



City of Kelowna Regular Council Meeting Minutes

Date: Monday, November 20, 2017
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Tracy Gray, Brad Sieben and Mohini Singh

Councillors Maxine DeHart, Charlie Hodge, Luke Stack

City Manager Ron Mattiussi; Deputy City Clerk, Karen Needham, Community Planning Department Manager, Ryan Smith*; Suburban & Rural Planning Manager, Todd Cashin*; Urban Planning Manager, Terry Barton*; Planner Specialist, Adam Cseke*; Director, Strategic Investments, Derek Edstrom*; Parking Services Manager, Dave Duncan*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Long Range Planning Manager, James Moore*; Social Development Manager, Sue Wheeler*; Sustainability Coordinator, Michelle Kam*; 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 Gray/Seconded By Councillor Given

R933/17/11/20 THAT the Minutes of the Regular Meetings of November 6, 2017 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 3510, 3520 Kel Mac Ct & 1915 Pier MacWay, TA17-0012 - Pier Mac Petroleum Installation Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application and rationale for non-support.
- Responded to questions from Council.

The Mayor invited the Applicant, or Applicant's Representative, to come forward.

Scott Thomson, Applicant

- Proposing a four- star Sandman Hotel that is highly needed to service both the Airport and UBCO.
- Believes the application meets the existing zoning purpose as noted in the zoning bylaw.
- Believes this hotel is aligned and most complimentary to the airport business park.
- Commented on an imbalance of employment and hotel rooms serving the area; the next hotel is 7.5 kilometers away.
- Does not believe the Hotel triggers any upgrades; and would meet the original transportation study that was approved by the Province and the City.
- The transportation study made certain trip assumptions and this development falls within assumptions made for this parcel as noted in the report.
- Does not believe a new traffic study is needed and at best is premature.
- Believes that this Hotel will generate over 100 jobs.
- Raised concern that they only received notice for required attendance to this Council meeting last Wednesday and received staff's report last Friday which left no time to have further discussions with staff.
- Clarified that the intent is to only change the land use on the parcel not the entire CD zone.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

Council:

- Would like a comprehensive review of the entire area before allowing individual applications to request zoning amendments.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Singh

R934/17/11/20 THAT Council defer consideration of Zoning Bylaw Text Amendment No. TA17-0012 at 3510,3520 Kel Mac Court and 1915 Pier MacWay.

Carried

3.2 1083-1089 KLO Rd, OCP17-0017, TA17-0011 & Z17-0069 - Sole on KLO Developments Ltd

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Gray

R935/17/11/20 THAT Official Community Plan Map Amendment Application No. OCP17-0017 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, District Lot 135, ODYD, Plan 25466 except Plan 38538, located at 1083-1089 KLO Rd, Kelowna, BC from the MRM – Multiple Residential (Medium Density) designation to the MXR – Mixed Use (Residential/Commercial) designation, be considered by Council;

AND THAT Council considers the Public Information Session 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 October 20 2017;

THAT Zoning Bylaw Text Amendment Application No. TA17-0011 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated November 20th 2017 be considered by Council;

AND THAT Rezoning Application No. Z17-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 135, ODYD, Plan 25466 except Plan 38538, located at 1083-1089 KLO Rd, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to the C4 – Urban Centre Commercial zone, be considered by Council; AND THAT the Official Community Plan Map Amendment Bylaw, the Zoning Bylaw Text Amendment Bylaw and the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the OCP Map Amending Bylaw and the Rezoning Bylaw be considered subsequent to the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated October 20th 2017.

Carried

3.3 1083-1089 KLO Rd, BL11512 (OCP17-0017) - Sole on KLO Developments Ltd.

Moved By Councillor Donn/Seconded By Councillor Gray

R936/17/11/20 THAT Bylaw No. 11512 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

3.4 1083-1089 KLO Rd, BL11513 (TA17-0011) - Section 14 - Commercial Zones

Moved By Councillor Donn/Seconded By Councillor Gray

R937/17/11/20 THAT Bylaw No. 11513 be read a first time.

Carried

3.5 1083-1089 KLO Rd, BL11514 (Z17-0069) - Sole on KLO Developments Ltd.

Moved By Councillor Donn/Seconded By Councillor Gray

R938/17/11/20 THAT Bylaw No. 11514 be read a first time.

Carried

3.6 841 Curtis Road, A17-0007 - Art Scheffler

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Given

R939/17/11/20 THAT Agricultural Land Reserve Appeal No. A17-0007 for Part of Lot 11 Shown on Plan B16248 Block 15 Section 3&10 TWP 23 ODYD Plan 1068, located at 841 Curtis Road, Kelowna, for a Non-Farm Use in the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, be supported by Council.

