



**Regular Council Meeting**  
held at City Hall, Council Chambers  
171 Main Street, Penticton, B.C.

**Tuesday, March 5, 2024**  
**at 1:00 p.m.**

**Present:** Mayor Bloomfield  
Deputy Mayor Watt  
Councillor Boulton (via Zoom)  
Councillor Gilbert  
Councillor Graham  
Councillor Konanz  
Councillor Miller

**Staff:** Anthony Haddad, City Manager  
Angie Collison, Corporate Officer  
Angela Campbell, Director of Finance & Administration  
Kristen Dixon, General Manager of Infrastructure  
Blake Laven, Director of Development Services  
Kelsey Johnson, Director of Community Services  
Paula McKinnon, Deputy Corporate Officer

**1. Call to Order**

The Mayor called the Regular Council Meeting to order at 1:00 p.m.

**2. Introduction of Late Items**

**3. Adoption of Agenda**

57/2024

**It was MOVED and SECONDED**

THAT Council adopt the agenda for the Regular Council Meeting held on March 5, 2024 as amended to include late item 8.9 Revised 2024 SILGA Resolutions.

**CARRIED UNANIMOUSLY**

**4. Recess to Committee of the Whole**

58/2024

**It was MOVED and SECONDED**

THAT Council recess to a Committee of the Whole meeting at 1:01p.m.

**CARRIED UNANIMOUSLY**

**5. Reconvene the Regular Council Meeting**

Council reconvened the Regular Council Meeting at 2:26 p.m.

**6. Adoption of Minutes:**

6.1 Minutes of the February 20, 2024 Regular Council Meeting

59/2024

**It was MOVED and SECONDED**

THAT Council adopt the Regular Council Meeting minutes of February 20, 2024 as presented.

**CARRIED UNANIMOUSLY**

**7. Consent Agenda:**

60/2023

**It was MOVED and SECONDED**

THAT Council approve the Consent Agenda:

1. Minutes of the February 20, 2024 Committee of the Whole Meeting.

**CARRIED UNANIMOUSLY**

**8. Staff Reports:**

8.1 2024 Community Emergency Preparedness Fund - EOC

61/2024

**It was MOVED and SECONDED**

THAT Council support the application for grant funding from UBCM for Emergency Operations Centre (EOC) costs for equipment, supplies and training for the City of Penticton Emergency Operations Centre up to an amount of \$30,000.

**CARRIED UNANIMOUSLY**

8.2 Council Remuneration Amendment Bylaw No. 2024-06

62/2024

**It was MOVED and SECONDED**

THAT Council give first, second and third reading to "Council Remuneration and Expense Amendment Bylaw No. 2024-06", a bylaw to amend meal per diem reimbursement expenses and reduction of remuneration for code of conduct violations.

**CARRIED**

**Councillors Boulton and Miller, Opposed**

8.3 Building Amendment Bylaw No. 2024-08  
Fees and Charges Amendment Bylaw No. 2024-09

63/2024

**It was MOVED and SECONDED**

THAT Council give first, second and third reading to "Building Amendment Bylaw No. 2024-08", a bylaw that includes a requirement for all new buildings to meet EL-01 'measure only' level of the BC Zero Carbon Step Code;

AND THAT Council give first, second and third reading to "Fees and Charges Amendment Bylaw No. 2024-09", a bylaw that puts in place incentives for projects that achieve higher Zero Carbon Step Code levels than required by the Building Bylaw, similar to the incentives in place for the achieving higher levels of the Energy Step Code.

**CARRIED**

**Councillor Konanz, Opposed**

8.4 Affordable Housing Pilot Funding Program

64/2024

**It was MOVED and SECONDED**

THAT Council endorse the "Affordable Housing Pilot Funding Program: Guidelines & Application" as outlined in Attachment A;  
AND THAT Council approve \$100,000 be transferred from the Affordable Housing Amenity Contribution Reserve for the Affordable Housing Pilot Funding Program;  
AND THAT Council direct staff to amend the 2024-2028 Financial Plan accordingly;  
AND THAT Council authorize the Chief Financial Officer to sign the program agreements and/or contracts with the successful applicants;  
AND THAT Council direct staff to report back on the Affordable Housing Pilot Funding Program after the one-year pilot is complete.

