



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, May 27, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Ron Cannan*, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Luke Stack, Rick Webber and Loyal Wooldridge*
Members Absent	Councillor Mohini Singh
Staff Present	Acting City Manager, Derek Edstrom; City Clerk, Laura Bentley; Community Safety Director, Darren Caul*; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith*; Project Manager, Arlene Janousek*; Infill Housing Planning Manager, James Moore*; Development Planning Department Manager, Nola Kilmartin*; Planner, Tyler Caswell*; Planner Specialist, Adam Cseke*; Planner Specialist, Trisa Atwood*; Urban Planning Manager, Jocelyn Black*; Planner, Mark Tanner*; Park and Landscape Planner, Melanie Steppuhn*; Long Range Policy Planning Manager, Robert Miles*; Divisional Director, Financial Services, Joe Sass*; Strategic Land Development Manager, Ben Walker*; Planner Specialist, Jennifer Miles*; Climate Action and Environment Manager, Chris Ray*; Legislative Coordinator Confidential (FOI), Rebecca Van Huizen
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland*, Legislative Coordinator (Confidential), Clint McKenzie*
Guests	Laura Thurnheer*, Okanagan College, Carmen Rempel*, Kelowna Gospel Mission, Danielle Hubbard*, CEO Okanagan Regional Library, Richard Kicksee*, Mission Library Branch

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:31 p.m.

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

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

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of May 13, 2024 be confirmed as circulated.

Carried

3. Committee Reports

3.1 Mayor's Task Force on Crime Reduction

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

Mayor Dyas:

- Introduced the Task Force on Crime Reduction presentation.

Carmen Rempel and Laura Thurnheer, Task Force Members

- Provided opening remarks.
- Displayed a PowerPoint Presentation.
- Commented on the Task Force objective.
- Provided the Task Force purpose:
 - Review relevant existing programs and services locally and in other relevant jurisdictions;
 - Listen to the community and identify positive actions underway, gaps, challenges and issues;
 - Report back to Council with a summary of what was learned through the community review process; and
 - Develop actionable recommendations related to crime and sense of safety in our community, drawing from the experiences of the members of the Task Force.
- Identified the 13 members representing a variety of organizations all with relevant expertise and sector representation.
- Discussed the methodology and identified six priorities, specific projects and strategies that align with existing programs and prioritization.
- Identified and spoke to recommendations by the Task Force.
- Thanked the Mayor Task Force committee members.
- Responded to questions from Council.

Mayor Dyas:

- Thanked the Task Force members and made comments on the Task Force recommendations.

Staff:

- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Mayor's Task Force on Crime Reduction dated May 27, 2024, with respect to recommendations for community-driven initiatives to reduce crime in Kelowna;

AND THAT Council accepts the recommendations of the Mayor's Task Force on Crime Reduction, as outlined in the report dated May 27, 2024;

AND THAT Council directs staff to report back to Council on the costs and implications of implementing the Task Force's recommendations, as appropriate.

Carried

The meeting recessed at 2:03 p.m.

The meeting reconvened at 2:10 p.m.

4. Public in Attendance

4.1 Okanagan Regional Library Delegation

Danielle Hubbard, CEO OK Regional Library and Richard Kicksee, Mission Library Branch

- Displayed a PowerPoint Presentation.
- Commented on the Regional Library's Vision and Initiatives and spoke to the new Strategic Plan.
- Identified five goals for The Regional Library to achieve.
- Displayed a map of the various Okanagan Regional Library branches.
- Spoke to the vast collection of materials in print and online.
- Spoke to the benefits of their centralized services.
- Spoke to their financial allocation model with an annual operating budget of 23 million dollars.
- Provided local Library updates, including summer reading clubs that occur every year.
- Responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Cannan

THAT Council receives for information the presentation from the Okanagan Regional Library Delegation, dated May 27, 2024.

Carried

4.2 2024 PIBC Awards

Staff:

- Presented Council with the 2024 PIBC Award for Excellence in Planning.

5. Development Application Reports & Related Bylaws

5.1 Glenmore Dr 1064-1084 - Z23-0039 (BL12667) - Lake Edge Developments Ltd., Inc. No. BC1287034

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z23-0039 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 29 Township 26 ODYD Plan 17490 located at 1064 Glenmore Drive, Kelowna, BC, Lot 2 Section 29 Township 26 ODYD Plan 17490 located at 1074 Glenmore Drive, Kelowna, BC and Lot 3 Section 29 Township 26 ODYD Plan 17490 located at 1084 Glenmore Drive Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 27, 2024.

