



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, July 8, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas*, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove*, Mohini Singh*, Luke Stack, Rick Webber and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist*; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action and Development Services, Ryan Smith*; Community Planning & Development Manager, Dean Strachan*; Urban Planning Manager, Jocelyn Black*; Planner, Tyler Caswell*; Long Range Policy Planning Manager, Robert Miles*; Development Engineering Manager, Nelson Chapman*; Planner Specialist, Trisa Atwood*; Director, Finance and Corporate Services, Shayne Dyrdal*; Airport Finance Manager, Parth Patel*, Airport Senior Project Manager, William Lampard*; Community & Neighbourhood Services Manager, Mariko Siggers*; Senior Project Architect, Amy Johnston*; Divisional Director, Partnership & Investments, Derek Edstrom*; Divisional Director, Active Living & Culture, Jim Gabriel*; Transportation Engineering Manager, Gordon Foy*; General Manager, Infrastructure, Mac Logan*; Deputy City Clerk, Michael Jud*; Legal & Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest Participating Remotely	John Frittenburg, JF Group*

(* Denotes partial attendance)

1. Call to Order

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

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

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

2. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of June 24, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 KLO Road 1758-1760 - A24-0006 - Various Owners

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Webber

THAT Agricultural Land Reserve Application No. A24-0006 for Lot 2 District Lot 131 ODYD Plan EPP51229, located at 1758-1760 KLO Rd, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

Councillor Hodge and Stack – Opposed

3.2 Glenmore Rd 1875-2255 - A24-0007- City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Agricultural Land Reserve Application No. A24-0007 for:

1. Lot 1 Sections 15 and 16 Township 23 ODYD Plan EPP15596, located at 1875 Glenmore Rd N, Kelowna, BC;
2. Lot 7 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
3. Lot 8 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
4. Lot 9 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
5. Lot 10 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
6. Lot 11 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
7. Block 18 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC; and,
8. Lot A Sections 15, 16, 21 and 22 Township 23 ODYD Plan EPP104543, located at 2105-2255 Glenmore Rd N, Kelowna, BC;

for a Subdivision Application pursuant to Section 25 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council direct Staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

3.3 Cross Rd 1951 - Z23-0071 (BL12676) - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Councillor Lovegrove declared a conflict of interest due to owning property adjacent to the subject property and left the meeting at 1:55 pm

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Rezoning Application No. Z23-0071 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of Lot 1 Section 4 Township 23 ODYD Plan EPP120282, located at 1951 Cross Road, Kelowna, BC from the MF₁ – Infill Housing zone and the P₂ – Education and Minor Institutional zone to the MF_{3r} – Apartment Housing zone as shown on Map "A" attached to the Report from the Development Planning Department dated July 8, 2024, be considered by Council;

AND THAT 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 July 8, 2024.

Carried

Councillor Lovegrove returned to the meeting at 1:55 p.m.

3.4 Highland Dr 1508 - Z24-0022 (BL12677) - 1344628 B.C. Ltd., Inc. No. BC1344628

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z24-0022 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 29 Township 26 ODYD Plan 21281 Except Plan KAP85729, located at 1508 Highland Dr N, Kelowna, BC from the MF₁ – Infill Housing zone to the MF₂ – Townhouse Housing zone, be considered by Council.

Carried

Councillor Cannan – Opposed

3.5 Rezoning Bylaws Supplemental Report to Council

Staff:

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

3.6 Rezoning Applications

3.6.1 Rutland Rd N 375, 395 - BL12670 (Z24-0011) - Siddarth Malhotra and Sunaina Malhotra

3.6.2 Saucier Ave 761, 771, 781, 791, 801-803 - BL12671 (Z23-0037) - Barneet Singh Mundi

- 3.6.3 **Monterey Ct 1095-1097 - BL12672 (Z23-0076) - 1280331 BC Ltd., Inc. No. BC1280031**
- 3.6.4 **Vista Rd 425, 445, 455 - BL12673 (Z24-0010) - Cashoffer GP Ltd., Inc. No. BC1197853**
- 3.6.5 **Valley Rd 438 - BL12675 (Z23-0065) - M. Bonn Enterprises Ltd., Inc. No. BC0235139**

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Bylaw No. 12670, 12671, 12672, 12673 and 12675 each be read a first, second and third time.

