



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, March 15, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh, Councillor Stack* and Loyal Wooldridge*
Members Absent	Councillor Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*, Urban Planning Manager, Jocelyn Black*; Planner, Andrew Ferguson*; Corporate Strategy & Performance Department Manager, Mike McGreer*; Performance Improvement Consultant, Sigrun Geirsdottir*; Financial Planning Manager, Kevin Hughes*; Long Range Policy Planning Manager, James Moore*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Planner Specialist, Ross Soward*; Planner, Arlene Janousek*; Divisional Director, Active Living & Culture, Jim Gabriel*; Sport & Event Services Manager, Doug Nicholas*; Event Development Supervisor, Chris Babcock*; Planner Specialist, David James*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Basran called the meeting to order at 1:41 p.m.

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings in-person. As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

**2. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor Donn

R0289/21/03/15 THAT the Minutes of the Regular Meetings of March 8, 2021 be confirmed as circulated.

Carried

Mayor Basran provided comments that due to the current Microsoft 365 outage Teams is not accessible and therefore Councillors who usually attend remotely cannot access the meeting.

Mayor Basran deferred items 3.1, 3.2 and 3.3 as the Applicants for each of these items cannot present due to Teams being down.

### 3. Development Application Reports & Related Bylaws

- 3.1 Chute Lake Rd 4870 - A20-0003 - Stephen Cipes
- 3.2 June Springs Rd 4350 - Z20-0032 - Frank Robert Vezer
- 3.3 Longhill Rd 2825 - A19-0014 - Carol Grassmick
- 3.4 Glenmore Dr 888 and 892 - Z20-0071 (BL12184) - A and S Infinity Homes Ltd., Inc. No. BC1159817

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0290/21/03/15** THAT Rezoning Application No. Z20-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, Section 29, Township 26 ODYD Plan 4101, located at 888 Glenmore Drive, Kelowna BC and Lot 13 Section 29 Township 26 ODYD Plan 4101, located at 892 Glenmore Drive, Kelowna BC from the RU1 – Large Lot Housing zone to the RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated March 15, 2021;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit & Development Variance Permit for the subject property.

**Carried**

- 3.5 Glenmore Dr 888 and 892 - BL12184 (Z20-0071) - A and S Infinity Homes Ltd., Inc. No. BC1159817

Moved By Councillor DeHart/Seconded By Councillor Donn

**R0291/21/03/15** THAT Bylaw No. 12184 be read a first time.

**Carried**

- 3.6 Supplemental Report - Cadder Ave 377 - Z20-0105 (BL12169) - Kevin O'Brien and Wendy Holt-O'Brien

Staff:

- Confirmed one letter of support received.

Moved By Councillor Donn/Seconded By Councillor DeHart

**R0292/21/03/15** THAT Council receives, for information, the report from the Office of the City Clerk dated March 15, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12169;

AND THAT Rezoning Bylaw No. 12169 be forwarded for further reading consideration.

**Carried**

**3.7 Cadder Ave 377 - BL12169 (Z20-0105) - Kevin O'Brien and Wendy Holt-O'Brien**

Moved By Councillor Donn/Seconded By Councillor DeHart

**R0293/21/03/15** THAT Bylaw No. 12169 be read a second and third time.

**Carried**

**3.8 Supplemental Report - Yates Rd 350 - Z21-0001 (BL12170) - Loyal William Wooldridge and Ian Alexander Roth**

Councillor Wooldridge declared a conflict of interest for items 3.8 and 3.9 as he is a co-owner of the subject property and departed the meeting at 1:48 p.m.

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R0294/21/03/15** THAT Council receives, for information, the report from the Office of the City Clerk dated March 15, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12170;

AND THAT Rezoning Bylaw No. 12170 be forwarded for further reading consideration.

**Carried**

**3.9 Yates Rd 350 - BL12170 (Z21-0001) - Loyal William Wooldridge and Ian Alexander Roth**

Moved By Councillor DeHart/Seconded By Councillor Donn

**R0295/21/03/15** THAT Bylaw No.12170 be read a second and third time and be adopted.

**Carried**

Councillor Wooldridge returned to the meeting at 1:49 p.m.

