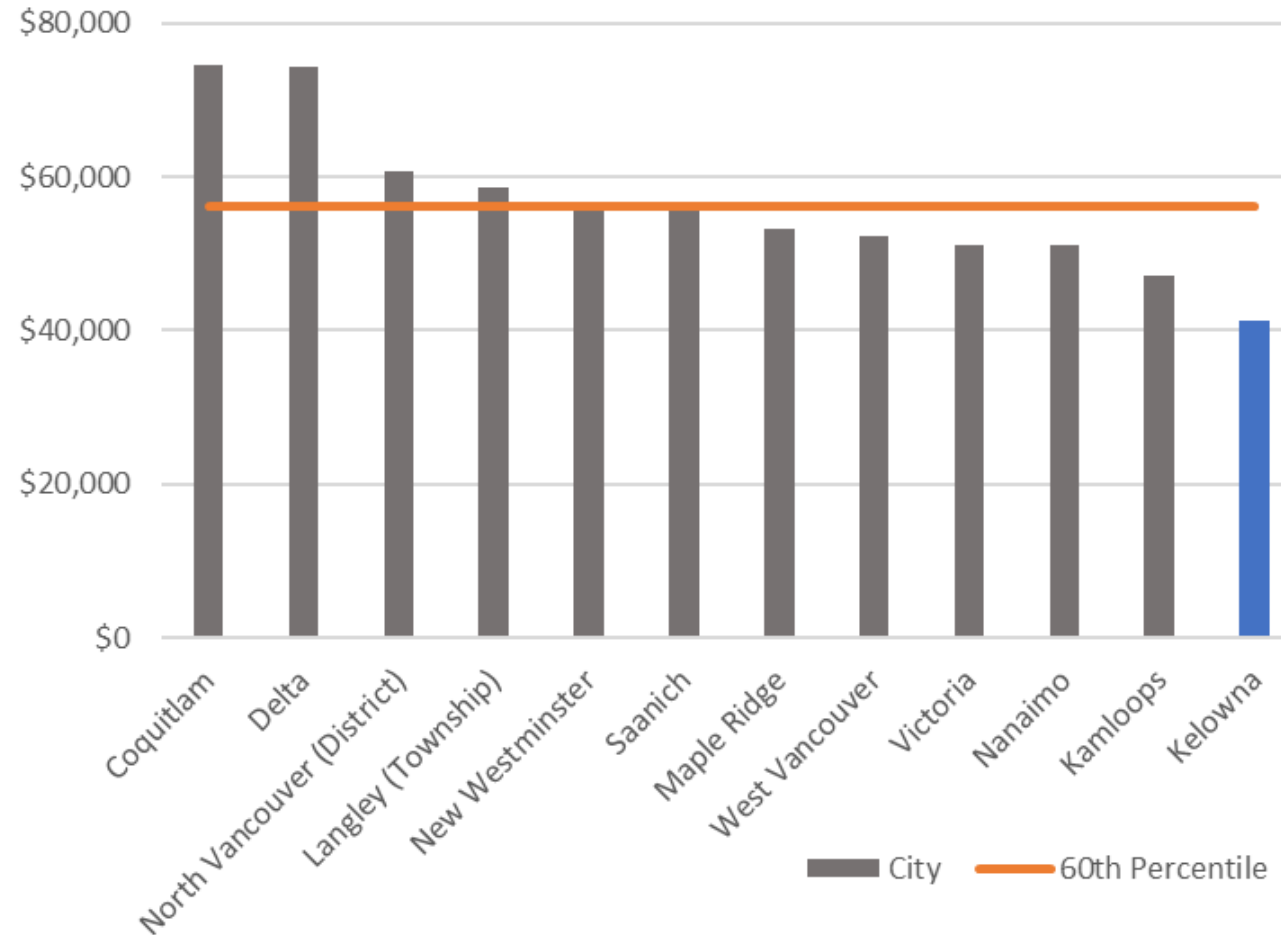
- ▶ Council remuneration should reflect:
  - ▶ Time commitment
  - ▶ Employment and financial impacts of being elected official
  - ▶ Complexity and responsibilities of being in office
- ▶ Kelowna's annual adjustment is currently tied to Vancouver CPI for the previous year
- ▶ Kelowna remuneration has fallen significantly behind comparable municipalities

