



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, October 7, 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* and Rick Webber
Members Absent	Councillor Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Michael Jud; City Clerk, Laura Bentley; Sport & Event Services Manager, Doug Nicholas*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Alex Kondor*; Development Planning Manager, Dean Strachan*; Development Planning Manager, Trisa Atwood*; Planner II, Tyler Caswell*
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie
Guest	Malindi Elmore, Olympian*; Robert Shaw, Paralympian*

(\* 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 Meeting of September 23, 2024 be confirmed as circulated.

**Carried**

### 3. Public in Attendance

### 3.1 Celebrating Local Olympian Malindi Elmore and Paralympian Robert Shaw

Staff:

- Commented on local sport and experience of the Olympics.
- Introduced Olympian Malindi Elmore and Paralympian Robert Shaw.

Guests, Malindi Elmore and Robert Shaw:

- Provided remarks on their experience being athletes in the City representing Canada at the Olympics and Paralympics.

The Mayor congratulated the athletes and provided them each with a painting of the city on behalf of Council.

## 4. Development Application Reports & Related Bylaws

### 4.1 Hwy 97 N 4690 - Z24-0005 (BL12706) - City of Kelowna

Staff:

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

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Rezoning Application No. Z24-0005 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of portions of:

- The South West 1/4 Of Section 11 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Plans 10273, 18883, H764, H16596 And KAP83101 (3) Parcel A (E10197), located at 4690 Hwy 97 N, Kelowna, BC; and,
- The North West 1/4 Of Section 2 Township 23 Osoyoos Division Yale District Except: (1) Those Parts Shown On Plan Attached To DD 1953D (2) Part Described In DD 169668F (3) Plans 12349, H764, H16596, KAP83101 And EPP76079, located at 4690 Hwy 97 N, Kelowna, BC;

from the A1 – Agriculture zone to the I2 – General Industrial zone as shown on Map "A" attached to the Report from the Development Planning Department dated October 7, 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;

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

**Carried**

### 4.2 Barlee Rd 1857, 1869 and 1879, Z24-0024 (BL12707) - Barlee Road Development GP Ltd., Inc.No. BC1450498

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Rezoning Application No. Z24-0024 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of

- LOT B DISTRICT LOT 129 ODYD PLAN 12956, located at 1857 Barlee Rd, Kelowna, BC;
  - LOT C DISTRICT LOT 129 ODYD PLAN 12956, located at 1869 Barlee Rd, Kelowna, BC;
- and

- LOT D DISTRICT LOT 129 ODYD PLAN 12956, located at 1879 Barlee Rd, Kelowna, BC; from the UC<sub>3</sub> – Midtown Urban Centre zone to the UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone, be considered by Council;

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

**Carried**

#### **4.3 Glenmore Dr 1256, 1260, 1270 - Z24-0029 (BL12708) - Various Owners**

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Hodge

THAT Rezoning Application No. Z24-0029 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

- Lot B Section 29 Township 26 ODYD Plan KAP47536, located at 1256 Glenmore Dr, Kelowna, BC;
- Lot 2 Section 29 Township 26 ODYD Plan 26500, located at 1260 Glenmore Dr, Kelowna, BC; and,
- Lot 1 Section 29 Township 26 ODYD Plan 26500, located at 1270 Glenmore Dr, Kelowna, BC;

from the MF<sub>1</sub> – Infill Housing zone to the MF<sub>3</sub> – Apartment Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approvals as set out in Attachment "A" attached to the Report from the Development Planning Department dated October 7, 2024.

