



**City of Kelowna**  
**Regular Council Meeting**  
**Minutes**

Date:	Monday, May 6, 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 & Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Planner, Tyler Caswell*; Planner Specialist, Trisa Atwood*; Planner, Mark Tanner*; Revenue Supervisor, Patrick Gramiak*; Divisional Director Financial Services, Joe Sass*; Controller, Matt Friesen*; Budget Supervisor, Jay Jean*; Divisional Director, Partnership & Investments, Derek Edstrom*; Park and Landscape Planner, Melanie Steppuhn*; Deputy Fire Chief, Sandra Follack*; Intergovernmental Relations Manager, Axelle Bazett*; Legal & Administrative Coordinator, Lisa Schell
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland
Guest	James Littley, Deputy Administrator, Okanagan Basin Water Board

(\* 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 Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Regular Meetings of April 22, 2024 be confirmed as circulated.

**Carried**

Councillor Cannan joined the meeting at 1:31 p.m.

### 3. Public in Attendance

#### 3.1 Okanagan Basin Water Board Delegation

James Littley, Deputy Administrator, Okanagan Basin Water Board

- Displayed a PowerPoint Presentation.
- Spoke to boat inspections.
- Commented on the Okanagan Basin Water Board Don't Move a Mussel public outreach campaign.
- Spoke to the devastating impacts on ecosystems and economics.
- Illustrated the rapid and destructive growth of mussels on infrastructure in infested waters and beaches.
- Displayed a Map indicating risk from Zebra and Quagga Mussels to Okanagan Valley water bodies.
- Identified the 2023 Watercraft Inspection Stations in B.C. noting funding and staffing have been cut.
- Spoke to gaps in prevention in British Columbia.
- Okanagan Basin Water Board is calling for a temporary moratorium on out of province boats until the full status of the infestation of the Columbia Basin is assessed or until every boat coming into B.C. is required to be inspected.
- Spoke to Calls to Action by the Province.
- Responded to questions from Council.

### 4. Development Application Reports & Related Bylaws

#### 4.1 Belgo Rd 1200 - A24-0005 - Black Mountain Irrigation District

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Agricultural Land Reserve Application No. A24-0005 for Lot A Sections 23 and 24 Township 26 ODYD Plan EPP23792, located at 1200 Belgo Road, Kelowna, BC for a non-farm use application in the Agricultural Land Reserve pursuant to Section 20(2) 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**

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

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Stack

THAT Rezoning Application No. Z22-0043 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 7 Section 32 Township 26 ODYD Plan 14234, located at 394-396 Moubray Road, 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 May 6, 2024;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit for the subject property.

**Carried**

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z23-0085 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of PARCEL Z SECTION 20 TOWNSHIP 26 ODYD PLAN 3604, located at 1531 Bernard Ave, Kelowna, BC, from the MF1b – Infill Housing with Boarding or Lodging House zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 6, 2024;

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

**Carried**

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

Staff:

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

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Rezoning Application No. Z24-0003 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 138 ODYD Plan 1472, located at 1085 Martin Avenue, Kelowna, BC, Lot 2 District Lot 138 ODYD Plan 1472, located at 1444 Gordon Drive, Kelowna, BC, and Lot 1 District Lot 138 ODYD Plan 1472, located at 1448 Gordon 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 Attachment "A" attached to the Report from the Development Planning Department dated May 6, 2024;

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

**Carried**

**4.5 Mills Rd 163-165 - Z24-0006 (BL12658) - Patrick Kerr Holdings Ltd., Inc. No. BCo831069**

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Webber

THAT Rezoning Application No. Z24-0006 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of LOT A SECTION 27 TOWNSHIP 26 ODYD PLAN 15106, located at 163-165 Mills Rd, 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 approval of the Ministry of Transportation and Infrastructure.

Carried  
Councillor Hodge - Opposed

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

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Rezoning Application No. Z24-0009 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of:

1. Lot B Section 29 Township 26 ODYD Plan 39467, located at 1232 Glenmore Dr, Kelowna, BC;
2. Lot 2 Section 29 Township 26 ODYD Plan 16352, located at 1240 Glenmore Dr, Kelowna, BC; and
3. Lot A Section 29 Township 26 ODYD Plan KAP47536, located at 1250 Glenmore Dr, Kelowna, BC;

from the MF1 – Infill Housing zone to the MF3r – Apartment Housing Rental Only zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 6, 2024.

Carried

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

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Rezoning Application No. Z23-0078 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 31 Township 26 ODYD Plan EPP100150, located at 1402 Cara Glen Ct, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3r – Apartment Housing Rental Only zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated May 6, 2024.