Carried

4. Bylaws for Adoption (Development Related)

4.1 2486 Hwy 97 N - BL11268 (Z16-0001) - Kelowna Hwy 97/33 Holdings Ltd

Moved By Councillor Donn/Seconded By Councillor Given

R940/17/11/20 THAT Bylaw No. 11268 be adopted.

Carried

4.2 1330 & 1340 Mine Hill Dr, BL11448 (OCP17-0013) - Starland Development Company

Moved By Councillor Donn/Seconded By Councillor Given

R941/17/11/20 THAT Bylaw No. 11448 be adopted.

Carried

4.3 1330 & 1340 Mine Hill Dr, BL11449 (Z16-0079) - Starland Development Company

Moved By Councillor Sieben/Seconded By Councillor Singh

R942/17/11/20 THAT Bylaw No. 11449 be adopted.

Carried

4.4 1561 Mountain Ave, Z17-0042 - Robin & Heather Mercer

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Donn

R943/17/11/20 THAT Council waives the requirement for a Development Variance Permit to be considered in conjunction with Final Adoption of Rezoning Bylaw No. 11476;

AND THAT Final Adoption of Rezoning Bylaw No. 11476 be considered by Council.

Carried

4.5 1561 Mountain Ave, BL11476 (Z17-0042) - Robin & Heather Mercer

Moved By Councillor Sieben/Seconded By Councillor Singh

R944/17/11/20 THAT Bylaw No. 11476 be adopted.

Carried

4.6 486 Cadder Ave, BL11495 (HRA17-0002) - Dr. Alan Broome Inc.

Moved By Councillor Sieben/Seconded By Councillor Singh

R945/17/11/20 THAT Bylaw No. 11495 be adopted.

Carried

4.7 9590 McCarthy Rd, BL11501 (Z17-0074) - 0954717 BC Ltd Inc.

Moved By Councillor/Sieben/Seconded By Councillor Singh

R946/17/11/20 THAT Bylaw No. 11501 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Complimentary Saturday Parking in December 2017

Moved By Councillor Given/Seconded By Councillor Singh

R947/17/11/20 THAT Council receives, for information, the report from the Manager, Parking Services dated November 20, 2017 with respect to Complimentary Downtown Parking on Saturdays in December 2017;

AND THAT Council approves no charge on-street parking in the Downtown area on the five (5) Saturdays in December 2017.

Carried

5.2 Housing Needs Assessment

Staff:

- Displayed a PowerPoint Presentation summarizing outcomes and analysis of the Housing Needs Assessment for the city and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Given

R948/17/11/20 THAT Council receives, for information, the report from the Long Range Policy Planning Manager dated November 20, 2017, with respect to the Housing Needs Assessment.

AND THAT Council directs staff to advance engagement and strategy development on the 9 Journey Home and 11 Healthy Housing recommendations as identified in the Housing Needs Assessment for the purposes of developing the Journey Home and Healthy Housing Strategies, respectively.

AND FURTHER THAT \$14,700 be transferred from the Research & Partnership budget to the Healthy Housing budget in order to complete the project.

Carried

5.3 Road Closure – Capozzi Road

Moved By Councillor Donn/Seconded By Councillor Singh

R949/17/11/20 THAT Council receives for information, the Report from the Manager, Strategic Land Development, dated November 20, 2017, recommending that Council adopt the proposed closure of a portion of Capozzi Road;

AND THAT Bylaw 11508, being proposed closure of a portion of Capozzi Road, be given reading consideration;

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

Carried

5.4 Portion of Capozzi Rd, BL11508 - Road Closure Bylaw

Moved By Councillor Singh/Seconded By Councillor Given

R950/17/11/20 THAT Bylaw No. 11508 be read a first, second and third time.

Carried

6. Mayor and Councillor Items

Councillor Gray:

- Spoke to her attendance, along with Councillor Donn, at the Strong Neighbourhood Celebration at the Rotary Centre for the Arts.

Councillor Donn:

- Spoke to his attendance at the One Crash Too Many Event in remembrance of road crash victims.

Councillor Given:

- Spoke to her attendance at the launch of the Salvation Army Kettle Campaign and expressed her thanks for all that the Salvation Army does for the community.

Mayor Basran:

- Spoke to the Okanagan Sports Hall of Fame Induction Ceremony held last week.

7. Termination

This meeting was declared terminated at 3:35 p.m.

Mayor

Deputy City Clerk

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