



City of Kelowna Regular Council Meeting Minutes

Date: Monday, February 19, 2018
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Tracy Gray, Gail Given, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Councillor Tracy Gray

Deputy City Manager, Joe Creron; City Clerk, Stephen Fleming, Long Range Policy Planning Manager, James Moore*; Planner, Melanie Steppuhn*; Divisional Director, Corporate & Protective Services, Rob Mayne*; Urban Planning Manager, Terry Barton*; Planner Specialist, Adam Cseke*; Planner, Trisa Atwood*; Planner, Emily Williamson*; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist*; Divisional Director, Infrastructure, Alan Newcombe*; Transit & Programs Manager, Jerry Dombowsky*; Infrastructure Operations Department Manager, Ian Wilson*; Director Strategic Investments, Derek Edstrom*; Property Management Manager, Mike Olson*; Parks & Buildings Planning Manager, Robert Parlane*; Park & Landscape Planner, Lindsay Clement*; Community & Neighbourhood Services Manager, Mariko Siggers*; Divisional Director, Divisional Director, Active Living & Culture, Jim Gabriel*; Financial Planning Manager, George King*; Legislative Coordinator (Confidential), Arlene McClelland

Superintendent Brent Mundle*, Tracey Read*, Chair of the Heritage Grant Program Committee, Heritage Grant Program Manager, Lorri Dauncey*; Central Okanagan Heritage Society Board Member, Peter Chataway*

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:33 p.m.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Donn

R153/18/02/19 THAT the Minutes of the Regular Meetings of February 5, 2018 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 RCMP Quarterly Update - Quarterly Update Review, 2017

Superintendent Brent Mundle:

- Displayed a PowerPoint Presentation summarizing the previous quarter activities, goals and progress.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Sieben

R154/18/02/19 THAT Council receive the RCMP Quarterly Update 2017: October – December report from the Superintendent, Kelowna RCMP Detachment and the Divisional Director of Corporate and Protective Services dated February 19, 2018.

Carried

3.2 Central Okanagan Heritage Society

Staff:

- Introduced the presentation and Tracey Read, Chair of the Heritage Grant Program Committee.

Tracey Read, Chair of City of Kelowna Heritage Grants Program Committee; Lorri Dauncey, Grants Program Manager and Heritage Board Member, Peter Chataway

- Displayed a PowerPoint Presentation summarizing the 2017 Heritage Grants Program and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Singh

R155/18/02/19 THAT Council receives, for information, the year-end report from the Central Okanagan Heritage Society as attached to the report dated February 19, 2018, with respect to the City of Kelowna Heritage Grants Program in 2017.

Carried

4. Development Application Reports & Related Bylaws

4.1 Tower Ranch Drive OCP17-0002 and Z17-0007 - Parkbridge Lifestyle Communities Inc.

Staff:

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

Moved By Councillor Given/Seconded By Councillor Hodge

R156/18/02/19 THAT Official Community Plan Map Amendment Application No. OCP17-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of *the properties as outlined in Schedule A, located as outlined in Schedule A*, from the future land use designations identified in the OCP for the property from Single / Two Unit Residential – Hillside (S2RESH) to Single / Two Unit Residential (S2RES); from

Single / Two Unit Residential – Hillside (S2RESH) to Major Park / Open Space (public) (PARK); from Single / Two Unit Residential (S2RES) to Major Park / Open Space (public) (PARK); from Multiple Unit Residential (Low Density) (MRL) to Single / Two Unit Residential (S2RES); and from Single / Two Unit Residential – Hillside (S2RESH) to Multiple Unit Residential (Low Density) (MRL) as shown on Map “A” attached to the Report from the Community Planning Department dated February 19, 2018, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated February 19, 2018;

THAT Rezoning Application No. Z17-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *the properties as outlined in Schedule A, located as outlined in Schedule A*, from RU5 – Bareland Strata Housing to P3 – Parks and Open Space; from P3 Parks and Open Space to RU5 – Bareland Strata Housing; from RM2 – Low Density Row Housing to RU5 – Bareland Strata Housing; from RM2 – Low Density Row Housing to RM2h – Low Density Row Housing (Hillside); from RU5 – Bareland Strata Housing to RM2h – Low Density Row Housing (Hillside) as shown on Map “B” attached to the Report from the Community Planning Department dated February 19, 2018, be considered by Council;

AND FURTHER THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

Carried

4.2 Tower Ranch Drive OCP17-0002 (BL11488) - Parkbridge Lifestyle Communities Inc.

Moved By Councillor Donn/Seconded By Councillor Hodge

R157/18/02/19 THAT Bylaw No. 11488 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

4.3 Tower Ranch Drive Z17-0007 (BL11489) - Parkbridge Lifestyle Communities

Moved By Councillor Donn/Seconded By Councillor Hodge

R158/18/02/19 THAT Bylaw No. 11489 be read a first time.

