



City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 19, 2017
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham, Cultural Services Manager, Sandra Kochan*; Community Planning Department Manager, Ryan Smith*; Planner, Adam Cseke*; Urban Planning Manager, Terry Barton*; Planner Specialist, Melanie Steppuhn*; Suburban & Rural Planning Manager, Todd Cashin*; Sustainability Coordinator, Tracy Guidi*; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist*; Long Range Policy Planning Manager, James Moore*; Planner Specialist, Ross Soward*; Legislative Coordinator (Confidential), Arlene McClelland

(* 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 Singh

R488/17/06/19 THAT the Minutes of the Regular Meetings of June 12, 2017 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Memorandum of Understanding – City of Kelowna / Okanagan College

Staff:

- Provided an overview of the ongoing relationship with Okanagan College and the purpose of a Memorandum of Understanding.

Jim Hamilton, President OUC

- Provided an overview of the Memorandum of Understanding between Okanagan College and the City of Kelowna.

Moved By Councillor Hodge/Seconded By Councillor DeHart

R489/17/06/19 THAT Council receives, for information, the report from the Divisional Director, Community Planning & Strategic Investments dated June 19, 2017, with respect to a Memorandum of Understanding between the City of Kelowna and Okanagan College;

AND THAT Council approves the City entering into the Memorandum of Understanding dated May 24, 2017, and attached to the Report of the Divisional Director, Community Planning & Strategic Investments, dated June 19, 2017;

AND THAT Mayor and City Clerk be authorized to execute the Memorandum of Understanding.

Carried

Mayor Basran and Jim Hamilton signed the Memorandum of Understanding.

3.2 Rotary Centre for the Arts

Sandra Kochan, Cultural Services Manager

- Introduced Patrick LeBlanc, General Manager of the Rotary Centre for the Arts.

Patrick LeBlanc, RCA General Manager

- Displayed a PowerPoint Presentation summarizing the Rotary Centre for the Arts annual activities and responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1 Temporary Farm Worker Housing Bylaw Amendments OCP16-0022, TA16-0015, TA16-0016

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Hodge

R490/17/06/19 THAT Council receives, for information, the Report from Community Planning and Strategic Investment dated June 19, 2017 to amend the Official Community Plan Bylaw No. 10500, Zoning Bylaw No. 8000 and the Development Application Procedures Bylaw No. 10540;

AND THAT Council amend at first reading TA16-0022 Temporary Farm Worker Housing Official Community Plan Amending Bylaw No. 11373 as per Schedule 'A';

AND THAT Council amend at first reading TA16-0015 Temporary Farm Worker Housing Zoning Amendment Bylaw No. 11374 as per Schedule 'B';

AND THAT Council considers the public process outlined in the Report from Community Planning and Strategic Investment dated June 19, 2017, to be appropriate consultation for the purpose of Section 475 (1) and (3) of the Local Government Act;
AND THAT the Official Community Plan text amending bylaw and Zoning Bylaw text amending bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council amend at third reading Bylaw No. 11375 being Amendment No. 5 to Development Applications Procedures Bylaw No. 10540 as per Schedule 'C'.

Carried**4.2 BL11373 (OCP16-0022) - Temporary Farm Worker Housing OCP Amendments**Moved By Councillor Hodge/Seconded By Councillor Given**R491/17/06/19** THAT Bylaw No. 11373 be amended at first reading;

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

Carried**4.3 BL11374 (TA16-0015) - Temporary Farm Worker Housing Amendments**Moved By Councillor Hodge/Seconded By Councillor Given**R492/17/06/19** THAT Bylaw No. 11374 be amended at first reading.Carried**4.4 BL11375 Amendment No. 5 to Development Applications Procedures Bylaw No. 10540**Moved By Councillor Hodge/Seconded By Councillor Gray**R493/17/06/19** THAT Bylaw No. 11375 be amended at third reading.Carried**4.5 170 & 230 Nickel Road - Z17-0039 - 554764 BC Ltd**

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Donn**R494/17/06/19** THAT Rezoning Application No. Z17-0039 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 27, Township 26, ODYD, Plan 25115, located at 230 Nickel Rd, Kelowna, BC, and Lot B, Section 27, Township 26, ODYD, Plan 25115 Except Plan KAP65522, located at 170 Nickel Rd, Kelowna, BC from the RU1 – Large Lot Housing Zone to the RM3 – Low Density Multiple Housing Zone, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated May 29th 2017.

AND FURTHER THAT, subsequent to forth reading of the above bylaw, a Development Permit will be required as outlined in the report from the Community Planning Department date June 12, 2017.