# Comparison – Mayor Current Annual Remuneration



Source: City of Victoria 2024 Study

# Comparison – Councillor Current Annual Remuneration



Source: City of Victoria 2024 Study

# Recommendation

	Current 2024	Victoria Study median	Victoria Study average	Victoria Study 60 <sup>th</sup> Percentile	Recommendation
Mayor	\$126,497.29	\$140,500	\$144,100	\$145,200	\$145,200
Councillor	\$42,991.14	\$54,300	\$56,300	\$56,100	40% of mayor (\$58,080)





*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# Report to Council



**Date:** March 25, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** GEID Transition – Water Services outside of City of Kelowna  
**Department:** Utility Services

---

**Recommendation:**

THAT Council receives, for information, the report from the Utility Services Department, dated March 25, 2024, with respect to providing water service outside of the Kelowna boundary within the current Glenmore Ellison Improvement District service area;

AND THAT Council directs staff to request consent from the Board of the Regional District of Central Okanagan (RDCO) for the City of Kelowna to provide water service to those properties within RDCO East Electoral Area that are serviced by the Glenmore Ellison Improvement District (GEID) as their Letters Patent existed at the time of GEID dissolution.

**Purpose:**

To consider requesting consent from the Regional District of Central Okanagan (RDCO) for providing water service within the RDCO as part of the transition of the Glenmore Ellison Improvement District (GEID) to the City of Kelowna.

**Background:**

On March 12, 2024, the City signed an agreement with the GEID to transition the GEID to the City of Kelowna. Under its Letters Patent, the GEID provides water service to 410 properties which are located outside of the City of Kelowna and within the RDCO.

**Discussion:**

Section 13 (1) of the Community Charter identifies that a municipality may provide a service outside the municipality and within a regional district with consent of the Regional District board for the area.

As part of drafting an Order in Council that would dissolve the GEID the Province wants assurance that the RDCO has provided consent for the City of Kelowna to continue to provide water services to those properties in the RDCO that are currently serviced by the GEID.

The consent of the RDCO will allow the City's municipal powers, duties, and functions as they relate to the service to be exercised in the serviced area of the RDCO as outlined in Section 13 (3) of the Community Charter. This will allow Kelowna's water regulation bylaw to apply to former GEID customers in the RDCO.

**Conclusion:**

To ensure provincial support for the Order in Council and a smooth transition of water services, regulations, and management from the GEID to the City of Kelowna, consent of the RDCO for the City to provide water service to former GEID customers in the RDCO boundary area is required.

**Internal Circulation:**

**Considerations applicable to this report:**

***Legal/Statutory Authority:***

To comply with Section 13 of the Community Charter, consent of the RDCO for the City to provide water services is required.

**Considerations not applicable to this report:**

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

***Financial/Budgetary Considerations:***

***Consultation and Engagement:***

***Communications Comments:***

Submitted by:

K. Van Vliet, Utility Services Manager

**Approved for inclusion:** M. Logan, General Manager Infrastructure

# Report to Council



**Date:** March 25, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Glenmore 4 Active Transportation Corridor - Budget Amendment  
**Department:** Integrated Transportation

---

**Recommendation:**

THAT Council receives the report from the Integrated Transportation Department dated March 25, 2024, with regards to budget amendments to the Glenmore 4 (Dallas to Yates) Active Transportation Corridor project;

AND THAT Council directs staff to fund the current budget shortfall of \$541k from reserves;

AND FURTHER THAT Council support staff to manage tasks to amend the 2024 Financial Plan for these changes.

**Purpose:**

To amend the 2024 Financial Plan to increase funding for the Glenmore 4 (Dallas to Yates) Active Transportation Corridor (ATC) Project so that it may advance to construction.