Carried

- 3.7 **Rutland Rd N 2080 - DP24-0018 - Mission Group (Reid's Corner) Real Estate Ltd., Inc. No. BC1386213**

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council authorizes the issuance of Development Permit No. DP24-0018 Lot 3 Section 35 Township 26 ODYD Plan EPP110033, located at 2080 Rutland Rd N, Kelowna, BC subject to the following:

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

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

AND THAT issuance of the Development Permit be considered subsequent to approval of the Ministry of Transportation and Infrastructure;

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

Carried

- 3.8 **McKinley Rd 1890, 1988, Hilltown Rd 3500, Glenmore Rd N 3850 - OCP24-0006 - Early Consideration**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and provided an overview of early consideration and the development process.
- Responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Council invites the applicant to respond to questions of Council

Carried

Paul Fenske, Principal, Placemark, Applicant*

- Provided comments regarding the context for this application.
- Displayed a PowerPoint presentation.
- Commented on the City's growth strategy and land uses.
- Spoke to the McKinley Gateway project and being an opportunity in Kelowna's north to deliver a complete community.
- Commented that the McKinley Gateway project must align with the Official Community Plan Pillars through future planning and public engagement process.
- Spoke to best practices through the planning process.
- Responded to questions from Council.

Staff:

- Responded to further questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Stack

THAT Official Community Plan Map Amendment No. OCP24-0006 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in the Report from the Development Planning Department dated July 8, 2024 for Lot 6, Sections 21 and 28, Township 23, ODYD, Plan EPP8753, Except Plans EPP40437, EPP92220 and EPP117593; Lot 5, Sections 21 and 28, Township 23, ODYD, Plan EPP8753; Lot A, Sections 28 and 33, Township 23, ODYD, Plan EPP117593, and Lot B, Sections 21, 28, 29 and 33, Township 23, ODYD, Plan EPP117593, located at 1890 & 1988 McKinley Road, 3500 Hilltown Rd and 3850 Glenmore Rd N, Kelowna, BC, be considered by Council;

AND THAT Council directs staff to process application OCP24-0006 in accordance with Development Application and Heritage Procedures Bylaw No. 12310;

AND FURTHER THAT Council directs staff to investigate a timeline that would align work on this application with future work on the North Glenmore Sector Development Study.

Defeated

Mayor Dyas, Councillor Cannan, DeHart, Hodge, Lovegrove, Singh, Stack, Webber and Wooldridge - Opposed

The meeting recessed at 3:30 p.m.

The meeting reconvened at 3:38 p.m.

3.9 Harvey Ave 1574-1634 - ARP24-0001 - PMC (KBC and Harvey) Holdings Corp

Staff:

- Displayed a PowerPoint Presentation providing an overview of the draft Area Redevelopment Plan and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Development Planning Department, dated July 8, 2024, with respect to the draft Burtch/Harvey Area Redevelopment Plan;

AND THAT Council authorizes the preparation of the final Burtch/Harvey Area Redevelopment Plan for Council consideration.

Carried

4. Bylaws for Adoption (Development Related)

4.1 Providence Ave 410 - BL12523 (OCP23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Mayor Dyas declared a conflict of interest on items 4.1 and 4.2 as the applicant is a client of a business his son operates and commented that the City Manager lives near the subject property and they both left the meeting at 4:30 p.m. with Deputy Mayor Cannan presiding as chair of the meeting.

Ryan Smith took over as Acting City Manager at 4:30 p.m.

Councillor Singh declared a conflict due to living in Kettle Valley and left the meeting at 4:30 p.m.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Bylaw No. 12523 be adopted.