Defeated

Mayor Dyas, Councillors Cannan, DeHart, Hodge, Lovegrove, Stack, Webber - Opposed

5.2 Water St 1570-1580 - TA24-0006 (BL12668) - Mark Anthony Group Inc., Inc. No. BC1202243

Staff:

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

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council hear from the Applicant.

Carried

Slava Korshunov, Mark Anthony Group, Applicant

- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Zoning Bylaw Text Amendment Application No. TA24-0006 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule 'A' attached to the Report from the Development Planning Department dated May 27, 2024, be considered by Council;

AND THAT Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Carried

Councillor Hodge -Opposed

5.3 Water St 1570-1580 - BL12668 (TA24-0006) - Mark Anthony Group Inc., Inc. No. BC1202243

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw No. 12668 be read a first time.

Carried

Councillor Hodge -Opposed

5.4 Rezoning Bylaws Supplemental Report to Council

Staff:

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

5.5 Rezoning Applications

5.5.1 Moubray Rd 394-396 - BL12653 (Z22-0043) - 1341462 B.C. Ltd., Inc. No. BC1341462

5.5.3 Martin Ave 1085 and Gordon Dr 1444-1448 - BL12657 (Z24-0003) - Sang Mai, Nam Duong Do and Kathy Mai

5.5.6 Cara Glen Ct 1402 - BL12660 (Z23-0078) - Prime Clifton Homes Inc., Inc. No. A0116073

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Bylaw Nos. 12653, 12657 and 12660 each be read a first, second and third time.

Carried

5.5.2 Bernard Ave 1531 - BL12656 (Z23-0085) - Orchard City Abbeyfield Society, Inc. No. S0030415

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Bylaw No. 12656 be read a first, second and third time.

Carried

Councillor Cannan - Opposed

5.5.4 Mills Rd 163-165 - BL12658 (Z24-0006) - Patrick Kerr Holdings Ltd., Inc. No. BC0831069

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12658 be read a first, second and third time.

Staff:

- Responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Wooldridge

THAT Council defer consideration of Bylaw 12658 (Z24-0006) until staff report back on Policy options for tenant relocation.

Carried

Bylaw did not receive reading consideration.

5.5.5 Glenmore Dr 1232 1240 1250 - BL12659 (Z24-0009) - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Bylaw No. 12659 be read a first, second and third time.

Carried

Councillor Cannan - Opposed

5.6 Rezoning Applications

5.6.1 Eldorado Rd 436 - BL12623 (Z23-0043) - Elizabeth Nadj

5.6.2 Bubna Rd 380 - BL12663 (Z22-0039) - McIntosh Properties Ltd., Inc. No. 0846631

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Bylaw Nos. 12623 and 12663 each be read a first, second and third time and be adopted.

Carried

5.7 Lakeshore Rd 3593 - DP23-0115 - Immortal Homes Ltd., Inc. No. A0101356 - Supplemental Report

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Permit No. DP23-0115 for Lot 10 District Lot 134 ODYD Plan 2988, located at 3593 Lakeshore Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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

Carried
Councillor Cannan - Opposed

5.8 Coronation Ave 578, 580, 586, 590, 602 - DP24-0009 - Coronation St. Paul GP Inc., Inc. No. BC1431078

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council authorizes the issuance of Development Permit No. DP24-0009 for:

- Lot 54 District Lot 139 ODYD Plan 1037, located at 578 Coronation Ave, Kelowna, BC;
- Lot 53 District Lot 139 ODYD Plan 1037, located at 580 Coronation Ave, Kelowna, BC;
- Lot 52 District Lot 139 ODYD Plan 1037, located at 586 Coronation Ave, Kelowna, BC;
- Lot 51 District Lot 139 ODYD Plan 1037, located at 590 Coronation Ave, Kelowna, BC; and
- Lot 50 District Lot 139 ODYD Plan 1037, located at 602 Coronation Ave, Kelowna, BC;

subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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

Carried

6. Bylaws for Adoption (Development Related)

6.1 Content Changes - BL12651 (TA24-0003) - City of Kelowna

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12651 be adopted.

Carried

The meeting recessed at 3:58 p.m.

The meeting reconvened at 4:05 p.m.

7. Non-Development Reports & Related Bylaws

7.1 Planning and Development Statistics - Q1 2024

Staff:

- Displayed a PowerPoint Presentation providing updates on the building and development statistics for the first quarter of 2024 and responded to questions from Council.

