



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, November 14, 2016
Location:	Knox Mountain Meeting Room (#4A) City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Tracy Gray*, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack
Members Absent	Councillor Maxine DeHart
Guests	Acting Superintendent, Brent Mundle* and Crime Analyst, Joseph O'Neil*
Staff Present	Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Divisional Director, Corporate & Protective Services, Rob Mayne*; Community Planning Department Manager, Ryan Smith*; Community Planning Supervisor, Ryan Roycroft*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist*; Urban Planning Manager, Terry Barton*; Policy & Planning Department Manager, James Moore*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:31 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 Given

R843/16/11/14 THAT the Minutes of the Regular Meetings of November 7, 2016 be confirmed as circulated.

Carried

### 3. Public in Attendance

#### 3.1 RCMP Quarterly Update

Acting Superintendent Brent Mundle and Crime Analyst, Joseph O'Neil

- Displayed a PowerPoint presentation summarizing the Crime Reduction Strategy for the previous quarter and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

**R844/16/11/14** THAT Council receive the RCMP Quarterly Update report from the Acting Superintendent, Kelowna RCMP Detachment.

**Carried**

#### **4. Development Application Reports & Related Bylaws**

##### **4.1 C7 Zone Amendments and Harmonization**

Staff:

- Displayed a PowerPoint presentation summarizing the C7 zone amendments and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Singh

**R845/16/11/14** THAT Zoning Bylaw Text Amendment Application No. TA16-0018 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated October 31, 2016 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

**Carried**

##### **4.2 Amending the C7 - Central Business Commercial Zone, BL11307 (TA16-0018)**

Moved By Councillor Gray/Seconded By Councillor Hodge

**R846/16/11/14** THAT Bylaw No. 11307 be read a first time.

**Carried**

##### **4.3 875 & 885 Mayfair Road, Z12-0047 - Onkar and Ranjit Dhillon and o872645 BC Ltd**

Moved By Councillor Stack/Seconded By Councillor Sieben

**R847/16/11/14** THAT Council receives, for information, the Report from the Community Planning Department dated November 14, 2016 with respect to Rezoning Application No. Z12-0047 for the properties located at 875 Mayfair Road and 885 Mayfair Road.

AND THAT Bylaw No. 10768 be forwarded for rescindment consideration and the file be closed.

**Carried**

##### **4.4 875 & 885 Mayfair Road, BL10768 (Z12-0047) - Onkar and Ranjit Dhillon and o872645 BC Ltd**

Moved By Councillor Hodge/Seconded By Councillor Given

**R848/16/11/14** THAT 1st, 2nd and 3rd readings given to Bylaw No. 10768 be rescinded;

AND THAT the file for Rezoning Application No. Z12-0047, for property located at 875 and 885 Mayfair Road be closed.

Carried**4.5 875 & 885 Mayfair Road, Z16-0035 - o872645 BC Ltd.**

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Sieben

**R849/16/11/14** THAT Rezoning Application No. Z16-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 3 and 4 District Lot 143 ODYD Plan 22026, located at 875 and 885 Mayfair Road, Kelowna BC from 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 8, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

Carried**4.6 875 & 885 Mayfair Road, BL11308 (Z16-0035) - Onkar & Ranjit Dhillon and o872645 BC Ltd**Moved By Councillor Hodge/Seconded By Councillor Gray

**R850/16/11/14** THAT Bylaw No. 11308 be read a first time.

Carried**4.7 Infill Challenge Implementation**

Councillor Gray declared a conflict of interest for Items 4.7 to 4.15 inclusive as she owns property and lives within one of the designated Infill Challenge Implementation areas and departed the meeting at 3:22 pm.

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Singh

**R851/11/14** THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Kelowna 2030 – Official Community Plan Bylaw No. 10500 by adding a new Future Land Use classification entitled Sensitive Infill Housing (Low Density), as outlined in the Report of the Land Use Management Department dated November 14, 2016, be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Map 4.1 of the Kelowna 2030 – Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of the properties identified in Map "A" and in the Bylaw attached to the report from the Policy & Planning Department, dated November 14, 2016, from the Single/Two Unit Residential designation to the Sensitive Infill Housing (Low Density) designation, be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Kelowna 2030 – Official Community Plan Bylaw No. 10500 by adding a new Development Permit Area and corresponding guidelines entitled “Intensive Residential – Infill Neighbourhood Development Permit Area”, as outlined in the Report of the Land Use Management Department dated November 14, 2016, be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Map 5.8 of the Kelowna 2030 – Official Community Plan Bylaw No. 10500, by adding the Intensive Residential - Infill Neighbourhood Development Permit Area Designation to the properties identified in Map “A” and in the Bylaw attached to the report from the Policy & Planning Department, dated November 14, 2016, be considered by Council;

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

AND FURTHER THAT Council considers the Infill Challenge public process to be appropriate consultation for the purpose of Section 475 of the Local Government Act, as outlined in the Report of the Land Use Management Department dated November 14, 2016.