**CARRIED UNANIMOUSLY**

8.5 Housing Policy Initiatives – Public Engagement Plan Details

65/2024

**It was MOVED and SECONDED**

THAT Council receive into the record the report dated March 5, 2024 titled "Housing Policy Initiatives – Public Engagement Plan Details";  
AND THAT Council direct staff to amend the Financial Plan accordingly to account for \$314,454 received in Provincial grant funding to implement provincial housing initiatives.

**CARRIED UNANIMOUSLY**

8.6 Zoning Amendment Bylaw No. 2024-05

Re: 1704 Government Street

66/2024

**It was MOVED and SECONDED**

THAT Council give first, second and third readings to "Zoning Amendment Bylaw No. 2024-05", a bylaw to rezone Lot A District Lot 3429S Similkameen Division Yale District Plan 23195 Except Plan 37288, located at 1704 Government Street, from M1 (General Industrial) and C4 (General Commercial) to CD9 (Comprehensive Development – 1704 Government Street), to facilitate the construction of a high-density mixed-use development;  
AND THAT Council, prior to adoption of "Zoning Amendment Bylaw No. 2024-05", require a 1.0m road dedication along the Government Street frontage of the subject property be registered with the Land Title Office;  
AND THAT Council direct staff to enter into legal agreements with the developer, prior to adoption of "Zoning Amendment Bylaw No. 2024-05", to provide the following related infrastructure projects at appropriate phases of the development:

1. Full design and construction of the full width of Government Street, between Industrial Avenue and Carmi Avenue, including but not limited to curb, gutter, all ages and abilities level active transportation lanes, transit stop and sidewalk;
2. Full design and construction of Page Avenue from the subject property to Dartmouth Road, including but not limited to curb, gutter, sidewalks and drainage infrastructure, and accommodating the current industrial uses currently utilizing the road right-of-way;
3. Installation of all ages and abilities level active transportation lanes along Government Street, from Carmi Avenue to Duncan Avenue;
4. Upgrade of existing multi-use path along Ellis Creek, from Dartmouth Road to Government Street;

5. Installation of a crosswalk and sidewalk along Carmi Avenue, from Halifax Street to Dartmouth Street, including traffic calming along that section of Carmi Avenue;
6. Upgrade existing multi-use path along the north side of the site, from Government Street to Dartmouth Road, including installation of a new pedestrian/bike connection up to the new crosswalk on Carmi Avenue, between Halifax Street and Carmi Drive.

**CARRIED**

**Councillors Boulton, Graham and Miller, Opposed**

- 8.7 Development Permit PL2023-9699  
Re: 950 Westminster Avenue West

67/2024

**It was MOVED and SECONDED**

THAT Council approve "Development Permit PL2023-9699", for Lot A District Lot 366 Similkameen Division Yale District Plan EPP110935, located at 950 Westminster Avenue West, a permit to allow the construction of a 3-storey, 52-room addition to an existing hotel; AND THAT staff be directed to issue "Development Permit PL2023-9699".

**CARRIED UNANIMOUSLY**

- 8.8 Zoning Amendment Bylaw No. 2024-07  
Re: 21 Lakeshore Drive West

68/2024

**It was MOVED and SECONDED**

THAT Council give first reading to "Zoning Amendment Bylaw No. 2024-07", for Lot A District Lots 202 And 211S Similkameen Division Yale District Plan KAP63701, located at 21 Lakeshore Drive West, a bylaw to add the site-specific provision, within the CT1 (Tourist Commercial) zone as follows: "Section 11.10.4.3, In the case of Lot A District Lots 202 And 211S Similkameen Division Yale District Plan KAP63701, located at 21 Lakeshore Drive West, 'office' with a maximum of floor area of 250 m<sup>2</sup> shall be permitted."; AND THAT Council forward "Zoning Amendment Bylaw No. 2024-07" to the March 19, 2024 Public Hearing.