Carried  
Councillor Lovegrove - Opposed

#### **4.8 Rezoning Bylaws Supplemental Report to Council**

City Clerk:

- Commented on Notice of first reading and advised that no correspondence was received.

#### **4.9 Text Amendment and Rezoning Applications**

**4.9.1 Content Changes - BL12651 (TA24-0003) - City of Kelowna**

**4.9.2 Belaire Ave 1310, 1320 - BL12652 (Z23-0031) - 432623 B.C. Limited, Inc. No. BC1007009**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw Nos. 12651 and 12652 each be read a first, second and third time.

Carried

#### **5. Bylaws for Adoption (Development Related)**

**5.1 Dilworth Dr 1097 - BL12610 (Z21-0037) - Simple Pursuits Inc., Inc. No. BC1206854**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12610 be adopted.

Carried

The meeting recessed at 2:46 p.m.

The meeting reconvened at 2:55 p.m.

#### **6. Non-Development Reports & Related Bylaws**

**6.1 2024 Changes to Property Tax Operational Practices**

Staff:

- Displayed a PowerPoint Presentation outlining the temporary changes to property tax operational practices 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 May 6, 2024, with respect to temporary changes to property tax operational practices;

AND THAT Bylaw No. 12662, being Amendment No. 2 to Property Tax Penalty Bylaw No. 11971 be forwarded for reading consideration;

AND THAT Council directs staff to report back to Council on a one-time grant program for select properties as outlined in the report from Financial Services dated May 6, 2024.

Carried

## 6.2 BL12662 - Amendment No. 2 to Property Tax Bylaw No. 11971

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Bylaw No. 12662 be read a first, second and third time.

**Carried**

## 6.3 2024 Tax Distribution Policy

Staff:

- Displayed a PowerPoint Presentation outlining distribution of taxation demand among property classes that will result in the 2024 tax rate.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

<u>Property Class</u>	<u>2023 Tax Class Ratios</u>	<u>2024 Tax Class Ratios</u>
Residential/Rec/NP/SH	1.0000:1	1.0000:1
Utilities	5.7720:1	4.5169:1
Major Industrial	8.5581:1	8.3358:1
Light Industrial/Business/Other	2.4594:1	2.0696:1
Farm Land	0.2307:1	0.2291:1
Farm Improvements	0.5149:1	0.5122:1

AND THAT Council approve development of 2024 tax rates to reflect the 2024 assessment changes in property market values.

**Carried**

## 6.4 Five Year Financial Plan Bylaw 2024-2028

Staff:

- Displayed a PowerPoint Presentation summarizing the final budget and 2024-2028 Financial Plan and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Council adopts the 2024-2028 Financial Plan;

AND THAT Council approves the formulation of 2024 Property Tax Rates that will raise the required funds in 2024, from General Taxation, in the amount of \$191,220,490 resulting in an average net property owner impact of 4.72 per cent;

AND THAT Bylaw No. 12639 being the 2024-2028 Five-Year Financial Plan be advanced for reading consideration;

AND THAT Bylaw No. 12640 being the Tax Structure Bylaw, 2024 be advanced for reading consideration;

AND THAT Bylaw No. 12641 being the Annual Tax Rates Bylaw, 2024 be advanced for reading consideration;

AND THAT Bylaw No. 12642 being the DCC Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration;

AND THAT Bylaw No. 12643 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration.

AND THAT Bylaw No. 12644 being the Density Bonusing for Public Amenities and Streetscape Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration;

AND FURTHER THAT Bylaw No. 12645 being the Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024 be advanced for reading consideration.

Carried  
Councillor Cannan - Opposed

- 6.5 **BL12639 - Five Year Financial Plan Bylaw 2024-2028**
- 6.6 **BL12640 - Tax Structure Bylaw, 2024**
- 6.7 **BL12641 - Annual Tax Rate Bylaw, 2024**
- 6.8 **BL12642 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2024**
- 6.9 **BL12643 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2024**
- 6.10 **BL12644 - Density and Bonus Expenditure Bylaw, 2024**
- 6.11 **BL12645 - Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2024**

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw Nos. 12639, 12640, 12641, 12642, 12643, 12644 and 12645 each be read a first, second and third time.

Carried

- 6.12 **2024 Sterile Insect Release (SIR) Parcel Tax**

Staff:

- Displayed a PowerPoint Presentation outlining the 2024 Sterile Insect Release Parcel Tax Program and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Webber

THAT Council approve the Sterile Insect Release Program as outlined in the report of the Revenue Supervisor dated May 6, 2024, charging the 2024 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2024 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration.