Carried

4.4 Richter St 1304 & 1308, Z17-0104 - Stewart and Danielle Turcotte and Pyper Geddes

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Singh

R159/18/02/19 THAT Rezoning Application No. Z17-0104 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 34 District Lot 139 ODYD Plan 2085 and Lot 35 District Lot 139 ODYD Plan 2085, located at 1308 and 1304 Richter St, Kelowna, BC

from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 19, 2018;

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

4.5 Richter St 1304 & 1308, Z17-0104 (BL11553) - Stewart and Danielle Turcotte and Pyper Geddes

Moved By Councillor Donn/Seconded By Councillor Hodge

R160/18/02/19 THAT Bylaw No. 11553 be read a first time.

Carried

Mayor Basran advised that Items 4.6 and 4.7 have been withdrawn from the Agenda by staff and the Applicant and will be re-submitted.

- 4.6 Mugford Rd 135, HD15-0001 - Okanagan Buddhist Cultural Centre**
- 4.7 Mugford Rd 135, HD15-0001 (BL11555) - Okanagan Buddhist Cultural Centre**
- 4.8 Neptune Rd 1235 & 1260, OCP17-0014 & Z17-0053 - Davara Holdings Ltd Inc.**

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Given

R161/18/02/19 THAT Official Community Plan Map Amendment Application No. OCP17-0014 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 2, Sec 14, Twp 26, ODYD, Plan 27837, located at 1265 Neptune Rd, Kelowna, BC from the EDINST – Educational/Major Institutional designation to the S2RES – Single/Two Unit Residential designation, be considered by Council;

AND THAT Rezoning Application No. Z17-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Sec 14, Twp 26, ODYD, Plan 27837, located at 1260 Neptune Rd, Kelowna, BC; from the P2 – Educational & Minor Institutional zone to the RU4 – Low Density Cluster Housing zone;

AND THAT Rezoning Application No. Z17-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Sec 14, Twp 26, ODYD, Plan 27837, located at 1235 Neptune Rd, Kelowna, BC; from the RU1 – Large Lot Housing zone to the RU4 – Low Density Cluster Housing zone;

AND THAT the Official Community Plan Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the issuance of an Environmental Development Permit on the subject properties;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 19, 2018;

AND FURTHER that final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered in conjunction with a Development Permit for the subject properties.

Carried

4.9 Neptune Rd 1235 & 1260, OCP17-0014 (BL11558) - Davara Holdings Ltd

Moved By Councillor Donn/Seconded By Councillor Hodge

R162/18/02/19 THAT Bylaw No. 11558 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

4.10 Neptune Rd 1235 & 1260, Z17-0053 (BL11559) - Davara Holdings Ltd

Moved By Councillor Donn/Seconded By Councillor Hodge

R163/18/02/19 THAT Bylaw No. 11559 be read a first time.

Carried

4.11 Terai Ct 265, Z17-0111 - Marty and Denise Hoglin

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Sieben/Seconded By Councillor Donn

R164/18/02/19 THAT Rezoning Application No. Z17-0111 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 11 Section 22 Township 26 Osoyoos Division Yale District Plan 28699, located at 265 Terai Court, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated February 19, 2018.

Carried

4.12 Terai Ct 265, Z17-0111 (BL11560) - Marty and Denise Hoglin

Moved By Councillor Donn/Seconded By Councillor Hodge

R165/18/02/19 THAT Bylaw No. 11560 be read a first time.

Carried

4.13 Mayfair Rd 935, Z17-0076 - Singla Bros Holdings Ltd, South Okanagan Construction Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Singh/Seconded By Councillor DeHart

R166/18/02/19 THAT Rezoning Application No. Z17-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 143 ODYD Plan 22014, located at 935 Mayfair Road, Kelowna, BC from the RU₁ – Large Lot Housing zone to the RU₆ – Two Dwelling Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated August 31, 2017;

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

4.14 Mayfair Rd 935, Z17-0076 (BL11561) - Singla Bros Holdings Ltd, South Okanagan Construction

Moved By Councillor DeHart/Seconded By Councillor Stack

R167/18/02/19 THAT Bylaw No. 11560 be read a first time.

Carried

4.15 Bylaw No.11465 (Z17-0060) – 3050 Sexsmith Road

Moved By Councillor Stack/Seconded By Councillor DeHart

R168/18/02/19 THAT Bylaw No. 11465 be adopted.

