



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date:	Monday, December 6, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Luke Stack* and Loyal Wooldridge
Members participating remotely	Councillors Charlie Hodge and Mohini Singh
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Active Living & Culture, Jim Gabriel*; Divisional Director, Planning & Development Services, Ryan Smith*; Community Planning & Development Manager, Dean Strachan*; Planner, Jason Issler*; Planner, Tyler Caswell*; Planner, Graham Allison*; Divisional Director, Financial Services, Genelle Davidson*; Infrastructure Engineering Manager, Joel Shaw*; Financial Planning Manager, Kevin Hughes*; Champion of the Environment, Chris Ray*; Long Range Policy Planning Manager, James Moore*; Planner, Aaron Thibeault*; Deputy Fire Chief, Sandra Follack*
Staff participating remotely (* Denotes partial attendance)	Legislative Coordinator (Confidential), Arlene McClelland

**1. Call to Order**

Mayor Basran called the meeting to order at 1:36 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, seating is limited in Council Chambers. Members of the public must remain seated unless invited to address Council.

As an open meeting, a live audio-video feed is being broadcast and recorded on kelowna.ca.

**2. Confirmation of Minutes**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

**R1106/21/12/06** THAT the Minutes of the Regular Meetings of November 22, 2021 be confirmed as circulated.

**Carried**

### 3. Committee Reports

#### 3.1 Civic Awards Nomination Period

Staff:

- Introduced the Civic Awards Committee Chair, Ellen Boelcke.

Ellen Boelcke, Committee Chair

- Displayed a PowerPoint Presentation announcing the nomination period for the 47th Annual Civic & Community Awards and identified Civic Award categories.

Moved By Councillor DeHart/Seconded By Councillor Singh

**R1107/21/12/06** THAT Council receives, for information, the report from Active Living & Culture, dated December 6<sup>th</sup>, 2021, that announces the opening of the nomination period for the 47<sup>th</sup> Annual Civic & Community Awards.

Carried

### 4. Development Application Reports & Related Bylaws

#### 4.1 Kirschner Rd 1939-1959 - LUCT21-0004 (BL12287) - Lambert and Paul Construction Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Donn

**R1108/21/12/06** THAT Land Use Contract Termination Application No. LUCT21-0004 to terminate LUC76-1052 from Lot B District Lot 129 ODYD Plan 22938, located at 1939 – 1959 Kirschner Rd, Kelowna, B.C. be considered by Council;

AND THAT Council Waive the development sign requirement under Public Notification & Consultation for Development Applications Policy No. 367;

AND FURTHER THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration.

Carried

#### 4.2 Kirschner Rd 1939-1959 - BL12287 (LUCT21-0004) - Lambert And Paul Construction Ltd.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R1109/21/12/06** THAT Bylaw No. 12287 be read a first time.

Carried

#### 4.3 Cambridge Ave 651 - Z21-0085 (BL12313) - Provincial Rental Housing Corporation, Inc. No. BC0052129

Councillor Stack declared a conflict of interest as his employer is in partnership with BC Housing on this application and departed the meeting at 1:48 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

**R1110/21/12/06** THAT Rezoning Application No. Z21-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 9 ODYD Plan EPP113953, located at 651 Cambridge Avenue, Kelowna, BC from the RM3 – Low Density Multiple Housing & RU6 – Two Dwelling Housing zones to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), not hold a Public Hearing for the Rezoning Bylaw;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated December 6, 2021;

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

**Carried**

Councillor Stack rejoined the meeting at 1:51 p.m.

**4.4 Fordham Rd 4684 - Z21-0096 (BL12314) - Claire Boti and Paul Dombay**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R1111/21/12/06** THAT Rezoning Application No. Z21-0096 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 357 ODYD Plan 18457, located at 4684 Fordham Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), not hold a Public Hearing for the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated December 6, 2021.

**Carried**

**4.5 Supplemental Report - Barnaby Rd 763 - Z21-0021 (BL12301) - Christopher John Thomson and Nicole Dawn Wilson**

Moved By Councillor Hodge/Seconded By Councillor Singh

**R1112/21/12/06** THAT Council receives, for information, the report from the Office of the City Clerk dated December 6, 2021 with respect to the summary of correspondence received for Zoning Bylaw No. 12301;

AND THAT Rezoning Bylaw No. 12301 be forwarded for further reading consideration.

**Carried**

**4.6 Barnaby Rd 763 - BL12301 (Z21-0021) - Christopher John Thomson and Nicole Dawn Wilson**



AND THAT Rezoning Bylaw No. 12304 be forwarded to a Public Hearing for further consideration.