**3.10 Coronation Ave 1036 - Z17-0117 (BL11731) - Extension Request**

Moved By Councillor Given/Seconded By Councillor Singh

**R0296/21/03/15** THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11731, for Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719 for 1036 Coronation Avenue, Kelowna, BC, be extended from February 25, 2021 to February 25, 2022;

AND THAT Council directs Staff to not accept any further extension requests.

**Carried**

Councillor Stack joined the meeting at 1:50 p.m.

### 3.11 Findlay Rd 1308 - Z18-0107 (BL11920) - Additional Extension Request

Moved By Councillor Sieben/Seconded By Councillor Donn

**R0297/21/03/15** THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11920, for Lot B Section 34, Township 26 ODYD Plan 14612 located at 1308 Findlay Road, Kelowna, BC, be extended for 6 months from February 27, 2021 to August 27, 2021;

AND THAT Council directs Staff to not accept any further extension requests.

Carried

### 4. Bylaws for Adoption (Development Related)

#### 4.1 Hwy 97 N 2690 - BL12067 (LUCT20-0002) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R0298/21/03/15** THAT Bylaw No. 12067 be adopted.

Carried

#### 4.2 Hwy 97 N 2690 - BL12068 (Z20-0061) - Miltco Investments Limited, Inc. No. 0111450

Moved By Councillor DeHart/Seconded By Councillor Donn

**R0299/21/03/15** THAT Bylaw No. 12068 be adopted.

Carried

#### 4.3 Fenwick Rd 2821 - BL12158 (LUCT20-0008) McIntosh Properties Ltd., Inc.No. 0846631

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R0300/21/03/15** THAT Bylaw No.12158 be adopted.

Carried

#### 4.4 Fenwick Rd 2821 - BL12159 (Z20-0073) - McIntosh Properties Ltd., Inc.No. 0846631

Moved By Councillor Donn/Seconded By Councillor DeHart

**R0301/21/03/15** THAT Bylaw No. 12159 be adopted.

Carried

#### 4.5 Fleming Rd 395 - BL12155 (Z20-0099) - Terry Orlan and Karen Shalom Peters

Moved By Councillor DeHart/Seconded By Councillor Sieben

**R0302/21/03/15** THAT Bylaw No. 12155 be adopted.

Carried

## 5. Non-Development Reports & Related Bylaws

Mayor Basran deferred item 5.1 to later in the meeting.

### 5.2 Urban Infill Updates

Staff:

- Displayed a PowerPoint Presentation outlining the upcoming bylaw amendments regarding urban infill development and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0303/21/03/15** THAT Council receives, for information, the report from the Development Planning Department dated March 15, 2021, with respect to forthcoming proposed bylaw amendments relating to urban infill development;

AND that Council instruct Staff to bring forth the necessary proposed Zoning Bylaw regulations changes as identified in the report from the Development Planning Department dated March 15, 2021 for Council consideration.

Carried

Items 5.3 and 5.4 were removed from the Agenda and will be brought forward to a future Agenda.

### 5.3 Amendment No. 11 to Development Application Fees Bylaw No 10560 (BL12173)

### 5.4 BL12173 Amendment No. 11 to Development Application Fees Bylaw No. 10560

Item 5.1 deferred from earlier in the meeting.

### 5.1 Reporting Progress on Council Priorities 2019 – 2022

Staff:

- Displayed a PowerPoint Presentation summarizing the progress report on the 2020 Council Priorities and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Singh

**R0304/21/03/15** THAT Council receive the report from the Corporate Strategy & Performance Department dated March 15, 2021 with respect to reporting progress in 2020 on Council Priorities 2019-2022;

AND THAT Council direct staff to report back on the 2021 progress for Council Priorities in spring 2022.

Carried

### 5.5 Investment of Kelowna Funds 2020

Staff:

- Displayed a PowerPoint Presentation summarizing the City of Kelowna's 2020 investment portfolio and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Given

**R0305/21/03/15** THAT Council receives, for information, the Investment of Kelowna Funds for 2020 Report from the Corporate Financial Planning Manager as presented on March 15, 2021 in alignment with Council's strong financial management priority.