AND THAT Bylaw No. 12654 being the Sterile Insect Release Program Parcel Tax Bylaw 2024 be forwarded for reading consideration.

Carried

- 6.13 **BL12654 - Sterile Insect Parcel Tax Bylaw 2024**

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12654 be read a first, second and third time.

Carried

#### 6.14 Responsible Liquor Use in Parks

Staff:

- Displayed a PowerPoint Presentation outlining the program to allow responsible consumption of liquor in select parks and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Webber

THAT Council receives for information the report from the Parks & Buildings Planning Department, dated May 6, 2024, regarding the responsible consumption of liquor in select parks;

AND THAT Bylaw No. 12655, being Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680, be forwarded for reading consideration.

Carried

Councillor Lovegrove - Opposed

#### 6.15 BL12655 - Amendment No. 8 to Parks and Public Spaces Bylaw No. 10680

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Bylaw No. 12655 be read a first, second and third time.

Carried

Councillor Lovegrove - Opposed

#### 6.16 Regional Grant Funding Application - RDCO Emergency Operations Centre

Staff:

- Spoke to the grant application for the Regional District to manage the Regional Emergency Operation Centre.

Moved By Councillor Wooldridge/Seconded By Councillor Lovegrove

THAT Council receives, for information, the report from Kelowna Fire Department dated May 6, 2024, with respect to UBCM Regional Grant Funding Application – Emergency Operations Centre Equipment and Training;

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

Carried

#### 6.17 2024 UBCM Community Excellence Awards

Staff:

- Displayed a PowerPoint Presentation identifying the 2024 UBCM Excellence Award categories and City entries for each.



Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Partnerships Office dated May 6, 2024, with respect to the 2024 UBCM Community Excellence Awards Applications Submission.

AND THAT Council authorizes staff to submit award applications for the following City projects:

- Governance category: Shift to a Performance-Based Culture
- Service Delivery category: Artificial Intelligence (AI) Digital Permitting
- Sustainability category: Climate Vulnerability and Risk Assessment Study (CVRA)
- Asset Management category: Implementing Computerized Maintenance Management Systems (CMMS)

**Carried**

**7. Bylaws for Adoption (Non-Development Related)**

**7.1 BL12557 - Road Closure Bylaw - Adjacent to 4710 Lakeshore Road**

City Clerk:

- Invited anyone from the gallery to come forward.

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12557 be adopted.

**Carried**

**8. Mayor and Councillor Items**

Councillor Singh:

- Spoke to their attendance at the Indigenous Red Dress Day on May 5, 2024.
- Expressed condolences to Kelowna Orchardist Chris Turton's family.
- Canadian Relay Team, with a Kelowna runner, won World Championship and qualifies for the Olympics.
- Spoke to a Sport Programs Fundraiser for Ukrainian refugee children at the Red Bird Winery.

Councillor Wooldridge:

- Spoke to their attendance at the Indigenous Red Dress Day on May 5, 2024.
- Spoke to their attendance at the SILGA Conference and commended staff who attended.
- Spoke to their attendance at Ballet Kelowna's McBeth performance.
- Spoke to their attendance at the Grand Opening of Studio on Water on May 4, 2024.

Councillor Stack:

- Spoke to their attendance at the Pickleball season opening at the Parkinson Recreation Centre and commented on new pickleball courts being added at facilities in the City.

Councillor DeHart:

- Spoke to their attendance at the Pickleball season opening at the Parkinson Recreation Centre.
- Spoke to their attendance at the Okanagan College Cultivates event and commented that the Okanagan College plan to build a Culinary Arts Centre.

Councillor Hodge:

- Will bring forward a Notice of Motion for a letter of support for funding sniffer dogs that detect and prevent the spread of invasive mussels.
- Will bring forward a Notice of Motion to ban boats crossing the border.
- Will be attending the Okanagan Basin Water Board meeting tomorrow.
- Spoke to their attendance at a Fundraiser for a child with leukemia.
- Spoke to their attendance at the SILGA Conference; Kelowna's resolution regarding advocacy on Invasive Mussels was supported.

Councillor Lovegrove:

- Presented Mayor Dyas with the SILGA Social Responsibility Award for the City's PEOPLE Peer Program.
- Spoke to their attendance at the SILGA Conference and re-election to the SILGA Board.
- Will be attending the Sterile Insect Release facility tour in Osoyoos.
- Will be attending the Canadian Transportation Research Forum next week in Kelowna.

Councillor Cannan:

- Expressed condolences to Bill Scutt's family.
- Recognized Cherry Blossom Triathlon organizers and volunteers.

**9. Termination**

This meeting was declared terminated at 4:50 p.m.

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Mayor Dyas

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City Clerk

lb/acm