



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

Date: Monday, July 25, 2022  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart\*, Ryan Donn, Charlie Hodge, Brad Sieben\*, Mohini Singh, Luke Stack and Loyal Wooldridge

Members Absent Councillor Gail Given

Staff Present City Manager, Doug Gilchrist\*; City Clerk, Stephen Fleming; Divisional Director, Planning and Development Services, Ryan Smith\*; Development Planning Department Manager, Terry Barton\*; Planner I, Jason Issler\*; Policy & Planning Department Manager, Danielle Noble-Brandt\*; Long Range Planning Manager, Robert Miles\*; Real Estate Department Manager, Johannes Saufferer\*; Acting Property Management Manager, Ron Forbes\*; Property Management Manager, Julia Buck\*; Transit and Programs Manager, Jerry Dombowsky\*; Transit Service Coordinator, Mike Kittmer\*

Staff participating Remotely Clint McKenzie, Legislative Coordinator (Confidential)

(\* 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 Hodge/Seconded By Councillor Wooldridge

R0572/22/07/25 THAT the Minutes of the Regular Meetings of July 11, 2022 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

#### 3.1 Coronation Ave 555 to 659 - Z22-0032 - Coronation Holdings Ltd., Inc.No. BC1299864

Staff:

- Displayed a PowerPoint Presentation summarizing the application and providing rationale for non-support and responded to questions from Council.

Brian Quiring, Vernon, MON Architects and David Jacobsen, North Vancouver, the ownership group

- Displayed a PowerPoint Presentation outlining the redevelopment project.
- Introduced ownership representatives and other members of the project team.
- Provided comments on the proposed contiguous assembly.
- Displayed project statistics slide.
- Spoke to the massing strategy and the proposed heights of the three towers.
- Spoke on behalf of the ownership group.
- Provided comment on project benefits and amenities.
- Spoke to the Phase One and Phase Two and the site potential on a large land assembly in the north part of town.
- Encouraged Council to see this as a first idea.
- Looking forward to collaborative work with City staff.
- Responded to questions from Council.

Councillor DeHart declared a conflict due to her employment in the hotel industry and left the meeting at 2:01 p.m.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

**R0573/22/07/25** THAT Rezoning Application No. Z22-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the properties identified in Schedule A from the RU2 – Medium Lot Housing zone and the RU2c – Medium Lot Housing with Carriage House zone to the C7 – Central Business Commercial zone NOT be considered by Council.

**Carried**

Councillor DeHart returned to the meeting at 2:30 p.m.

#### 3.2 Rimrock Rd 180 - Z22-0021 (BL12417) - Mohammad Yousuf Nasin and Sayeda Hashimi Nasin

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

**R0574/22/07/25** THAT Rezoning Application No. Z22-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 16 Township 28 SDYD Plan 34351, located at 180 Rimrock Rd, Kelowna, BC from the RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone be considered by Council;

**Carried**

#### 3.3 Supplemental Report - Feedham Ave 1649 - Z22-0031 (BL12413) - Sander Dokter and Brooke Dokter

Moved By Councillor Donn/Seconded By Councillor Singh

**R0575/22/07/25** THAT Council receives, for information, the report from the Office of the City Clerk dated July 25, 2022 with respect to Zoning Bylaw No. 12413;

AND THAT Rezoning Bylaw No.12413 be forwarded for further reading consideration.

Carried

**3.4 Feedham Ave 1649 - BL12413 (Z22-0031) - Sander Dokter and Brooke Dokter**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0576/22/07/25 THAT Bylaw No. 12413 be read a first, second and third time.

Carried

**3.5 Pandosy St 2340 - Z19-0135 (BL12056) - Rescind Rezoning Bylaw**

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R0577/22/07/25 THAT Council receives, for information, the Report from the Development Planning Department dated July 25, 2022 with respect to Rezoning Application No. Z19-0135 for the property located at 2340 Pandosy Street.

AND THAT Bylaw No. 12056 be forwarded for rescindment consideration and the file be closed.

Carried

**3.6 Pandosy St 2340 - BL12056 (Z19-0135) - 1128710 B.C. Ltd. Inc. No BC1128710**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0578/22/07/25 THAT Bylaw No. 12056 be rescinded at first, second and third reading.

Carried

**3.7 Snowsell St N 156 - Z21-0012 (BL12141) - Rescind Rezoning Bylaw**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0579/22/07/25 THAT Council receives, for information, the Report from the Development Planning Department dated July 25<sup>th</sup>, 2022, with respect to Rezoning Application No. Z21-0012 for the property located at 156 Snowsell Street North;

AND THAT Bylaw No. 12141 be forwarded for rescindment consideration and the file be closed.

