



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

Date:	Monday, May 16, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Luke Stack, Mohini Singh and Loyal Wooldridge
Members participating Remotely	Councillor Charlie Hodge
Members Absent	Councillors Ryan Donn and Brad Sieben
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Development Planning Department Manager, Terry Barton*; Community Planning & Development Manager, Dean Strachan*; Planner, Mark Tanner*; Planner, Tyler Caswell*; Divisional Director, Corporate & Protective Services, Stu Leatherdale*; Community Safety Director, Darren Caul*; Community Policing Coordinator, Jason Bedell*; Divisional Director, Active Living & Culture, Jim Gabriel*; Event Development Supervisor, Chris Babcock*; General Manager, Infrastructure, Mac Logan*
Staff participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie
Guests participating Remotely	Tim Chan*, Vice President, Leger; Jacob Jordan*, Research Analyst, Leger Consulting

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Basran called the meeting to order at 1:34 p.m.

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

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 Hodge

**R0350/22/05/16** THAT the Minutes of the Regular Meetings of May 9, 2022 be confirmed as circulated.

**Carried**

## 3. Development Application Reports & Related Bylaws

### 3.1 Tower Ranch Blvd 2160 - OCP20-0006 (BL12379) Z20-0023 (BL12380) - 0977415 BC Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Stack

**R0350/22/05/16** THAT Official Community Plan Map Amendment Application No. OCP20-0006 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 4, Section 31, Township 27, ODYD, Plan KAP80993 located at 2160 Tower Ranch Blvd, Kelowna, BC from the S-RES – Suburban Residential and the REC– Private Recreational designations to the S-RES – Suburban Residential and REC – Private Recreational designations as shown on Maps “A1 and A2” attached to the Report from the Development Planning Department dated May 16, 2022 be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 16, 2022;

AND THAT Rezoning Application No. Z20-0023 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 4, Section 31, Township 27, ODYD, Plan KAP80993 located at 2160 Tower Ranch Blvd, Kelowna, BC from the RU1 – Large Lot Housing, RU1h – Large Lot Housing (Hillside) and P3 – Parks and Open Space zones to the RU5 – Bareland Strata Housing and P3 – Parks and Open Space zones as shown on Maps “B1 and B2” attached to the Report from the Development Planning Department dated May 16, 2022 be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

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 May 16, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Development Permit related to the Natural Environment and Hazard Development Permit Areas;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

**Carried**

**3.2 Tower Ranch Blvd 2160 - BL12379 (OCP20-0006) - 0977415 BC Ltd., Inc.No. BC0977415**

Moved By Councillor DeHart/Seconded By Councillor Stack

R0351/22/05/16 THAT Bylaw No. 12379 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

**3.3 Tower Ranch Blvd 2160 - BL12380 (Z20-0023) - 0977415 BC Ltd., Inc.No. BC0977415**

Moved By Councillor Stack/Seconded By Councillor DeHart

R0352/22/05/16 THAT Bylaw No. 12380 be read a first time.

Carried

**3.4 Frost Rd 1055 - OCP21-0010 (BL12382) Z21-0032 (BL12383) - Highstreet Canyon Falls Apartments Ltd**

Staff:

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

Moved By Councillor Given/Seconded By Councillor Singh

R0353/22/05/16 THAT Official Community Plan Map Amendment Application No. OCP21-0010 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot 1, DL 579, SDYD, Plan EPP74481, located at 1055 Frost Road, Kelowna, BC from the VC – Village Centre and the NAT – Natural Areas designations to the VC – Village Centre and the NAT – Natural Areas designations as shown on Map "A" attached to the Report from the Development Planning Department dated May 16<sup>th</sup> 2022, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 16<sup>th</sup> 2022

AND THAT Rezoning Application No. Z21-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 1, DL 579, SDYD, Plan EPP74481, located at 1055 Frost Road, Kelowna, BC from the A1 – Agriculture 1 zone and the RU1h – Large Lot Housing (Hillside Area) zone to the P3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing zone as shown on Map "B" attached to the Report from the Development Planning Department dated May 16<sup>th</sup> 2022, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

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 May 16<sup>th</sup> 2022;

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 in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property.

Carried

**3.5 Frost Rd 1055 - BL12382 (OCP21-0010) - Highstreet Canyon Falls Apartments Ltd**

Moved By Councillor Given/Seconded By Councillor Singh

R0354/22/05/16 THAT Bylaw No. 12382 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

**3.6 Frost Rd 1055 - BL12383 (Z21-0032) - Highstreet Canyon Falls Apartments Ltd**

Moved By Councillor Given/Seconded By Councillor Singh

R0355/22/05/16 THAT Bylaw No. 12383 be read a first time.

Carried

**3.7 Benvoulin Ct 2165 - Z21-0109 (BL12374) - JABS Construction Ltd, INC NO BC0060327**

Councillor Stack declared a conflict as his employer owns the adjacent property and left the meeting at 1:50 p.m.

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R0356/22/05/16 THAT Rezoning Application No. Z21-0109 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of LOT A DISTRICT LOT 128 OSOYOOS DIVISION YALE DISTRICT PLAN KAP89861, located at 2165 Benvoulin Ct, Kelowna, BC from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple 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 Schedule "A" attached to the Report from the Development Planning Department dated May 16, 2022;

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

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 returned to the meeting at 1:53 p.m.

