



City of Kelowna
Regular Council Meeting
Minutes

Date:	Monday, February 5, 2024
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Tom Dyas, Ron Cannan, Charlie Hodge, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge
Members Participating Remotely	Councillor Gord Lovegrove
Members Absent	Councillor Maxine DeHart
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning, Climate Action, Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Urban Planning Manager, Jocelyn Black*; Planner, Tyler Caswell*; Planner Specialist, Adam Cseke*; Planner Specialist, Kimberly Burnet*; Licensing and Systems Improvement Supervisor, Graham March*; Divisional Director Financial Services, Joe Sass*; Divisional Director, Partnership & Investments, Derek Edstrom*; Infill Housing Planning Manager, James Moore*; Real Estate Services Manager, Ben Walker*; Director, Finance and Corporate Services, Shane Dyrdal*; Senior Transportation Planning Engineer, Chad Williams*; Grants & Special Projects Manager, Michelle Kam*; Acting Manager, Cody Passey*; Real Estate Department Manager, Johannes Saufferer*; Development Services Clerk, Anita Gruendel
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClland

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:30 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.

2. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT the Minutes of the Regular Meetings of January 22, 2024 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Cross Rd 1910 - Z23-0011 (BL12617) - 1361420 BC Ltd., Inc. No. BC1361420

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Rezoning Application No. Z23-0011 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 8 Section 4 Township 23 ODYD Plan 18009 and Lot 9 Section 4 Township 23 ODYD Plan 18009, located at 1910 Cross Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the MF2 – Townhouse 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 Attachment "A" attached to the Report from the Development Planning Department dated February 5th, 2024;

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

3.2 Barber Rd 135 - Z23-0049 (BL12618) - ASI Barber Road GP Inc., Inc. No. A0122606

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Rezoning Application No. Z23-0049 amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 22 Township 26 Osoyoos Division Yale District Plan EPP124267, located at 135 Barber Road, Kelowna, BC from the UC4 – Rutland Urban Centre zone to the UC4r – Rutland Urban Centre Rental Only 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 Attachment "A" attached to the Report from the Development Planning Department dated February 5, 2024;

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

3.3 Provincial Housing Legislation Comprehensive Amendments - TA24-0001 Z24-0001 OCP24-0001 - City of Kelowna

Staff:

- Displayed a PowerPoint presentation summarizing the Official Community Plan and Zoning Bylaw amendments and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Council receive, for information, the report from the Divisional Director of Planning and Development Services dated February 5th and 12th 2024, regarding implementation of the provincial legislation through Small- Scale Multi-Unit Housing and Transit Oriented Development Areas;

Carried

City Clerk:

- Confirmed Council will consider the report recommendations on Monday, February 12, 2024.

3.4 Rezoning Bylaws Supplemental Report to Council

City Clerk:

- Confirmed correspondence received for the rezoning on Centennial Crescent and Gaggin Road. The bylaws may be read together unless Council wishes to separate one or more of the bylaws for individual reading consideration.

3.5 Rezoning and Text Amendment Applications

Council requested Bylaw 12613 for Gaggin Road be read separately.

3.5.1 Dilworth Dr 1097 - BL12610 (Z21-0037) - Simple Pursuits Inc., Inc. No. BC1206854

3.5.2 Centennial Cr 1261 - BL12611 (TA23-0011) - Resurrection Recovery Resource Society, Inc. No. S-45391

3.5.3 McCurdy Rd E 632 - BL12612 (Z23-0056) - Jean McBride

3.5.5 Edith Gay Rd 445, 465 - BL12614 (Z23-0042) - Capital Point Holdings Ltd., Inc. No. BC1376082 and Barinder Singh Sian

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Bylaw Nos. 12610, 12611, 12612 and 12614 each be read a first, second and third time.

Carried

3.5.4 Gaggin Rd 1220 - BL12613 (Z23-0075) - Kanwalvir Singh Sangha

Moved By Councillor Stack/Seconded By Councillor Singh

THAT Bylaw No. 12613 be read a first, second and third time.