Carried

**3.8 Snowsell St N 156 - BL12141 (Z21-0012) - Subhash Chander Bajaj and Kamlesh Rani Bajaj**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0580/22/07/25 THAT Bylaw No. 12141 be rescinded at first, second and third reading.

Carried

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

**4.1 Gerstmar Rd 440 - BL12274 (Z21-0063) - Benjamin Cherney**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0581/22/07/25 THAT Bylaw No. 12274 be adopted.

Carried

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

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0582/22/07/25 THAT Bylaw No. 12301 be adopted.

Carried

- 4.3 Gordon Dr 4563, 4573 - BL12381 (Z22-0017) - Forever Destiny Homes Ltd., Inc.No. BC0903896

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0583/22/07/25 THAT Bylaw No. 12381 be adopted.

Carried

- 4.4 Brighton Rd 445 - BL12391 (Z22-0023) - Heather J. Painchaud

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0584/22/07/25 THAT Bylaw No. 12391 be adopted.

Carried

- 4.5 Del Monte Ct 661 - BL12392 (Z22-0012) - Linda M. Servedio and Sigismondo Servedio

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0585/22/07/25 THAT Bylaw No. 12392 be adopted.

Carried

- 4.6 Franklyn Rd 920 - BL12394 (Z22-0001) - 0899148 B.C. Ltd., Inc.No. BC0899148

Moved By Councillor Donn/Seconded By Councillor Stack

R0586/22/07/25 THAT Bylaw No. 12394 be adopted.

Carried

- 4.7 Arab Rd/Appaloosa Rd Area Rezoning Applications

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

- 4.7.1 Appaloosa Rd 3008 - BL12396 (Z20-0026) - DL Capital Inc., Inc. No. BC0820774

R0587/22/07/25 THAT Bylaw No. 12396 be adopted.

- 4.7.2 Appaloosa Rd 3029 - BL12397 (Z19-0050) - Viking Refrigeration Ltd. Inc. No. BC0495457

R0588/22/07/25 THAT Bylaw No. 12397 be adopted.

- 4.7.3 Appaloosa Rd 3036 - BL12398 (Z21-0070) - Bhupinder S. Mroke & Balwant K. Mroke

R0589/22/07/25 THAT Bylaw No. 12398 be adopted.

- 4.7.4 Appaloosa Rd 3089 - BL12399 (Z19-0052) - 1571937 Alberta Ltd. & Garrett Radchenko

R0590/22/07/25 THAT Bylaw No. 12399 be adopted.

- 4.7.5 Appaloosa Rd 3139 - BL12400 (Z19-0049) - Irene A. Pitura and Edward J. Pitura and Gregory Pitura

R0591/22/07/25 THAT Bylaw No. 12400 be adopted.

- 4.7.6 Appaloosa Rd 3039 - BL12401 (Z19-0051) - Suresh K. Khurana and Babita Khurana

R0592/22/07/25 THAT Bylaw No. 12401 be adopted.

- 4.7.7 Appaloosa Rd 3128 - BL12402 (Z19-0053) - 1056175 BC Ltd., Inc. No. BC1056175

R0593/22/07/25 THAT Bylaw No. 12402 be adopted.

- 4.7.8 Appaloosa Rd 3156 - BL12403 (Z19-0054) - Sara D. Aitken and Angus B. Aitken

R0594/22/07/25 THAT Bylaw No. 12403 be adopted.

- 4.7.9 Arab Rd 185 - BL12404 (Z20-0025) - 1046958 BC Ltd., Inc. No. BC1046958

R0595/22/07/25 THAT Bylaw No. 12404 be adopted.

- 4.7.10 Appaloosa Rd 3196 - BL12405 (Z20-0072) - Watermark Developments Ltd., Inc. No. 1191800

R0596/22/07/25 THAT Bylaw No. 12405 be adopted.

- 4.7.11 Appaloosa Rd 3169 - BL12406 (Z21-0071) - 1301318 BC Ltd., Inc. No. BC1301318

R0597/22/07/25 THAT Bylaw No. 12406 be adopted.

Carried

- 4.8 Muir Rd 140 - BL12411 (Z22-0016) - Simarjeet Kaur Sandhu

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0598/22/07/25 THAT Bylaw No. 12411 be adopted.

Carried

## 5. Non-Development Reports & Related Bylaws

### 5.1 Planning and Development Statistics - Q1 and Q2 2022

Staff:

- Displayed a PowerPoint Presentation summarizing the building statistics for the first and second quarters of 2022 and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0599/22/07/25 THAT Council receives, for information, the report from the Planning and Development Services department dated July 25, 2022, with information relating to Planning and Development Statistics.

