



City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 24, 2019
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Divisional Director, Planning & Development Services, Ryan Smith*; Urban Planning and Development Policy Manager, Laura Bentley*; Development Planning Department Manager, Terry Barton*; Planner, Lydia Korolchuk*; Controller, Jackie Dueck*; Planner Specialist, Ross Soward*; Long Range Policy Planning Manager, James Moore*; Transit and Programs Manager, Jerry Dombowsky*; Integrated Transportation Department Manager, Raphael Villarreal*; Divisional Director, Infrastructure, Alan Newcombe*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:34 p.m.

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

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 Wooldridge

R660/19/06/24 THAT the Minutes of the Regular Meetings of June 17, 2019 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Agassiz Rd 2025, BL11701 (Z18-0109) - Provincial Rental Housing Corp, Inc. No. BC0052129

Moved By Councillor Wooldridge/Seconded By Councillor Given

R661/19/06/24 THAT Bylaw No. 11701 be adopted.

Carried
Councillor Hodge - Opposed

3.2 Agassiz Rd 2025, DP18-0244 - Provincial Rental Housing Corp, Inc No BC0052129

Staff:

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

Councillor Sieben joined the meeting at 1:43 p.m.

Moved By Councillor Stack/Seconded By Councillor Wooldridge

R662/19/06/24 THAT Council authorizes the issuance of Development Permit No. DP18-0244 for Lot 1 District Lot 129 ODYD Plan EPP68381, located at 2025 Agassiz Road, 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 applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permit 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

3.3 Benvoulin Ct 2175, Z18-0091 - Jabs Construction Ltd., Inc. No. BC0060327

Councillor Stack declared a conflict of interest for items 3.3 and 3.4 as his employer owns property adjacent to the application site and departed the meeting 1:55 p.m.

Staff:

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

Moved By Councillor Given/Seconded By Councillor Donn

R663/19/06/24 THAT Rezoning Application No. Z18-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 128 ODYD Plan KAP89861, located at 2175 Benvoulin Court, Kelowna, BC from the A1 – Agriculture 1 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 Attachment "A" attached to the Report from the Community Planning Department dated June 24, 2019;

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

3.4 Benvoulin Ct 2175, BL11856 (Z18-0091) - Jabs Construction Ltd., Inc. No. BC0060327

Moved By Councillor Singh/Seconded By Councillor Hodge

R664/19/06/24 THAT Bylaw No. 11856 be read a first time.

Carried

Councillor Stack rejoined the meeting at 2:08 p.m.

3.5 Graham St 1180 and Ethel St 1189, DP19-0056, Inc. No. BC1084641

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Sieben

R665/19/06/24 THAT Council hear from the Applicant representative.

Carried

Birte Decloux, Urban Options Planning & Permits

- Confirmed lighting will be pointed downward into the site and not onto the adjacent residential neighbourhood.
- Confirmed location and description of the signage for the convenient store and car wash; both signs adhere to the Sign Bylaw.
- Confirmed hours of operation for the car wash is 6:30 a.m. to 8:00 p.m. and 6:30 a.m. to 10:00 p. m. for the convenient store.

Moved By Councillor Sieben/Seconded By Councillor Donn

R666/19/06/24 THAT Council authorizes the issuance of Development Permit No. DP19-0056 for Lot 1 Section 30 Blocks 31 and 32 Township 26 Osoyoos Division Yale District Plan EPP72804, located at 1180 Graham Street, Kelowna BC & Lot 2 Section 30 Blocks 31 and 32 Township 26 Osoyoos Division Yale District Plan EPP72804, located at 1189 Ethel Street, Kelowna BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the buildings 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;
5. The lots located at 1180 Graham Street and 1189 Ethel Street shall be consolidated into one (1) legal lot.

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 permit to be issued.

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

Carried
Councillors Singh and Wooldridge - Opposed

4. Non-Development Reports & Related Bylaws

4.1 2018 Annual Report

Staff:

- Displayed a PowerPoint Presentation and video with highlights from the 2018 Annual Report and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Sieben

R667/19/06/24 THAT Council receives, for information, the 2018 Annual Report for the year ended December 31, 2018 attached to the Report of the Controller dated June 24, 2019;

AND THAT Council receives, for information, the 2018 Statement of Financial Information report that includes: Council Remuneration and Expense Report, Schedule of Remuneration and Expenses paid to or on behalf of each employee, Schedule of Payments to Suppliers for the Provision of Goods and Services and Schedule of Payments to Suppliers for Grants and Contributions attached to the Report of the Controller dated June 24, 2019.