**Carried**

#### **4.8 Sensitive Infill Housing (Low Density) - BL11310 (OCP16-0015)**

Moved By Councillor Donn/Seconded By Councillor Given

**R852/16/11/14** THAT Bylaw No. 11310 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**

#### **4.9 Single/Two Unit Residential to Sensitive Infill Housing (Low Housing) - BL11311 (OCP16-0015)**

Moved By Councillor Donn/Seconded By Councillor Given

**R853/16/11/14** THAT Bylaw No. 11311 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 Rezoning and Text Amendment – Infill Challenge**

Staff:

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

Moved By Councillor Given/Seconded By Councillor Donn

**R854/16/11/14** THAT Zoning Bylaw Text Amendment Application No. TA16-0010 to amend City of Kelowna Zoning Bylaw No. 8000 to create a new RU7 – Infill Housing Zone as outlined in Bylaw No. 11313 and described the Report from the Community Planning Department dated November 14<sup>th</sup>, 2016 be considered by Council;

AND THAT Rezoning Application No. Z16-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the properties identified in Bylaw No. 11314

from the RU6 – Two Dwelling Housing zone; RU1 – Large Lot Housing zone; RU1c – Large Lot Housing (carriage house) zone and RU2 – Medium Lot Housing (carriage house) zone to the RU7 – Infill Housing zone be considered by Council;

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

AND FURTHER THAT BL11309 being Amendment No. 17 to the City of Kelowna Subdivision, Development and Servicing Bylaw 7900, be forwarded for reading consideration.

**Carried**

**4.11 RU7 - Infill Housing Zone, BL11313 (TA16-0010)**

Moved By Councillor Sieben/Seconded By Councillor Hodge

**R855/16/11/14** THAT Bylaw No. 11313 be read a first time.

**Carried**

**4.12 Rezone Various Properties to RU7 - Infill Housing Zone, BL11314 (Z16-0053)**

Moved By Councillor Hodge/Seconded By Councillor Sieben

**R856/16/11/14** THAT Bylaw No. 11314 be read a first time.

**Carried**

**4.13 BL11309 - Amendment No. 17 to Subdivision, Development and Servicing Bylaw No. 7900**

Moved By Councillor Stack/Seconded By Councillor Hodge

**R857/16/11/14** THAT Bylaw No. 11309 be read a first, second and third time.

**Carried**

**4.14 Removal of Development Permit Areas**

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Given

**R858/16/11/14** THAT Official Community Plan Text Amendment Application No. OCP16-0025 to amend Kelowna 2030 – Official Community Plan Bylaw No. 10500 as outlined in Schedule "A" attached to the Report from the Community Planning Department dated November 14, 2016 be considered by Council;

AND THAT Council considers the Public Hearing 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 November 14, 2016;

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

**Carried**

Councillor Gray rejoined the meeting at 4:19 p.m.

Mayor Basran moved Item 5.1 for Council consideration prior to Item 4.16.

**5.1 1975 Kane Road, BL11261 (Z16-0026) - Terrance and Joan Raisanen**

Councillor Gray left the meeting at 4:21 p.m.

Moved By Councillor Singh/Seconded By Councillor Stack

**R859/16/11/14** THAT Bylaw No. 11261 be adopted.

**Carried**

**4.15 Infill - Removal of Development Permit Areas- BL11312 (OCP16-0025)**

Moved By Councillor Sieben/Seconded By Councillor Singh

**R860/16/11/14** THAT Bylaw No. 11312 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 Gray rejoined the meeting at 4:21 p.m.

**4.16 1975 Kane Road, DP16-0117 - Broadstreet Properties**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Hodge

**R861/16/11/14** THAT Final Adoption of Zoning Amending Bylaw No. 11261 be considered by Council;

AND THAT Council authorize the issuance of Development Permit DP16-0117 for, located on 1975 Kane Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That 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 professional landscaper;

AND THAT the applicant be required to complete the above noted conditions of Council's approval prior to the Development permit being issued;

AND THAT the applicant provide the road design as described in Schedule 'A' including registering a public right-of-way over the right-hand turn lane and sidewalk along portions of Valley Road as part of a Servicing Agreement signed prior to Building Permit issuance;

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

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

**5.1 1975 Kane Road, BL11261 (Z16-0026) - Terrance and Joan Raisanen**

Item 5.1 considered earlier in the meeting.

**6. Mayor and Councillor Items**

Councillor Hodge:

- Represented Mayor and Council at the Cenotaph November 11<sup>th</sup>.
- Spoke to his attendance on behalf of Mayor and Council at the Skate Canada event.

Councillor Gray:

- Will be representing the Mayor at the Day of Remembrance for Road Crash Victims on November 16<sup>th</sup> at Orchard Park Mall.
- Will be attending the Chamber of Commerce After Hours on November 17<sup>th</sup> at the Okanagan College Trades Building.
- Will be attending the Salvation Army Ring the Bell Campaign on November 17<sup>th</sup>.

Councillor Hodge:

- Spoke to the stresses caused by the B.C. Transit strike and encouraged both parties to work together to resolve the matter.

Councillor Given:

- Reminder of the Salvation Army's official Kettle Campaign launch on Friday, November 18<sup>th</sup> at Walmart.

Mayor Basran:

- Read a statement on behalf of Council regarding the Transit strike.
- Advised that refunds will be provided at City Hall once the strike has ended.

**7. Termination**

This meeting was declared terminated at 4:36 p.m.

---

Mayor

---

City Clerk

/acm