Carried
Councillor Cannan - Opposed

4.2 Providence Ave 410 - BL12524 (Z23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12524 be adopted.

Carried
Councillor Cannan - Opposed

Mayor Dyas, City Manager and Councillor Singh returned to the meeting at 4:32 p.m. and the Mayor resumed Chairing the meeting.

5. Non-Development Reports & Related Bylaws

5.1 Kelowna International Airport 2024 Financial Plan Amendment - Combined Operations Building

Staff:

- Displayed a PowerPoint Presentation providing an overview of the combined operations building and proposed amendment to the City's 2024 Financial Plan.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives for information the report from Kelowna International Airport dated July 8, 2024, with respect to the amendment of the City of Kelowna's 2024 Financial Plan;

AND THAT the 2024 Financial Plan be amended to include \$5,800,000 in capital costs associated with the Combined Operations Building as outlined in the report from Kelowna International Airport dated July 8, 2024.

Carried

5.2 Activity Centre Functional Space Plans and ORL Partnership Update

Staff:

- Displayed a PowerPoint Presentation summarizing the programs for the Glenmore and Mission Activity Centres and provided an update on the partnership with the Okanagan Regional Library for an express library at the Glenmore Activity Centre.
- Responded to questions from Council.

John Frittenburg, JF Group Club Design & Management Consultant:

- Continued displaying the PowerPoint presentation.
- Provided an overview of the functional plan and programs for the Mission and Glenmore Activity Centres.
- Provided an overview of the project history, processes and findings to date.
- Spoke to the benefits of Recreation and Culture.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information this report from Active Living & Culture/ Partnerships & Investments, dated July 8, 2024, regarding the functional space planning for the Activity Centres in Glenmore and Mission, and an update on the strategic partnership with the Okanagan Regional Library as part of the Building a Stronger Kelowna portfolio;

AND THAT Council directs staff to enter into a Letter of Understanding with the Okanagan Regional Library for the provision of two express libraries under the general guidance discussed in this report.

Carried

John Frittenburg disconnected from the meeting at 5:15 p.m.

5.3 Highway 33 Clement Extension Project Update

Staff:

- Displayed a PowerPoint Presentation providing an update on the Highway 33 and Clement Avenue extension project and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Council receives, for information, the report from the Manager of Transportation Engineering dated July 8, 2024, with respect to the Highway 33 / Clement Extension Project.

Carried

Councillor Lovegrove - Opposed

5.4 Updated Options to Address Construction Noise

Staff:

- Displayed a PowerPoint Presentation providing an update on options to address construction noise by amending the Good Neighbour Bylaw and responded to questions from Council.

Moved By Councillor Lovegrove

THAT Council receives, for information, the report from the Office of the City Clerk dated July 8, 2024, regarding updated options to address construction noise;

AND THAT Council directs staff to prepare the necessary bylaw amendments in accordance with Option B as described in the report from the Office of the City Clerk dated July 8, 2024.

Motion failed as there was no seconder.

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Council receives, for information, the report from the Office of the City Clerk dated July 8, 2024, regarding updated options to address construction noise;

AND THAT Council directs staff to prepare the necessary bylaw amendments in accordance with Option C as described in the report from the Office of the City Clerk dated July 8, 2024.

Carried

6. Mayor and Councillor Items

Councillor DeHart:

- Former RCMP OIC, Bill McKinnon, provided positive comments regarding the social development update recently presented to Council.

Councillor Cannan:

- Notice of Motion for Council to write to BC Housing and partners to change Stephen's Village Supportive Housing from a wet to a dry facility.

Councillor Hodge:

- Congratulated local band, The Cruzeros, for being named to the BC Country Music Association Hall of Fame.

Councillor Lovegrove:

- Commented on Canada Day celebrations.
- Spoke to their attendance at the Car Star Facility opening on behalf of the Mayor.

7. Termination

This meeting was declared terminated at 6:24 p.m.

Mayor Dyas

City Clerk

/acm