Carried

### 5.2 2040 OCP - Industrial Future Land Use for 480 Penno Road

Councillor Sieben declared a conflict as he provides insurance services for the subject property and left the meeting at 2:53 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the rationale for Future Land Use designation for this parcel and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Hodge

**Ro600/22/07/25** THAT Council receives for information, the report from the Policy & Planning Department dated July 25, 2022 regarding the Future Land Use for 480 Penno Road.

**Carried**

Councillor Stack:

-Brought forward an alternate perspective and put forward a second resolution.

Moved By Councillor Stack/Seconded By Councillor Hodge

**Ro601/22/07/25** THAT Council direct staff to bring forward for Council consideration a bylaw to amend the OCP 2040 Future Land Use Map 3.1 designation for 480 Penno Rd from "Industrial" to "Private Recreational".

**Carried**

Mayor Basran, Councillors Donn & Wooldridge - Opposed

Councillor Sieben returned to the meeting at 3:35 p.m.

### 5.3 Council Update - Municipal Boating Facilities

Staff:

-Introduced the two employees presenting the report.  
-Displayed a PowerPoint presentation summarizing the efforts to a long term strategy and management plan regarding the commercial boat launch licencing program and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Hodge

**Ro602/22/07/25** THAT Council received, for information, the report from the Real Estate department dated July 25, 2022, regarding the status of the City's Municipal Boating Facilities Commercial License Program and an update on Staff's public engagement efforts and initial findings regarding a more comprehensive review and assessment of the City's boating facilities;

AND THAT Council supports, in principle, the draft guiding principles and objectives that have been created to inform the development of a boat launch management strategy;

FURTHER THAT Council directs Staff to return to Council for endorsement of finalized guiding principles and objectives, as well as a series of associated recommendations, regarding the optimal management strategy for the long-term operations of the City's boating facilities.

**Carried**

### 5.4 Transit Exchange Enhancement Studies

Staff:

- Displayed a PowerPoint Presentation providing an update on the status of transit exchange infrastructure studies and commented on the grant application.

Moved By Councillor Sieben/Seconded By Councillor Donn

**Ro603/22/07/25** THAT Council receives for information, the report from Integrated Transportation dated July 25, 2022, with regards to the Transit exchange enhancement studies; AND THAT Council provide approval in principle for proposed enhancements to various transit facilities and direct staff to initiate next steps toward advancing select projects to application for Investing in Canada Infrastructure Program funding.

**Carried**

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

**6.1 BL12385 – Road Closure Bylaw – Adjacent to 550-552 Valley Rd N**

No public came forward.

Moved By Councillor Stack/Seconded By Councillor Donn

**Ro604/22/07/25** THAT Bylaw No. 12385 be adopted.

**Carried**

**6.2 BL12378 – Idling Control Bylaw**

Moved By Councillor Donn/Seconded By Councillor Stack

**Ro605/22/07/25** THAT Bylaw No. 12378 be adopted.

**Carried**

**6.3 BL12407 – Amendment No. 34 to Bylaw Notice Enforcement Bylaw No. 10475**

Moved By Councillor Stack/Seconded By Councillor Donn

**Ro606/22/07/25** THAT Bylaw No. 12407 be adopted.

**Carried**

**6.4 BL12414 – Amendment No. 3 to Fire and Life Safety Bylaw No. 10760**

Moved By Councillor Donn/Seconded By Councillor Stack

**Ro607/22/07/25** THAT Bylaw No. 12414 be adopted.

**Carried**

**7. Mayor and Councillor Items**

Councillor Dehart:

- Spoke to Mental Health Chamber of Commerce event with Corey Herschel.
- Spoke to Chamber event celebrating Italy.
- Spoke to attendance at Colombian Independence Day celebration.

Councillor Donn:

- Thanked Kelowna's event organizers including DKA and Parks Alive! and encouraged everyone to enjoy summer events safely given the hot temperatures.

Councillor Sieben:

- Spoke to incidents of property crime in the City.

Councillor Hodge:

- Encouraged visitors to lock their cars to help prevent autotheft.

Councillor Singh:

- Attended Columbia Independence Day celebrations.

Councillor Wooldridge:

- Attended DKA Meet Me on Bernard Block Party this past weekend.
- Congratulated Kelowna Lady of the Lake and Princess.

Mayor Basran:

- Spoke to successful DKA Block Party.
- Spoke to Okanagan Dream Rally this coming weekend.

**8. Termination**

This meeting was declared terminated at 4:04 p.m.

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Mayor Basran

  
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City Clerk

/cm

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