**CARRIED UNANIMOUSLY**

- 8.9 Late Item: Revised 2024 SILGA Resolutions

69/2024

**It was MOVED and SECONDED**

THAT Council submit the following resolutions for consideration at the 2024 Southern Interior Local Government Association (SILGA) Convention:

Complex Care

WHEREAS the toxic drug crisis continues to surge across the province. The lasting effects of overdose can potentially lead to acquired brain injury which can include organ failure, nerve damage, paralysis, memory loss, mental disorientation, diminished motor skills, reduced physical and cognitive functioning, and behavioural changes.

WHEREAS communities across the Province are implementing many initiatives in support of all resident's safety and wellbeing such as Public Safety and Social Development Frameworks.

WHEREAS the Province has developed a complex care framework that acknowledges the growing number of people in our communities who require housing and have

overlapping health, mental health, trauma and acquired brain injuries; yet there are no established timelines and residents continue to suffer in the interim.

WHEREAS the Province has appointed Health Authorities as the lead for plan implementation.

THEREFORE BE IT RESOLVED the Province provides immediate and clear instruction to Health Authorities, inclusive of timelines and funding, to prioritize implementation of complex care facilities and the integration of complex care supports in existing or new facilities.

#### Resource Roads

WHEREAS Several communities across the Province have single or limited access/egress routes leaving them vulnerable during extreme events such as wildfire, rock slides or flooding. Some communities are required to use resource roads on an ongoing basis to remain connected.

WHEREAS Resource roads are built for industrial purposes or access to natural resources in remote areas and the Province, or its contractors, do not maintain these to the same standards as paved public roadways

THEREFORE BE IT RESOLVED That the Province define standards of maintenance and construction that supports the economic continuity and connectedness of residents across the Province where these resource roads are being used as alternate commuter routes or would be used in the event of an emergency.

**CARRIED UNANIMOUSLY**

### **9. Bylaws and Permits**

9.1 Zoning Amendment Bylaw No. 2023-20  
Re: 732 Government Street

70/2024

**It was MOVED and SECONDED**

THAT Council adopt "Zoning Amendment Bylaw No. 2023-20".

**CARRIED UNANIMOUSLY**

### **10. Notice of Motion**

### **11. Business Arising**

11.1 Business Arising from the Committee of the Whole Meeting

71/2024

**It was MOVED and SECONDED**

THAT Council send a letter to the provincial Minister of Water, Land and Resources Stewardship, the provincial Minister of Environment and Climate Change Strategy, the federal Minister of Fisheries, Oceans and the Canadian Coast Guard and the federal Minister of Public Safety in support of the Okanagan Basin Water Board's Call to Action on invasive mussel prevention and send a copy to the MLA and MP.

**CARRIED UNANIMOUSLY**

72/2024

**It was MOVED and SECONDED**

THAT Council take a leadership role with the City of Kelowna and direct staff to report back with updates on proactive actions to address invasive mussels.

**CARRIED UNANIMOUSLY**

**12. Public Question Period**

**13. Council Round Table**

**14. Adjournment to Closed Meeting:**

73/2024

**It was MOVED and SECONDED**

THAT Council adjourn at 4:11 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* as follows: Section 90 (1)

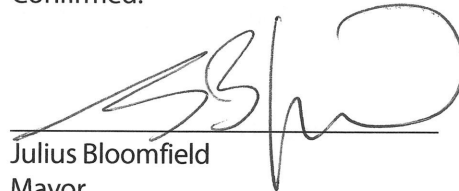
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public; and Section 90 (2)
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



Julius Bloomfield  
Mayor