

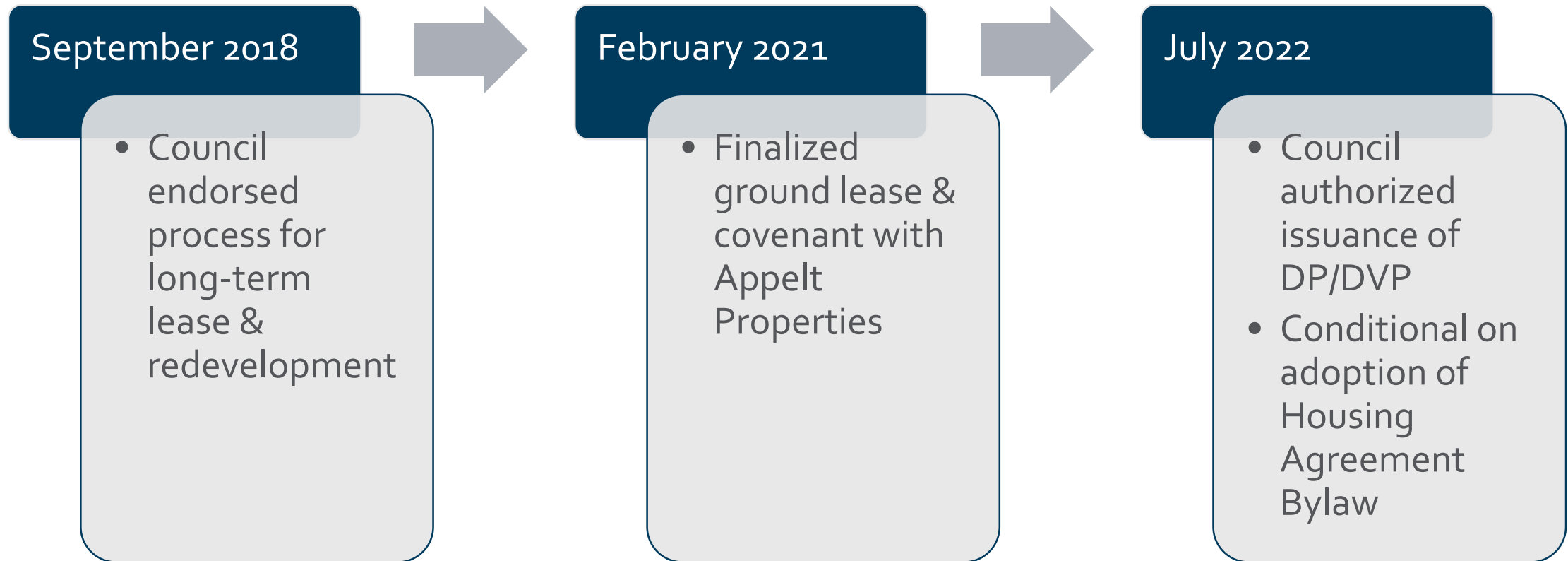


City of
Kelowna

350 Doyle Rescindment of DP/DVP

August 14, 2023

Background



Consideration of DP/DVP

- ▶ July 26, 2022 regular meeting of Council
- ▶ Council heard from 24 members of the public
- ▶ Council's task to determine if approving variances is in the interest of the community as a whole
- ▶ Staff report & presentation identified rental housing & affordable rental housing as a community interest

Payment to Public Intervenors

- ▶ In October 2022, City and Council-elect began to receive statements that some individuals were paid to speak in favour of the DP/DVP
- ▶ Appelt Properties hired JDH Naturals to engage with the public
- ▶ JDH Naturals confirmed participating speakers were reimbursed to cover expenses
 - ▶ Approximately half of speakers referenced need for affordable housing, student housing, or affordable student housing
 - ▶ Uncertain how many speakers received payment from JDH Naturals

Payment to Public Intervenors

- ▶ City's understanding that JDH Naturals paid \$250 to each speaker they engaged
- ▶ Unclear how that set amount represents reimbursements for a range of costs
 - ▶ E.g., lost earnings from time away from work for information sessions and the Council meeting, travel, parking, meal expenses
- ▶ Unlikely that each presenter's expenses reached \$250

Public Process

- ▶ Integral part of Council decision-making for public to address Council directly with support or concern
- ▶ Council would expect consultants are compensated for assistance in presenting to Council
- ▶ Expectation of compensation does not extend to the public
- ▶ Direct payment to individuals undermines public confidence in the public process, tainting Council's decision

Recommendations

- ▶ Council rescind authorization for issuance of DP21-0136 and DVP21-0137 from July 26, 2022;
- ▶ Invite Appelt Properties to submit a development permit for 350 Doyle Ave, consistent with the legal agreements and Zoning Bylaw No. 12375;
- ▶ Council rescind the resolution authorizing staff to amend any legal agreements associated with the long-term lease of 350 Doyle Avenue;
- ▶ Amend the Lease Agreement deadlines for starting construction at 350 Doyle Ave to January 20, 2025, with substantial completion by January 20, 2029.



Questions?

For more information, visit kelowna.ca.