Carried

4.6 170 & 230 Nickel Road, Z17-0039 (BL11429) - 554764 BC Ltd

Moved By Councillor Sieben/Seconded By Councillor DeHart

R495/17/06/19 THAT Bylaw No. 11429 be read a first time.

Carried

4.7 1287 & 1297 Findlay Road - Z16-0083 - 0725353 BC Ltd Inc.

Staff:

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

Moved By Councillor Given/Seconded By Councillor Gray

R496/17/06/19 THAT Rezoning Application No. Z16-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 35 Township 26 ODYD Plan 18811, located at 1297 Findlay Road, Kelowna, BC, and Lot B Section 35 Township 26 ODYD Plan 18811, located at 1287 Findlay Road, Kelowna, BC, from the RU₁ – Large Lot Housing zone to the RM₃ – Low 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 June 19, 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

4.8 1287 & 1297 Findlay Road - Z16-0083 (BL11430) - 0725353 BC Ltd Inc

Moved By Councillor Stack/Seconded By Councillor DeHart

R497/17/06/19 THAT Bylaw No. 11430 be read a first time.

Carried

4.9 888 Finns Rd, DP17-0071 - Faction Architecture Inc.

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Donn

R498/17/06/19 THAT Council authorizes the issuance of Development Permit No. DP17-0071 for Lot A Section 34 Township 26 ODYD Plan EPP53299 Except Plan EPP64798, located at 888 Finns 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 FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

5. Non-Development Reports & Related Bylaws

5.1 1745 Chapman Rental Housing – Funding Request

Councillor Stack declared a potential conflict of interest as his employer may be in a similar situation related to the Revitalization Tax Exemption program and departed the meeting at 2:52 p.m.

Staff:

- Provided an overview and rationale for the exemption request for Chapman Place and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Singh

R499/17/06/19 THAT Council receives, for information, the report from the Planner Specialist, dated June 19, 2017, regarding the status of the Revitalization Tax Exemption at 1745 Chapman Place.

THAT Council approves the request for 2017 tax revenue to be used to cover tax exemption costs for 2017 as described in the report from the Planner Specialist, dated June 19, 2017.

AND THAT Council directs staff to bring forward amendments to the definitions section of the Revitalization Tax Exemption Program Bylaw, as described in the report from the Planner Specialist, dated June 19, 2017.

Carried

Councillor Stack rejoined the meeting at 2:59 p.m.

5.2 Road Closure & Sale Agreement – Portion of Lane adjacent to 508 Sutherland

Moved By Councillor Sieben/Seconded By Councillor Gray

R500/17/06/19 THAT Council receives, for information, the Report from the Manager, Real Estate Services dated June 19, 2017, recommending that Council adopt the proposed closure of a portion of road adjacent to 508 Sutherland Avenue;

AND THAT Bylaw No. 11362, being proposed road closure of a portion of land adjacent 508 Sutherland Avenue, be given reading consideration;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete the relevant road closure and sale transaction.

Carried

5.3 Proposed Road Closure for a Portion of Sutherland Ave

Moved By Councillor DeHart/Seconded By Councillor Stack

R501/17/06/19 THAT Bylaw No. 11362 be read a first, second and third time.

Carried

6. Mayor and Councillor Items

Councillor Given:

- Toured the new Foundary Facility on Kirschner Road that provides services and health programs for youth.
- Spoke to her attendance on an Agricultural tour last week.
- Looking forward to attending the National Aboriginal Day Celebrations.

Councillor Donn:

- Spoke to his attendance on an Agricultural tour last week.

Councillor Gray:

- Spoke to her attendance at the Kelowna Paddle Centre Open House on the weekend.

Councillor Singh:

- Spoke to her attendance at the Foundary Kelowna Open House.
- Looking forward to attending the National Aboriginal Day Celebrations.

Councillor DeHart:

- Spoke to her attendance at the Golf BC Championships at Gallagher's Canyon the past week.

Councillor Stack:

- Spoke to his attendance at the Annual CMHC round table event last week.

Mayor Basran:

- Provided an update on the flood situation and advised that the EOC is starting to move into a recovery phase. Flood protection will remain in place along the lake and some creek protection will be removed by wildfire crews.
- Rebuilding process of docks is the Province's responsibility and have written a letter to Minister Steve Thomson for direction and resources for rebuilding.
- Congratulations to the City's new Fire Chief who was recently appointed.
- Congratulations to the City Manager for being recognized by the Canadian Association Municipal Administrators for his long service award.

7. Termination

This meeting was declared terminated at 3:17 p.m.

Mayor

Deputy City Clerk

/acm