



## City of Kelowna Regular Council Meeting Minutes

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| Date:                          | Monday, August 28, 2023  |
| Location:                      | Council Chamber<br>City Hall, 1435 Water Street  |
| Members Present                | Mayor Tom Dyas*, Councillors Maxine DeHart, Gord Lovegrove, Mohini Singh, Luke Stack*, Rick Webber and Loyal Wooldridge  |
| Members Participating Remotely | Councillors Ron Cannan and Charlie Hodge   |
| Staff Present                  | City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Urban Planning Manager, Jocelyn Black*; Divisional Director, Planning & Development Services, Ryan Smith*; Planner, Sara Skabowski*; Director, Finance and Corporate Services, Shayne Dyrdal*; Divisional Director Financial Services, Joe Sass*; Controller, Matt Friesen*; Financial Analyst, Janelle Harrison*; Financial Planning Manager, Melanie Antunes*; General Manager, Infrastructure, Mac Logan*; Senior Project Manager, Scott Bushell*; Transportation Engineering Manager, Gordon Foy*; Legislative Technician, Natasha Beauchamp; Legislative Technician, Lillian Klaamas |
| Staff Participating Remotely   | Legislative Coordinator (Confidential), Arlene McClelland  |

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Dyas called the meeting to order at 1:31 p.m.

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

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca and a delayed broadcast is shown on Shaw Cable.

### 2. Confirmation of Minutes

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT the Minutes of the Regular Meetings of August 14, 2023 be confirmed as circulated.

Carried

Mayor Dyas read a statement regarding the recent wildfire emergency.

### 3. Reports

#### 3.1 Alternative Approval Process Extension

City Clerk:

- Recommended an extension to the deadline for submitting AAP forms and provided reasons for the proposed October 13, 2023 deadline.

Moved By Councillor Lovegrove/Seconded By Councillor Stack

THAT Council receive, for information, the Report from the City Clerk dated August 28, 2023 with respect to extending the deadline for submission of Alternate Approval Process Response Forms for the redevelopment of the Parkinson Recreation Centre, the construction of the Glenmore Activity Centre, the construction of the Mission Activity Centre and the redevelopment of the Rutland Sports fields;

AND THAT Council extend the deadline for receipt of elector responses from 4 pm Friday, September 15, 2023 to 4 pm Friday, October 13, 2023;

AND FURTHER THAT Council establish the elector response form as either the original response form attached to the report from the Office of the City Clerk dated July 24, 2023 or the elector response in the form attached to the report from the Office of the City Clerk dated August 28, 2023 regarding Alternative Approval Process Deadline Extension.

Carried

### 4. Development Application Reports & Related Bylaws

#### 4.1 Holbrook Rd E 350 - Z23-0028 (BL12576) - Mariia Myts and Pavlo Myts

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Rezoning Application No. Z23-0028 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 5 Section 23 Township 26 ODYD Plan 17975 located at 350 Holbrook Rd E, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>1cc</sub> – Large Lot Housing with Child Care Centre, Major zone be considered by Council;

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

Carried

#### 4.2 Rezoning Bylaws Supplemental Report to Council

City Clerk:

- Provided rationale for deferring further consideration of the three applications until the Monday, September 11, 2023 afternoon Council meeting.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Office of the City Clerk dated August 28, 2023 with respect to three rezoning applications;

AND THAT Council defer reading consideration of Rezoning Bylaws No. 12569, 12570 and 12571 to the September 11, 2023 afternoon Council meeting.

**Carried**

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

- 5.1 Buckhaven Ct 4973 Steele Rd 1450 - BL12549 (Z23-0020) - Mair Developments Ltd., Inc. No. BC0753083**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12549 be adopted.

**Carried**

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

- 6.1 Kelowna International Airport 2023 Financial Plan and Bylaw Amendment**

Staff:

- Displayed a PowerPoint Presentation outlining the proposed amendments to the Airport Fees Bylaw and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Council receives for information the report from Kelowna International Airport dated August 28, 2023, with respect to the amendment of the City of Kelowna 2023 Financial Plan and Bylaw amendment;

AND THAT the 2023 Financial Plan be amended to include \$17,500,000 in capital costs associated with the Air Terminal Building Expansion as outlined in the report from Kelowna International Airport dated August 28, 2023;

AND FURTHER THAT Bylaw No. 12578 being Amendment No. 40 to the City of Kelowna Airport Fees Bylaw 7982 be advanced for reading consideration.

**Carried**

- 6.2 BL12578 - Amendment No. 40 to Airport Fees Bylaw No. 7982**

Moved By Councillor Lovegrove/Seconded By Councillor Singh

THAT Bylaw No. 12578 be read a first, second and third time.