Carried

4.16 Sexsmith Rd 3050, DP17-0158 - Plan B Contractors Inc. – Reid Longstaffe

Staff:

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

Moved By Councillor Given/Seconded By Councillor Donn

R169/18/02/19 THAT Final Adoption of Zoning Amending Bylaw No. 11465 be considered by Council;

THAT Council authorizes the issuance of Development Permit No. DP17-0158 for Lot 30, Section 3, Township 23, ODYD, Plan 18861, located at 3050 Sexsmith Rd, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated July 11, 2017 be completed prior to Building Permit issuance.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

5. Bylaws for Adoption (Development Related)

5.1 Raymer Rd 4653, Z15-0013 (BL11458) - Ronald Egert

Moved By Councillor DeHart/Seconded By Councillor Stack

R170/18/02/19 THAT Bylaw No. 11458 be adopted.

Carried

5.2 Christleton Ave 344, Z17-0102 (BL11539) - Christopher and Sara Eddy

Moved By Councillor Stack/Seconded By Councillor DeHart

R171/18/02/19 THAT Bylaw No. 11539 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 Shared Use Agreement with FortisBC

Staff:

- Provided an overview of the Shared Use Agreement with FortisBC and budget amendment.

Moved By Councillor Given/Seconded By Councillor Stack

R172/18/02/19 THAT Council approves the City entering into an ongoing Agreement, with FortisBC, which allows the City to carry out maintenance of City owned streetlight infrastructure mounted on FortisBC owned utility poles, in the form attached to the Report of Public Works Manager, dated February 19, 2018;

AND THAT the Mayor and City Clerk be authorized to execute the Agreement.

Carried

6.2 License Agreement – Bikeshare Pilot Program

Staff:

- Displayed a PowerPoint Presentation summarizing the Bikeshare Program and highlights of the License Agreement with Dropbike Inc.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R173/18/02/19 THAT Council receives, for information, the Report from the Manager, Property Management, dated February 19, 2018, regarding the proposed License Agreement with Dropbike Inc.;

AND THAT Council approves the City entering into an 18-month License Agreement with Dropbike Inc. for the bikeshare pilot project term, as per the terms and conditions of the agreement attached to the Report of the Manager, Property Management, dated February 19, 2018;

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

Carried

6.3 Rutland Centennial Park Development

Staff:

- Displayed a PowerPoint Presentation summarizing the cost implications for Phase 3 of the Rutland Centennial Park and information regarding Phase 4.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Hodge

R174/18/02/19 THAT Council receives, for information, the report from the Park and Landscape Planner dated February 19, 2018, with respect to the Rutland Centennial Park Development;

AND THAT Council approve up to \$75,000 for the Rutland Centennial Park Phase 3 design development and construction documents work funded from reserve;

AND THAT the 2018 Financial Plan be amended to include the transfer of \$75,000 from reserve for Rutland Centennial Park Phase 3 design development and construction documents;

AND FURTHER THAT Council directs staff to bring forward the total construction costs and associated ongoing operating costs for the Rutland Centennial Park Phase 3 in the 2018 Final Budget.

Carried

6.4 Canada 150 Review

Staff:

- Displayed a PowerPoint Presentation summarizing the events and initiatives that took place in 2017 and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Singh

R175/18/02/19 THAT Council receives, for information, the report from the Community & Neighbourhood Services Manager dated February 19, 2018 regarding a summary of the Canada 150 initiatives in Kelowna in 2017.

Carried

6.5 Road Closure Adjacent to 210 Lougheed Road

Moved By Councillor Hodge/Seconded By Councillor DeHart

R176/18/02/19 THAT Council receives, for information, the Report from the Manager, Real Estate Services dated February 19, 2018, recommending that Council adopt the proposed closure of a portion of road adjacent to 210 Lougheed Road;

AND THAT Bylaw No.11556, being the proposed closure of a portion of road adjacent to 210 Lougheed Road, be given reading consideration.

Carried

6.6 BL11556 - Road Closure and Removal of Highway Dedication - Portion of Lougheed Road

Moved By Councillor Singh/Seconded By Councillor DeHart

R177/18/02/19 THAT Bylaw No. 11556 be read a first, second and third time.

Carried

7. Mayor and Councillor Items

Councillor Donn:

- Noted Heritage Week Events are planned all week and acknowledged appreciation for all the volunteers.
- Commented on the on-going opioid crisis and acknowledged that it's complicated and affects everyone.

Councillor Hodge:

- Will be attending a SILGA Executive Meeting on Monday, February 26th.

Councillor DeHart:

- Spoke to her attendance along with Councillor Donn to the Chinese New Year's Celebration at the Parkinson Recreation Centre on February 17th. Thanked City snow removal crew for their efforts of clearing the Recreation Centre parking lot.
- Noted that Wednesday is the kick off for the Alzheimer's Association Walk to End Alzheimer's in May.

Councillor Stack:

- Shout out to the Okanagan Symphony Orchestra for their great performance at the Community Theatre this past Saturday evening.

8. Termination

This meeting was declared terminated at 4:42 p.m.

Mayor Basran

City Clerk

/acm