Carried

4.2 Rental Housing Revitalization Tax Exemption Agreements

Councillor Stack declared a conflict of interest with items 4.2, 4.3 and 4.4 as his employer applies for housing agreements and departed the meeting at 2:41 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the 2018 agreements and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R668/19/06/24 THAT Council, receives, for information, the Report from the Planner Specialist dated June 24, 2019 recommending that Council adopt the following Revitalization Tax Exemption Agreements for two purpose-built rental housing project;

AND THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with 0904419 BC Ltd., for Lot B Section 29, Township 26 ODYD, PLAN EPP54061 at 773 Glenmore Road, Kelowna, BC;

AND FURTHER THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Society of Housing Opportunities and Progressive Employment, for Lot B Section 4, Township 23 ODYD, Plan EPP70323 at 165 Celano Crescent, Kelowna, BC.

Carried

4.3 Revitalization Tax Exemption Bylaw – Housekeeping Updates

Staff:

- Provided an overview of the housekeeping amendments to the Revitalization Tax Exemption Bylaw and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Donn

R669/19/06/24 THAT Council receives, for information, the report from the Planner Specialist, dated June 24, 2019 regarding the Revitalization Tax Exemption Bylaw;

AND THAT Bylaw No. 11854 being amendment No. 6 to Revitalization Tax Exemption Bylaw No. 9561 be forwarded for reading consideration.

Carried

4.4 BL11854 - Amendment No. 6 to Revitalization Tax Exemption Bylaw No. 9561

Moved By Councillor Hodge/Seconded By Councillor Singh

R670/19/06/24 THAT Bylaw No. 11854 be read a first, second and third time.

Carried

Councillor Stack rejoined the meeting at 2:46 p.m.

4.5 2019 Transit Capital Program Reprioritization and Transit Reserve Funding Request

Staff:

- Displayed a PowerPoint Presentation outlining the proposed reprioritization of the 2019 transit capital projects and rationale for the request of additional funding from the Transit Reserve and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor DeHart

R671/19/06/24 THAT Council receive the report from the Transit and Programs Manager dated June 24, 2019 with respect to the 2019 Transit Capital Program Reprioritization and Transit Reserve Funding Request;

AND THAT the 2019 Financial Plan be amended to reflect the cancellation and re-assignment of transit capital funds, and to accommodate the request for \$100,000 from the Transit Reserve.

Carried

5. Bylaws for Adoption (Non-Development Related)

5.1 A portion of 190 Highway 33 East, BL11729 - Road Closure Bylaw

Mayor Basran advised this item will be considered at a future meeting.

5.2 BL11770 - Well Regulation Bylaw

Moved By Councillor Donn/Seconded By Councillor DeHart

R672/19/06/24 THAT Bylaw No. 11770 be adopted.

Carried

5.3 BL11848 - Amendment No. 33 to Traffic Bylaw No. 8120

Moved By Councillor Donn/Seconded By Councillor Stack

R673/19/06/24 THAT bylaw No. 11848 be adopted.

Carried

6. Mayor and Councillor Items

Councillor Wooldridge:

- Spoke to the success of Kelowna Pride Week.
- Spoke to the Canadian Mental Health Association Ride Don't Hide event.
- On behalf of the Mayor attended the Royal Canadian Legion Veterans dinner.

Councillor Singh:

- Spoke to the well attended Kelowna Pride parade.

Councillor Sieben:

- Spoke to their attendance at the Canadian Mental Health Association Ride Don't Hide event.

Councillor DeHart:

- Spoke to various events attended including City Yards Service Awards; welcoming of new Kelowna Fire Department recruits; Unveiling of the Syilx Chief Sculpture; P.E.O. Sisterhood Day and the Torch Lighting Ceremony for the BC 55+ Senior games.

Councillor Stack:

- Spoke to welcoming the Kelowna Fire Department recruits.

Mayor Basran:

- Thanked the Westbank First Nation for the impactful ceremony to unveil the Syilx Chief Sculpture.
- Thanked the Ki-Low-Na Friendship Society for the National Indigenous Day events.
- Spoke to the Kelowna Pride event which showcased the diversity of the community.
- Spoke to the Charity Slow Pitch Tournament with an all star cast of NHL Players to be held at Elk's Stadium to raise funds for the KGH Foundation.
- Looking forward to the Canada Day festivities.

7. Termination

This meeting was declared terminated at 3:23 p.m.

Mayor Basran

City Clerk

/acm