Councillor Wooldridge left the meeting at 4:18 p.m.

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Planning, Climate Action and Development Services department dated May 27, 2024, with information relating to Planning and Development Statistics for the first quarter of 2024.

Carried

7.2 Rental Housing Grants Program - 2024 Enhancements

Staff:

- Displayed a PowerPoint Presentation outlining the proposed changes to the Rental Housing Grants Program of 2024/2025 and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from Planning, Climate Sustainability and Development Services dated May 27, 2024, with respect to enhancements to the Rental Housing Grants Program;

AND THAT Council approve the temporary modifications to the 2024/2025 Rental Housing Grants Program as outlined in the Report from Planning, Climate Sustainability and Development Services dated May 27, 2024;

AND FURTHER THAT the temporary modifications to the 2024/2025 Rental Housing Grants Program be funded from the housing accelerator grant proceeds as required through amendments to the financial plan.

Carried

7.3 North End Plan - Manhattan Point Parks Outreach

Staff:

- Displayed a PowerPoint Presentation providing background on the North End Plan parks concept; outreach with property owners and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor DeHart

THAT Council receives, for information, the Report from the Policy & Planning and Parks & Buildings Planning Departments, dated May 27, 2024, with respect to outreach with affected property owners regarding the parks concept in the North End Plan;

AND THAT Council direct Staff to incorporate the park planning policy framework into the draft plan for the North End Plan.

Carried

7.4 Criteria for 2024 One-Time Property Tax Grant Program

Staff:

- Displayed a PowerPoint Presentation outlining criteria for the 2024 One-Time Property Tax Grant Program and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Council receives, for information, the report from Financial Services, dated May 27, 2024, with respect to the criteria for a one-time property tax grant program for multi-family residential properties within zones UC1-UC5 areas whose assessment values increased by 30% or more between 2023 and 2024;

AND THAT Council approves the one-time property tax grant program criteria, as outlined in the report from Financial Services, date May 27, 2024

Carried

7.5 Middle Income Housing Partnership Council Policy

Staff:

- Displayed a PowerPoint Presentation outlining the proposed Policy for the Middle Income Housing Partnership Program and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Real Estate Department dated May 27, 2024, with respect to the Middle Income Housing Partnership Council Policy;

AND THAT Council adopts Council Policy No. 392, being Middle Income Housing Partnership, as outlined in the report from the Real Estate Department dated May 27, 2024.

Carried

7.6 Urban Tree Canopy Enhancement Strategy Update

Staff:

- Displayed a PowerPoint Presentation providing an update on the implementation of the Urban Tree Canopy Enhancement Strategy and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Climate Action & Environmental Stewardship Department, dated May 27, 2024, with respect to progress on the City's Urban Tree Canopy Enhancement Strategy;

AND THAT Council directs staff to prepare amendments to Bylaw No. 10425, to align street tree care and boulevard maintenance standards with other City Bylaws, prior to July 2024.

Carried
Councillor Stack - Opposed

8. Resolutions

8.1 Draft Resolution - Deputy Mayor Schedule

Moved By Councillor DeHart/Seconded By Councillor Lovegrove

THAT the Deputy Mayor Schedule be as follows:

Councillor	Start Date	End Date
Ron Cannan	April 15, 2024	September 8, 2024
Luke Stack	September 9, 2024	March 8, 2025
Gord Lovegrove	March 9, 2025	September 7, 2025
Rick Webber	September 8, 2025	March 8, 2026
Maxine DeHart	March 9, 2026	November 2, 2026

Carried

9. Bylaws for Adoption (Non-Development Related)

9.1 BL12666 - Amendment No. 1 to the Revitalization Tax Exemption Program Bylaw No. 12561

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12666 be adopted.

Carried

10. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance at the Chamber of Commerce dinner.
- Spoke to their attendance at the Okanagan College Job Connect for Future Program.
- Spoke to their attendance at the Newcomers Club.
- Commented on the upcoming Italian Club Festa della Repubblica Celebration on June 2, 2024.

Councillor Cannan:

- Spoke to their attendance at their first Tourism Kelowna Board meeting.

Councillor Lovegrove:

- Spoke to their attendance at the Canadian Transportation Research Forum.
- Spoke to their attendance at Reading with Youth at Springvalley Elementary School.
- Commented on the upcoming National Youth Mentoring Conference next week.

11. Termination

This meeting was declared terminated at 5:51 p.m.

Mayor Dyas

acm/cm

City Clerk