**3.8 Gordon Dr 4563 and 4573 - Z22-0017 (BL12381) - Forever Destiny Homes Ltd. Inc. No. BC0903896**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

**R0357/22/05/16** THAT Rezoning Application No. Z22-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 357, SDYD, Plan 18353 and Lot B, District Lot 357, SDYD, Plan 18353, located at 4563 and 4573 Gordon Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling 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 Schedule "A" attached to the Report from the Development Planning Department, dated May 16, 2022;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

Carried

**3.9 Lawson Ave 959-961 and 971 - Z21-0050 (BL12384) - 1258102 BC Ltd. Inc. No. BC1258102**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

- Responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0358/22/05/16** THAT Rezoning Application No. Z21-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B District Lot 138 ODYD Plan 14934 and Lot 7 District Lot 138 ODYD Plan 2378, located at 959-961 Lawson Avenue and 971 Lawson Avenue, Kelowna, BC from the RU7 – Infill 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 the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Engineering Department dated May 16<sup>th</sup>, 2022;

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

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

**3.10 Supplemental Report - McClure Rd 634 - Z22-0008 (BL12370) - McClure Road Development Ltd. Inc. No. BC1284976**

Moved By Councillor Stack/Seconded By Councillor Hodge

**R0359/22/05/16** THAT Council receives, for information, the report from the Office of the City Clerk dated May 16, 2022 regarding Rezoning Application Z22-0008 located at 634 McClure Road;

AND THAT Council defers consideration of first reading of Rezoning Bylaw No. 12370 to May 30, 2022.

Carried**4. Bylaws for Adoption (Development Related)****4.1 Fordham Rd 4684 - BL12314 (Z21-0096) - Claire Boti and Paul Domy**Moved By Councillor Singh/Seconded By Councillor WooldridgeR0360/22/05/16 THAT Bylaw No. 12314 be adopted.Carried**5. Non-Development Reports & Related Bylaws****5.1 Community Safety Survey**

Staff:

- Introduced the 2022 Community Safety Survey background and key findings.
- Provided next steps on how the data will be used as baseline measurement and benchmark data to assist in the Community Safety Strategy.
- Responded to questions from Council.

Guests Tim Chan, Associate VP, Jacob Jordan, Research Analyst, Leger Consulting:

- Displayed a PowerPoint presentation summarizing the results of the 2022 Community Safety Survey.
- Commented on neighbourhood safety and perceptions of crime.
- Commented on experiences with crime.
- Responded to questions from Council.
- Provided next steps on how the data will be used as baseline measurement and benchmark data to assist in the Community Safety Strategy.

Moved By Councillor DeHart/Seconded By Councillor HodgeR0361/22/05/16 THAT Council receives for information, the Report from the Community Safety Department, dated May 16, 2022 with respect to the results of the 2022 Community Safety Survey.Carried**5.2 Kelowna Event Strategy**

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed Kelowna Event Strategy.
- Spoke to strategy background and development.
- Presented the vision, guiding principles and strategic goals of the event strategy.
- Responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor GivenR0362/22/05/16 THAT Council receive for information, the report from the Sport and Event Services Department dated May 16, 2022, regarding the activities related to the development of an Event Strategy;

AND THAT Council endorses Kelowna's Event Strategy, as outlined in the report from the Sport and Event Services Department dated May 16, 2022;

AND THAT Council directs staff to move forward with the development of an implementation plan in conjunction with key stakeholders;  
AND FURTHER THAT Council directs staff to report back with periodic progress updates on the implementation strategy.

Carried**5.3 Stewart Road West Improvements**

Staff:

- Commented on the proposed funding allocation for the Stewart Road West project.

Moved By Councillor Stack/Seconded By Councillor HodgeR0363/22/05/16 THAT Council receives for information, the report from Integrated Transportation dated May 16, 2022, with regards to the Stewart Road West Improvements;

AND THAT all costs related to the Stewart Road West improvements be funded from \$80,600 taxation from 2022 Roads Renewal budget and \$439,400 funding from DCC Roads Sector B Reserve;

AND THAT the 2022 Financial Plan be amended as necessary to accommodate the Sector B Top Lift Paving – DCC – Stewart Road West Improvements.

Carried**6. Bylaws for Adoption (Non-Development Related)****6.1 BL12367 - Amendment No. 16 to the Water Regulation Bylaw No. 10480**Moved By Councillor DeHart/Seconded By Councillor StackR0364/22/05/16 THAT Bylaw No. 12367 be adopted.Carried**6.2 BL12387 - Amendment No. 1 to 2022 Tax Rate Bylaw**Moved By Councillor Stack/Seconded By Councillor DeHartR0365/22/05/16 THAT Bylaw No. 12387 be adopted.Carried**7. Mayor and Councillor Items**

Councillor Hodge:

- Would like to see better protection of trees and natural green spaces in the development process.

Councillor Stack:

- Wished everyone a happy Victoria Day long weekend.

**8. Termination**

This meeting was declared terminated at 2:52 p.m.

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Mayor Basran

lb/cm

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Deputy City Clerk