**Carried**

Councillor Cannan - Opposed

#### **4.4 St. Paul St 1355 - Z24-0044 (BL12709) - 1247752 B.C. Ltd., Inc.No. BC1247752**

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor DeHart

THAT Rezoning Application No. Z24-0044 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 2 District Lot 139 ODYD PLAN EPP123577, located at 1355 St Paul St, Kelowna, BC, from the UC<sub>1</sub> – Downtown Urban Centre zone to the UC<sub>1r</sub> – Downtown Urban Centre Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

**Carried**

Councillors Cannan and Hodge - Opposed

#### **4.5 Lougheed Rd 230-240 - TA24-0010 (BL12710) - Various Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Lovegrove/Seconded By Councillor Cannan

THAT Zoning Bylaw Text Amendment Application No. TA24-0010 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated October 7, 2024, for

- STRATA LOT 1 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 2 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 3 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 4 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 230 Lougheed Rd, Kelowna, BC;
- STRATA LOT 5 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141 located at 230 Lougheed Rd;

to allow for the use of Religious Assemblies, be considered by Council;

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

**Carried**

**4.6 Rezoning Bylaws Supplemental Report to Council**

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Council receives, for information, the report from the Office of the City Clerk dated October 7, 2024 with respect to one rezoning application;

AND THAT Rezoning Bylaw No. 12705 be forwarded for further reading consideration.

**Carried**

Councillor Hodge left the meeting at 2:37 p.m.

**4.7 Appaloosa Rd 3199 - BL12705 (Z24-0037) - City of Kelowna**

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12705 be read a first, second and third time.

**Carried**

Councillor Cannan – Opposed

**4.8 Cameron Ave 1160 and Gordon Dr 2355-2395 - DP24-0071 - Victor Projects Ltd., Inc.No. BC1326399**

Councillor Hodge returned to the meeting at 2:40 p.m.

Councillor Stack declared a conflict of interest as he lives in the strata adjacent to the subject property and left the meeting at 2:40 p.m.

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0071 for Lot 1 District Lot 136 ODYD Plan EPP91954, located at 1160 Cameron Ave and Lot B District Lot 136 ODYD Plan KAP46155, located at 2355-2395 Gordon Dr, 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 consolidate Lot 1 District Lot 136 ODYD Plan EPP91954 with Lot B District Lot 136 ODYD Plan KAP46155;

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 Stack returned to the meeting at 2:45 p.m.

## 5. Resolutions

### 5.1 Councillor Lovegrove - Draft Resolution - Automated Noise Enforcement Cameras

Councillor Lovegrove spoke to the resolution and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Hodge

THAT Council directs staff to coordinate with one or more vendors to carry out a Fall 2024 pilot study of noise camera technology in Kelowna, and report back to Council, as outlined in this report and the draft resolution regarding automated noise enforcement cameras dated October 7, 2024.

**Defeated**

Mayor Dyas, Councillors DeHart, Luke Stack, Mohini Singh, Rick Webber - Opposed

## 6. Bylaws for Adoption (Non-Development Related)

### 6.1 BL12695 - 2025 Permissive Tax Exemptions

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12695 be adopted.

**Carried**

## 7. Mayor and Councillor Items

Councillor Lovegrove:

- Provided the Mayor with a copy of a thesis from a recent UBCO Ph.D. graduate on social inclusion.

Councillor Stack:

- Attended as Deputy Mayor the recent ribbon cutting and opening of the Four Points Sheraton with Councillors Cannan and Lovergrove.

Councillor DeHart:

- Congratulated Councillor Singh on the East meets West event.
- Invited everyone to the Maxine Dehart Drive Through Breakfast at the Ramada Hotel on October 17th from 6:00 to 9:00 a.m.

Councillor Singh:

- Spoke about and thanked Council for their support of the East meets West fundraiser event.
- The event raised over \$200,000 in funds.

Councillor Cannan:

- Recognized NOW Canada for the recent tour of their facilities, and community support services they are providing.
- Spoke to the recent Bennett family donation of their historic family home to the Central Okanagan Heritage Society and thanked the family.

Councillor Hodge:

- Congratulated the Cruzeiros on their band's induction into the BC Country Music Hall of Fame.

Mayor Dyas:

- Attended the Freedom's Door opening of their new Bel Aire townhomes project on the weekend. The City's Housing Accelerator Fund received over \$90,000 from the project.
- Recognized the East meets West event and musician Paul Brandt supporting the "Not in our City " campaign against youth abduction.
- Spoke to the training received preventing youth abduction by City staff at the airport, bylaw services and fire department.

## 8. Termination

This meeting was declared terminated at 3:16 p.m.

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Mayor Dyas

mj/cm

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Deputy City Clerk