Carried

### 5.6 Rental Housing Agreement - Evangel Family Rental Housing Society

Councillor Stack declared a perceived conflict of interest for items 5.6 and 5.7 as the organization he works for applies for tax exemptions from time to time and departed the meeting at 2:39 p.m.

Staff:

- Provided an overview of the rental housing grants.

Moved By Councillor Sieben/Seconded By Councillor Donn

**R0306/21/03/15** THAT Council, receives, for information, the Report from Policy and Planning dated March 15, 2021 recommending that Council adopt a Housing Agreement Bylaw to secure 46 purpose-built rental housing units;

AND THAT Bylaw No. 12174 authorizing a Housing Agreement between the City of Kelowna and The Evangel Family Rental Housing Society, INC. NO.S-16918 which requires the owners to designate 46 dwelling units in a purpose-built rental housing for Lot A District Lot 138 ODYD Plan 31933 Except Plan 36604; located at 969 Harvey Avenue, Kelowna, BC be forwarded for reading consideration.

Carried

### 5.7 Harvey Ave 969, BL12174 - Housing Agreement Authorization Bylaw - The Evangel Family Rental Housing Society, Inc. No. S16918

Moved By Councillor Singh/Seconded By Councillor Wooldridge

**R0307/21/03/15** THAT Bylaw No. 12174 be read a first, second and third time.

Carried

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

### 5.8 Annual Housing Report - 2020 Update

Staff:

- Displayed a PowerPoint Presentation summarizing the 2020 housing market and progress on the Healthy Housing Strategy and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Stack

**R0308/21/03/15** THAT Council receives, for information, the report from Policy and Planning dated March 15, 2021, with respect to Kelowna's Annual Housing Report.

Carried

### 5.9 2021 Bernard Avenue Program

Staff:

- Displayed a PowerPoint Presentation regarding plans for the potential closure of the 400 and 500 blocks of Bernard Avenue and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor DeHart

**R0309/21/03/15** THAT Council receive, for information, the report from Sport & Event Services dated March 15, 2021 regarding the activities related to the potential closure of the 400 and 500 blocks of Bernard Avenue;

AND THAT Council approve the development and animation plans of a pedestrian 'green street' program on the 400 and 500 blocks of Bernard Avenue, as described in the report;

AND THAT Council support staff to execute all documents necessary to complete the Canada Healthy Communities Initiatives grant;

AND THAT the 2021 Financial Plan be amended to include the grant revenue upon notification of a successful grant application;

AND FURTHER THAT the 2021 Financial Plan be amended to include \$50,000 of General Reserve funding if the grant application is not successful.

Carried

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

**6.1 BL12162 - Amendment No. 9 to the Revitalization Tax Exemption Program Bylaw No. 9561**

Councillor Stack declared a perceived conflict of interest as the organization he works for applies for tax exemptions from time to time and departed the meeting at 3:32 pm

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0310/21/03/15 THAT Bylaw No. 12162 be adopted.

Carried

Councillor Stack returned to the meeting at 3:33 p.m.

**6.2 BL12167 Amendment No. 2 to the Municipal Properties Tree Bylaw No. 8042**

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0311/21/03/15 THAT Bylaw No. 12167 be adopted.

Carried

**6.3 BL12172 - Amendment No. 26 to Bylaw Notice Enforcement Bylaw No. 10475**

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0312/21/03/15 THAT Bylaw No. 12172 be adopted.

Carried

**6.4 BL12181 - Amendment No. 9 to the Development Applications Procedures Bylaw No. 10540**

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0313/21/03/15 THAT Bylaw No. 12181 be adopted.

Carried

**7. Mayor and Councillor Items**

Councillor Donn:

- Made comment on some concerns with affordability issues identified in the Annual Housing Report.

Mayor Basran:

- Reminder of the Public Hearing tomorrow evening.

**8. Termination**

This meeting was declared terminated at 3:35 p.m.

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Mayor Basran

/acm



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City Clerk

DRAFT