



**City of Kelowna  
Committee-of-the-Whole Meeting  
Minutes**

Date:	Monday, March 4, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Councillors Maxine DeHart, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillors Ron Cannan and Charlie Hodge
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
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

The Mayor called the meeting to order at 11:12 a.m.

**2. Urban Development Institute Presentation to Council**

Mark Holland, Westplan Consulting Group

- Displayed a PowerPoint Presentation "Check-In on Providing Housing".
- Spoke to delivering affordable and attainable housing.
- Spoke to affordability of housing; household income and percentage of income used for housing - monthly allocation breakdown impacts affordable housing level.
- Commented on today's economic environment and housing prices.
- Spoke historically of renting a home then transitioning to owning; today a higher percentage have delayed buying a home due to rising costs.
- Spoke to costs of developing and building homes and displayed a construction cost breakdown chart.
- Commented on projects that have slowed or paused in the city.
- Spoke to land costs and land constraints that have an impact on housing costs.
- Commented on material and labour costs of construction.
- Made comments on Policy implications.
- Responded to questions from Council.

Shane Worman and Dave Sargeant, Developers

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council, receive for information, the Urban Development Institute "Check in on Providing Housing" Presentation, dated March 4, 2024.

Carried

**3. Termination**

The meeting was declared terminated at 12:20 a.m.

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Mayor Dyas

lb/acm

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City Clerk