**Council Priority Alignment:**

Transportation  
Climate & Environment

**Background:**

The City is working to make walking and cycling a more comfortable, viable and safer travel option for more residents to more destinations. To this end, the primary cycling network throughout the City including in the Glenmore Valley, is being expanded.

The Glenmore 4 Active Transportation Corridor (ATC) - Dallas to Yates Project improves the Glenmore active transportation network by linking several existing facilities. This project will:

- connect to the existing 1.9km multiuse pathway running north along Glenmore Road,

- extend this multiuse pathway southward along Glenmore Road from Dallas Road to Ballou Road,
- construct protected bike lanes on Ballou Road from Glenmore Road to Yates Road,
- connect to the existing 1.6km multiuse pathway on Yates Road via a short segment of shared on-street lanes, and
- connect to existing bike lanes on Kane Road.

These connections will improve access to Watson Road Elementary, Ballou Park and to neighbourhood services in the Glenmore Village Centre.

**Discussion:**

The reuse of existing infrastructure was identified early in the design process as an opportunity to reduce project costs. These assumptions informed initial cost estimates and the current project budget of \$859k.

Through detailed design in 2023 several additional scope items were identified, including the widening of Ballou Road to maintain an existing left turn bay, lighting / transit stop adjustments, minor land acquisition and drainage / re-grading along portions of Glenmore Drive.

Due to the above changes the estimated cost of completion was updated to \$1.4M in the fall of 2023. Despite cost increases, project costs remain around 30% lower per meter than other recent ATCs.

Along Yates Road adjacent residents' concerns related to changes to the street cross section were considered. As such, the proposed multiuse path, linking to the existing multiuse path to the south, was replaced with a short section of shared on-street lanes. Staff will monitor conditions upon opening and may recommend additional future measures depending on level of use and user feedback.

The project has now been tendered and is construction ready. The final project cost aligns with the revised 2023 estimate of \$1.4M.

**Financial/Budgetary Considerations:**

To advance to construction, \$541k of supplemental funding is required. Funding from reserves, including accumulated surpluses from ATC projects completed in 2023, are available for reallocation. These transfers have no net impact on taxation.

**Conclusion:**

The proposed budget amendments will allow the Glenmore 4 ATC project to proceed to construction in 2024 and strengthen the Glenmore Valley active transportation network by making cycling a safer, more comfortable, and viable travel option, for more residents, to more destinations. Although costs have increased the project continues to provide good value for money as the total construction cost is significantly below that of comparable projects. Construction is planned over the summer with opening targeted in advance of schools reopening in the fall.

**Internal Circulation:**

Communications Department  
Finance Department  
Infrastructure Delivery  
Infrastructure Engineering  
Integrated Transportation

**Considerations applicable to this report:**

Financial/Budgetary Considerations

***Communications Comments:***

Consistent with other transportation capital projects, construction notification and contractor meetings will be held with residents fronting the project during construction.

**Considerations not applicable to this report:**

Consultation and Engagement:  
Existing Policy:  
Legal/Statutory Authority:  
Legal/Statutory Procedural Requirements:

**Submitted by:** G. Foy, Transportation Engineering Manager  
**Reviewed by:** B. Hallam, Integrated Transportation Department Manager

**Approved for inclusion:** M. Logan, Infrastructure General Manager

Attachment 1 – Glenmore 4 ATC (Dallas to Yates) Context Map

cc: Divisional Director, Corporate Strategic Services  
Divisional Director, Financial Services