**Carried**

- 6.3 Callahan Construction Company Ltd. - Extension to Sublease**

Staff:

- Displayed a PowerPoint Presentation providing details of the proposed sublease and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor DeHart

THAT Council receives for information the report from Kelowna International Airport and Real Estate dated August 28, 2023, with respect to the extension of the Sublease with Callahan Construction Company Ltd.;

AND THAT Council approves the five (5)-year extension to the Sublease with Callahan Construction Company Ltd. attached as Appendix A to the report of the Kelowna International Airport and Real Estate dated August 28, 2023;

AND FURTHER THAT the Real Estate Manager be authorized to execute all documents necessary to complete the transaction.

Carried

**6.4 Second Quarter 2023 Financial Performance**

Staff:

- Displayed a PowerPoint Presentation summarizing the second quarter 2023 Financial activity.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Council receives, for information, the Second Quarter 2023 Financial Performance Report;

AND THAT the 2023 Financial Plan be amended to include the budget redeployment of \$1.5M from surplus investment income to the City's Housing Opportunities Reserve Fund to facilitate the timely acquisition of lands necessary to meet the most urgent housing needs of our community.

Carried

The meeting recessed at 2:29 p.m.

The meeting reconvened at 2:34 p.m.

**6.5 Bertram Street Multiuse Overpass – Project Update**

Staff:

- Displayed a PowerPoint Presentation summarizing the Bertram Street Multiuse Overpass agreement, history of the project to date, rationale for proceeding and responded to questions from Council.

Moved By Councillor Cannan/Seconded By Councillor Lovegrove

THAT Council defer further consideration of Bertram Street Multiuse Overpass Project Update for staff to meet with MOTI to reconsider alternative measures and grants to fund a pedestrian overpass over Harvey Avenue/Hwy 97 plus identify other ways to move vehicles more efficiently on the Hwy 97 corridor from Abbot Street to Richter Street.

Defeated

Mayor Dyas, Councillors DeHart, Singh, Stack and Wooldridge - Opposed

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Council receives for information the report from Infrastructure Delivery dated August 28, 2023, regarding the Bertram Street Multiuse Overpass project;

AND THAT Council approves the addition of \$500,000 of funding to the Bertram Street Multiuse Overpass project;

AND THAT Council approves the reallocation of \$500,000 of existing funding from the following transportation projects:

\$59,880 from Road Safety Improvements Program - Clement / Spall Concept Design  
 \$40,000 from the Neighbourhood Traffic Calming Program - WestRidge / Parkview  
 \$30,030 from Clement 1 DCC (St. Paul – Graham) – Ellis / Clement  
 \$100,000 from Road Safety Improvements Program - KLO / Richter NB Smart Right  
 \$68,400 from Okanagan Rail Trail – Connection to Waterfront Park Pathway  
 \$79,400 from Houghton 1 DCC (Nickel – Rails with Trails), ATC  
 \$122,290 from Houghton 2 DCC (Hollywood – Mugford), ATC

AND THAT Council support staff to allocate \$7,209,300 from the Growing Communities Fund, addressed through a subsequent report;

AND THAT Council support staff to manage tasks to amend the 2023 Financial Plan for these changes.

**Carried**

Councillors Cannan, Hodge, Lovegrove and Webber - Opposed

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

**7.1 BL12550 - Road Closure - Adjacent to 2105 Glenmore Road**

The City Clerk invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward; no one came forward.

Moved By Councillor Stack/Seconded By Councillor DeHart

THAT Bylaw No. 12550 be adopted.

**Carried**

**7.2 BL12552 - Development Application Fees Bylaw**

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Bylaw No. 12552 be adopted.

**Carried**

**7.3 BL12561 - Revitalization Tax Exemption Bylaw**

Councillor Stack declared a perceived conflict of interest due to previous employer having contracts with people who have applied for housing agreements and departed the meeting at 3:38 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT Bylaw No. 12561 be adopted.

**Carried**

Councillor Stack returned to the meeting at 3:39 p.m.

Mayor Dyas left the meeting at 3:39 p.m. and Deputy Mayor Singh took the Chair.

**8. Mayor and Councillor Items**

Councillor Cannan:

- Asked questions regarding the Alternative Approval Process deadline extension that were answered by the City Manager and City Clerk.

Councillor Wooldridge:

- Provided comments on the recent wildfire emergency.

**9. Termination**

This meeting was declared terminated at 3:45 p.m.

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Mayor Dyas

sf/acm

  
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City Clerk

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