Carried

Councillors Cannan, Lovegrove and Webber - Opposed

4. Bylaws for Adoption (Development Related)

4.1 Lund Rd 1233 - BL12451 (Z22-0049) - Paramdeep Singh Sidhu and Jagjit Kaur Sidhu

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT Bylaw No. 12451 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Short Term Rental - Property Exemptions

Councillor Wooldridge declared a conflict of interest as they hold a short term rental license and departed the meeting at 2:38 p.m.

Staff:

- Provided comments on discussions with Provincial staff regarding exemption options and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Cannan

THAT Council receive for information the report from the Divisional Director of Planning, Climate Action and Development Services dated February 5, 2024 related to Short Term Rental property exemptions.

Carried

Councillor Wooldridge returned to the meeting at 2:56 p.m.

5.2 Middle Income Housing Partnership

Staff:

- Displayed a PowerPoint presentation outlining a middle income housing partnership initiative and responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Cannan

THAT Council receives, for information, the report from the Policy & Planning Department, dated February 5, 2024, respecting the City's role in supporting below-market housing;

AND THAT Council direct staff to work with the Province's anticipated BC Builds program to bring forward a future partnership project opportunity;

AND FURTHER THAT Council direct staff to proceed with the Middle Income Housing Partnership program as described in the report from the Policy & Planning Department, dated February 5, 2024.

Carried

5.3 2023 Annual Report - Airport Chief Executive Officer Delegation of Authority

Staff:

- Provided a summary of the delegated approvals from 2023.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council receive for information the report from Kelowna International Airport dated February 5, 2024, with respect to the transactions approved by the Airport Chief Executive Officer in accordance with the Delegation of Authority to Enter into Agreements Bylaw 11961 for the period starting January 1, 2023, and ending December 31, 2023.

The meeting recessed at 3:28 p.m.

The meeting reconvened at 3:36 p.m.

5.4 2023 Budget Amendment, ICBC Road Improvement Program

Staff:

- Provided rationale for the recommended financial plan amendment to accommodate the ICBC Road Safety Improvement Program contributions and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from Integrated Transportation dated February 5, 2024 with respect to the ICBC Road Improvement Program;

AND THAT the 2023 Financial Plan be amended to include \$ 364,900 in the ICBC Road Improvement Program as funded by ICBC Road Safety grant contributions.

Carried

5.5 2023 Grants Summary

Staff:

- Displayed a PowerPoint Presentation summarizing the Grants received in 2023 and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Council receives, for information, the report from the Partnerships Office dated February 5, 2024, with respect to the 2023 Grants Summary.

Carried

5.6 Lease Agreement - 825 Walrod St - JIBC Okanagan

Staff:

- Displayed a PowerPoint Presentation recommending a lease agreement with JIBC Okanagan at 825 Walrod Street and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

THAT Council approves the City entering into a two (2) year Lease Agreement with the Justice Institute of British Columbia, with the option to renew for three (3) additional terms of one (1) year, outlined in the Municipal Facilities Lease, dated September 5, 2023, and attached to the report of the Property Management department, dated February 5, 2024;

AND THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete the transaction.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL12577 - Amendment No. 17 to Water Regulation Bylaw No. 10480

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Bylaw No. 12577 be adopted.

Carried

6.2 BL12609 - Amendment No. 44 to Traffic Bylaw No. 8120

Moved By Councillor Singh/Seconded By Councillor Hodge

THAT Bylaw No. 12609 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Singh:

- Spoke to their attendance along with Councillor Cannan at the Springvalley Elementary and Middle School where concerns were raised regarding student safety crossing the street and suggested that the location was worthy of a crossing light.

Councillor Webber:

- Notice of Motion regarding Construction Noise will be brought forward on the February 12, 2024 Council Agenda.

Councillor Stack:

- Councillor Stack and Councillor Webber both took part in the Transit Challenge last week and had a positive experience.

Councillor Hodge:

- Will be attending the OK Basin Water Board meeting tomorrow.

Councillor Lovegrove:

- Spoke to their participation in the Transit Challenge last week.

Councillor Cannan:

- Reminder that this Friday, February 9, 2024 is the deadline for Civic Awards nominations.
- Reminder of the Uptown Rutland Business Association (URBA) After 5 Event tomorrow.

8. Termination

This meeting was declared terminated at 4:08 p.m.

Mayor Dyas

sf/acm

City Clerk