Attachment 1 – Glenmore 4 ATC (Dallas to Yates) Context Map





City of  
**Kelowna**

# Glenmore 4 Active Transportation Corridor Budget Amendment

March 25, 2024



# Context

## Glenmore 4 ATC

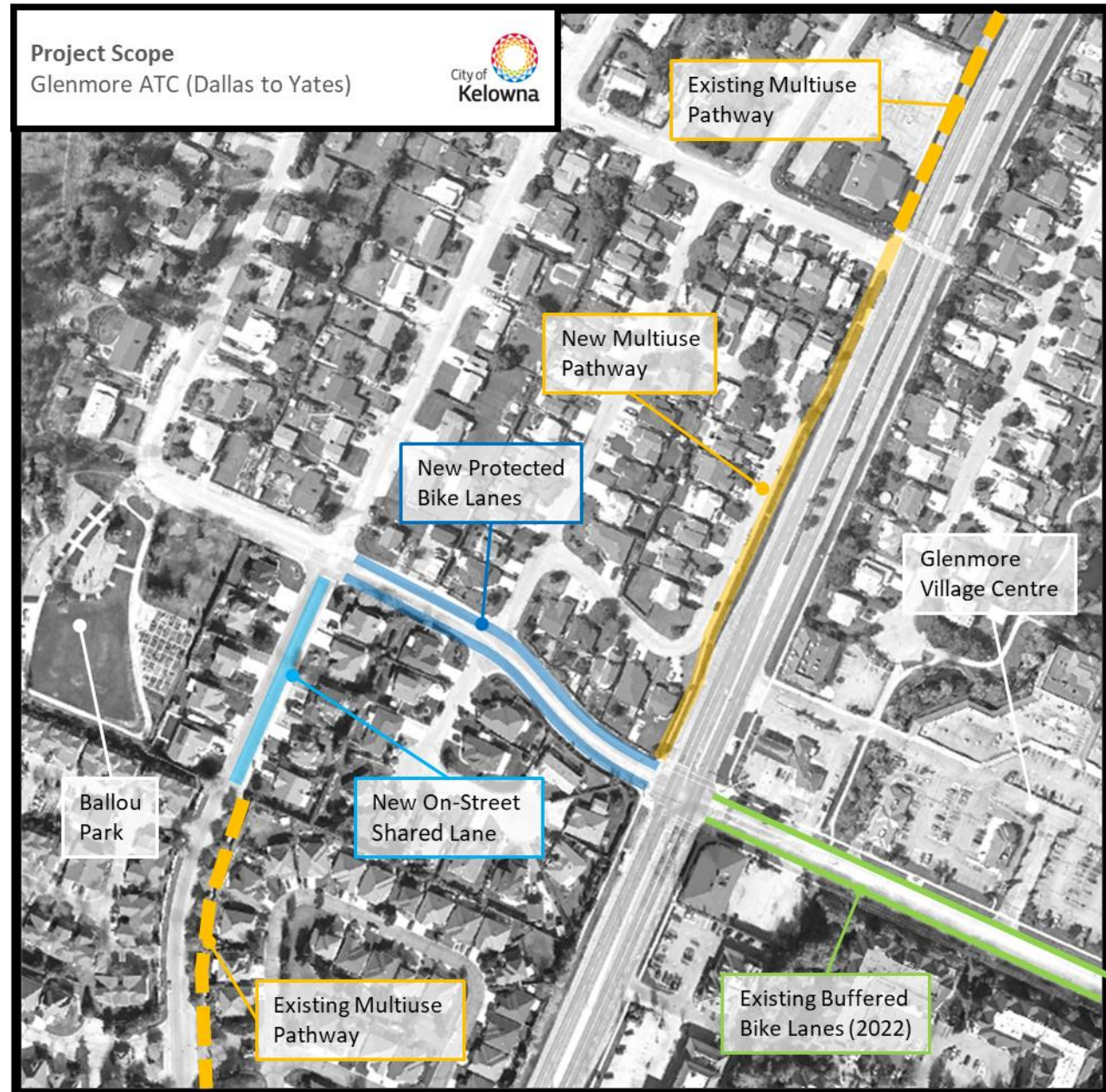
- ▶ Expands the active transportation network in the Glenmore Valley.
- ▶ Links together existing facilities.
- ▶ Strengthens access to neighbourhood destinations.



# Updated Costs

## Glenmore 4 ATC

- ▶ Multiuse Pathway along Glenmore Rd.
- ▶ Protected Bike Lanes along Ballou Rd.
- ▶ On-street shared lane along Yates Rd.
- ▶ Connects to multiuse paths on Yates and Glenmore.





*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).