



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, September 28, 2015  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Staff Present: Deputy City Manager, Paul Macklem; City Clerk, Stephen Fleming; Community Planning & Real Estate Divisional Director, Doug Gilchrist\*; Civic Operations Divisional Director, Joe Creron\*; Community Planning Department Manager, Ryan Smith\*; Urban Planning Manager, Terry Barton\*; Planner, Ryan Roycroft\*; Sport & Event Services Manager, Doug Nicholas\*; Long Range Policy Planning Manager, James Moore\*; Energy Specialist, Brydan Tollefson\*; Building Services Manager, Martin Johansen\*; Urban Forest Health Technician, Andrew Hunsberger\*; Urban Forestry Supervisor, Blair Stewart\*; Community Theatre Manager, Randy Zahara\*; and Legislative Systems Coordinator, Sandi Horning

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:36 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 feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

## 2. Confirmation of Minutes

Moved By Councillor Gray/Seconded By Councillor Singh

R726/15/09/28 THAT the Minutes of the Regular PM Meeting of September 14, 2015 be confirmed as circulated.

Carried

## 3. Public in Attendance

### 3.1 International Children's Games Legacy Committee

Staff:

- Introduced the presentation and provided background information with respect to the International Children's Games Legacy Committee.

Heather Schneider, Chair, International Children's Games Legacy Committee:

- Displayed a PowerPoint presentation.

Amy Wu, Parent of Participant:

- Provided an overview of her experience at the Alkmaar Games.

Ainsley Macdonald, Participant & Freestyle Skier:

- Provided an overview of what she hopes to experience at the Innsbruck Games.

## 4. Development Application Reports & Related Bylaws

### 4.1 653 Harvey Avenue, 1770 Richter Street, 1800 Richter Street, 1755 Chapman Place, TA15-0003 & OCP15-0008 - 1017476 BC Ltd. et al

Staff:

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

Community Planning & Real Estate Divisional Director:

- Clarified the 'LEED' standard that was adopted by Council as part of the CE22 zoning.

Moved By Councillor Sieben/Seconded By Councillor Given

R727/15/09/28 THAT Official Community Plan Bylaw Text Amendment No. OCP15-0008 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 as outlined in the Report of the Community Planning Department dated September 28, 2015 be considered by Council;

AND THAT prior to the public hearing, that the Applicant conduct an additional public information session to inform interested stakeholders of the proposed bylaw amendments;

AND THAT Zoning Bylaw Text Amendment No. TA15-0003 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the CD22 Zone as outlined in the Report of the Community Planning Department dated September 28, 2015, be considered by Council;

AND FURTHER THAT prior to adoption, the applicant and property owner enter into a Servicing Brief with the Development Engineering Branch.

Carried  
Councillor Hodge - Opposed.

**4.2 BL11119 (OCP15-0008) - Amendment to Chapter 4 - Future Land Use - MRM**

Moved By Councillor Gray/Seconded By Councillor Hodge

R728/15/09/28 THAT Bylaw No. 11119 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  
Councillor Hodge - Opposed.

**4.3 BL11118 (TA15-0003) - CD22 - Central Green Comprehensive Development Zone Amendments**

Moved By Councillor Donn/Seconded By Councillor Hodge

R729/15/09/28 THAT Bylaw No. 11118 be read a first time.

Carried  
Councillor Hodge - Opposed.

**4.4 975 - 985 Academy Way, Z15-0033 - Academy Apartments Ltd.**

Councillor DeHart declared a conflict of interest as the hotel chain she works for has a retail liquor store component and left the meeting at 2:44 p.m.

Councillor Sieben declared a conflict of interest as his in-laws have business interests in close proximity to the subject property that would be in direct competition and left the meeting at 2:45 p.m.

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Given

R730/15/09/28 THAT Rezoning Application No. Z15-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lot 1 Section 10 Township 23 ODYD Strata Plan EPS1461 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V, located at 975 - 985 Academy Way, Kelowna, BC from the C3 - Community Commercial zone to the C3rls - Community Commercial (Retail Liquor Sales), be considered by Council;

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

Carried

**4.5 975 - 985 Academy Way, BL11148 (Z15-0033) - Academy Apartments Ltd.**

Moved By Councillor Donn/Seconded By Councillor Given

R731/15/09/28 THAT Bylaw No. 11148 be read a first time.

Carried

Councillors DeHart and Sieben rejoined the meeting at 2:51 p.m.

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

**5.1 BL11077 (OCP14-0002) - Amendments to Chapter 14 - Urban Design DP Guidelines**

**Moved By Councillor Sieben/Seconded By Councillor DeHart**

**R732/15/09/28** THAT Bylaw No. 11077 be adopted.

**Carried**

**5.2 BL11082 (TA14-0001) - Amendment to Section 15 - Industrial Zones**

**Moved By Councillor DeHart/Seconded By Councillor Stack**

**R733/15/09/28** THAT Bylaw No. 11082 be adopted.

**Carried**

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

**6.1 Policy and Regulation relating to the Retail Sale of Liquor in Kelowna**

Councillor Gray declared a conflict of interest as she owns a VQA wine store and left the meeting at 2:52 p.m.