Carried

**4.12 Matrix Cr 2175 and Pier Mac Way 2090 - DP21-0211 - Pier Mac Petroleum Installation Ltd., Inc. No., BC0088127**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

**R1119/21/12/06** THAT Council authorizes the issuance of Development Permit No. DP21-0211 for Lot 13 Section 14 Township 23 ODYD Plan EPP80708 and Lot 14 Section 14 Township 23 ODYD Plan EPP80708, located 2175 Matrix Crescent and 2090 Pier Mac Way, 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 siting 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 form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, 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 permits to be issued;

AND THAT issuance of the Development Permit be considered subsequent to the 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

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

**5.1 Gordon Dr 4653 - BL12242 (Z21-0008) - Mehdi Tehrani and Mandana Ghanyei**

Moved By Councillor Donn/Seconded By Councillor Stack

**R1120/21/12/06** THAT Bylaw No. 12242 be adopted.

Carried

**5.2 Braeloch Rd 384 - BL12255 (Z21-0053) - Michael Christopher Smith and Brigitte Diane Smith**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R1121/21/12/06** THAT Bylaw No. 12255 be adopted.

Carried

**5.3 Bechard Rd 632 - BL12293 (Z21-0081) - Daniel Emanuel Pastiu and Andria Elizabeth Pastiu**

Moved By Councillor DeHart/Seconded By Councillor Stack

R1122/21/12/06 THAT Bylaw No. 12293 be adopted.

Carried

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

**6.1 2022 Financial Plan - Preliminary Budget Volume Overview**

Staff:

- Displayed a PowerPoint Presentation providing an overview of the 2022 Financial Plan – Preliminary Budget Volume 1 and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1123/21/12/06 THAT Council receives for information, the presentation from the Financial Services Division dated December 6, 2021 with respect to the 2022 Financial Plan – Preliminary Budget Volume.

Carried

**6.2 Update on Climate and Environment Review**

Staff:

- Displayed a PowerPoint Presentation providing an update on the Climate and Environment Review and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R1124/21/12/06 THAT Council receives, for information, the Staff update on the Climate and Environment Review, dated December 6, 2021.

Carried

**6.3 Mill Site Area Redevelopment Plan Authorization**

Staff:

- Displayed a PowerPoint Presentation outlining the process for an Area Redevelopment Plan for the Mill Site and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Hodge

R1125/21/12/06 THAT Council authorize the preparation of an Area Redevelopment Plan as outlined in the report from the Policy & Planning Department, dated December 6, 2021, for the following properties:

- Lot 1, DL 9, 5289, 5290 and 5104, ODYD, Plan KAP73053
- Lot D, DL 139, ODYD, Plan KAP71362
- Lot 8, DL 9, ODYD, Plan 2669
- Lot 1, DL9, ODYD, Plan KAP62263
- Lot A, DL9, ODYD, Plan 39328

AND THAT the Area Redevelopment Plan be required to provide high-level direction on the following additional properties:

- Lots B & C, DL9, ODYD, Plan KAP27467 (BC Tree Fruits Cooperative)
- Leased water lot (Provincially owned) north of Lot 1 Plan KAP73053 (DL5291, DL526).

**Carried**

#### **6.4 Regional District of Okanagan Similkameen (RDOS) Fire Dispatch Contract Renewal**

Staff:

- Provided an overview of the Contract and corrected the date as shown in Section 4.1 that should read effective January 1, 2022 to December 31, 2026.

Moved By Councillor Given/Seconded By Councillor Sieben

**R1126/21/12/06** THAT Council approves the City's renewal of the contract with the Regional District of Okanagan Similkameen to provide fire dispatch in the form attached to the Report of the Fire Chief dated Dec 6, 2021;

AND THAT the Mayor and City Clerk be authorized to execute all documents associated with this transaction.

**Carried**

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

- 7.1 BL12275 Heritage Building Property Tax Exemption Bylaw - 1781 Abbott Street - Davara Holdings Ltd.**

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R1127/21/12/06** THAT Bylaw No. 12275 be adopted.

**Carried**

- 7.2 BL12309 - Amendment No. 38 to Airport Fees Bylaw 7982**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R1128/21/12/06** THAT Bylaw No. 12309 be adopted.

**Carried**

- 7.3 BL12271 - Road Closure and Removal of Dedication Bylaw - 234 - 278 Leon Ave**

Mayor Basran advised that this item will be deferred pending re-advertising.

#### **8. Mayor and Councillor Items**

Councillor Hodge:

- Spoke to his attendance at the Winter Street Market downtown and provided a shout out to all those involved in the event.

Councillor Wooldridge:

- Shout out to the DKA Executive Director for a successful Winter Market event.

Councillor Donn:

- Spoke to event thresholds no longer being in force so encouraged the public to support cultural and sporting events.

Mayor Basran:

- Made a statement in support of December 6 National Day of Remembrance and Action on Violence Against Women.
- Congratulated DKA staff and vendors for a successful Winter Market event.
- Thanked city staff on their efforts in preparing the Stuart Park outdoor skating rink.

**9. Termination**

This meeting was declared terminated at 3:26 p.m.

\_\_\_\_\_  
Mayor Basran

  
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City Clerk

/acm

**DRAFT**