Councillor DeHart declared a conflict of interest as the hotel chain she works for has a retail liquor store component and left the meeting at 2:52 p.m.

Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

**Moved By Councillor Donn/Seconded By Councillor Singh**

**R734/15/09/28** THAT Council receives, for information, the Report from the Community Planning Department Manager dated September 28, 2015 with respect to "Policy and Regulation relating to the Retail Sale of Liquor in Kelowna".

**Carried**

**Moved By Councillor Sieben/Seconded By Councillor Donn**

**R735/15/09/28** THAT Council directs staff to draft zoning regulations to regulate the distance between 'RLS' designated properties within the City of Kelowna.

**DEFEATED**

Councillors Donn, Given, Hodge & Stack - Opposed.

Councillors DeHart and Gray rejoined the meeting at 3:20 p.m.

**6.2 Housing Strategy Implementation Update**

Staff:

- Provided a PowerPoint presentation summarizing the Housing Strategy and responded to questions from Council.

**Moved By Councillor Sieben/Seconded By Councillor Donn**

**R736/15/09/28** THAT Council receives, for information, the report from the Policy and Planning Department dated September 28, 2015, with respect to the implementation of the Housing Strategy.

**Carried****6.3 Rutland Arena Heat Recovery Project**

Civic Operations Divisional Director:

- Introduced the City's new Energy Specialist.

Staff:

- Provided an overview of the Rutland Arena Heat Recovery project.

**Moved By Councillor Hodge/Seconded By Councillor DeHart**

**R737/15/09/28** THAT Council receives, for information, the report from the Energy Specialist Building Services, dated September 28, 2015, with respect to the proposed FortisBC - Capital Service Agreement and Community Energy Leadership Program - Funding Agreement;

AND THAT Council authorizes the Manager of Building Services to execute the FortisBC Capital Services and Community Energy leadership Program funding agreements regarding capital incentive funding for the Rutland Arena Heat Recovery Project.

**Carried****6.4 Community Wildfire Protection Plan**

Staff:

- Provided an overview of the Community Wildfire Protection Plan and responded to questions from Council.

**Moved By Councillor Gray/Seconded By Councillor Donn**

**R738/15/09/28** THAT Council approves staff applying for a grant through the Union of British Columbia Municipalities (UBCM) Strategic Wildfire Prevention Initiative to update the City of Kelowna's Community Wildfire Protection Plan (CWPP).

**Carried****6.5 Purchase of Scissor Lift - Kelowna Community Theatre**

Staff:

- Provided the rationale for purchasing a new scissor lift for the Kelowna Community Theatre.

**Moved By Councillor Hodge/Seconded By Councillor DeHart**

**R739/15/09/28** THAT Council receives for information the report from the Kelowna Community Theatre Manager dated September 23, 2015 regarding the purchase of a scissor lift for the Kelowna Community Theatre;

AND THAT Council authorize the expenditure of up to \$21,000 for a scissor lift from the Theatre Improvement Reserve;

AND FURTHER THAT the 2015 Financial Plan be amended to include up to \$21,000 funded from the Theatre Improvement Reserve.

Carried

## 7. Mayor and Councillor Items

Councillor Stack:

- Commented on his attendance at the 'Kick Off' for 'Cultural Days'.

Councillor DeHart:

- Reminded everyone that the Maxine DeHart Drive-Thru Breakfast for the United Way is this Thursday, October 1<sup>st</sup>.

Councillor Singh:

- Commented on her attendance at the 'Kick Off' for 'Cultural Days'.

Councillor Sieben:

- Commented on his attendance at the Right to a Healthy Environment event last night at Kelowna Community Theatre.
- Commented on his attendance at UBCM and the various workshops he attended.

Councillor Hodge:

- Commented on his attendance at UBCM and the various workshops he attended.

Councillor Gray:

- Commented on her attendance at UBCM and the various workshops she attended.
- Reminded everyone that the Rutland Scarecrow Festival is this Wednesday.
- Reminded everyone that the Wine Festival starts this week.

Councillor Donn:

- Commented on how City staff are 'on top' of various issues raised by the community.
- Advised that UBC is turning 100 and UBC-O is turning 10 and commented on the growth in the university area.

Councillor Given:

- Commented on her attendance at UBCM and the various workshops she attended.
- Commented on her attendance at the "Beyond the Block - Block Party" a couple of weeks ago.

Mayor Basran:

- Commented on his attendance at UBCM, the various workshops he attended and the various meetings with Provincial Ministers and staff.
- Advised that he presented at the Small Business Round Table at UBCM.
- Advised that he has been appointed to the BC Mayors' Steering Committee.
- Reminded everyone that this Sunday is the CIBC Run for the Cure - This Sunday

## 8. Termination

This meeting was declared terminated at 4:11 p.m.

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Mayor

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City Clerk

/slh