



City of Kelowna Regular Council Meeting Minutes

Date: Monday, December 4, 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 and Luke Stack

Councillor Mohini Singh

City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith*; Urban Planning Manager, Terry Barton*; Planner Emily Williamson*; Divisional Director, Active Living & Culture, Jim Gabriel*; Community & Neighbourhood Services Manager, Mariko Siggers*; Long Range Planning Manager, James Moore*; Community Planning & Strategic Investments, Doug Gilchrist*; Integrated Transportation Department Manager, Rafael Villarreal*; Community Engagement Manager, Kari O'Rourke*; Parks & Buildings Planning Manager, Robert Parlane*; Park & Landscape Planner, Lindsay Clement*; Real Estate Services Manager, John Saufferer*; Director, Strategic Investments, Derek Edstrom*; Infrastructure Operations Department Manager, Ian Wilson*; 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 Given/Seconded By Councillor Gray

R981/17/12/04 THAT the Minutes of the Regular Meetings of November 27, 2017 be confirmed as circulated.

Carried

3. Imagine Kelowna

3.1 Imagine Kelowna Draft Vision Principles and Goals (Guests Allan Neilson, Vianne Kintzinger, Frida Morales)

Staff:

- Introduced the Draft Vision Principles and Goals as well as guests Allan Neilson, Vianne Kintzinger, Frida Morales

Allan Neilson, Vianne Kintzinger, Frida Morales

- Displayed a PowerPoint Presentation summarizing the draft vision, values, principles and goals for the community along with next steps and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Given

R982/17/12/04 THAT Council receives for information, the report from the Manager for Strategic Visioning Project dated December 4, 2017 regarding the Image Kelowna Draft vision, values, principles and goals.

Carried

4. Development Application Reports & Related Bylaws

4.1 366 Braeloch Rd, Z17-0082 - Richard Bazett

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor DeHart

R983/17/12/04 THAT Rezoning Application No. Z17-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 23 Township 28 SDYD Plan 19727 Except Plan KAP59227, located at 366 Braeloch Rd, Kelowna, BC from the RR3 – Rural Residential 3 zone to the RU1 – Large Lot 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 issuance of a Preliminary Layout Review Letter by the Approving Officer.

Carried

4.2 366 Braeloch Rd, BL11517 (Z17-0082) - Richard Bazett

Moved By Councillor Given/Seconded By Councillor Donn

R984/17/12/04 THAT Bylaw No. 11517 was read a first time.

Carried

4.3 772 Nathan Rd, Z17-0071 - Douglas and Diane Steinke

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Donn

R985/17/12/04 THAT Rezoning Application No. Z17-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, DL 358, ODYD, Plan 19849 located at 772 Nathan Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone be considered by Council;

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

Carried

4.4 772 Nathan Rd, BL11518 (Z17-0071) - Douglas and Diane Steinke

Moved By Councillor Gray/Seconded By Councillor Given

R986/17/12/04 THAT Bylaw No. 11518 be read a first time.

Carried

4.5 1155 Pacific Ave, Z17-0051 - Necessary Homes Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor Hodge

R987/17/12/04 THAT Rezoning Application No. Z17-0051 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Block 1, DL 137, ODYD, Plan 5042 located at 1155 Pacific Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM4 – Transitional 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 December 4, 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

4.6 1155 Pacific Ave, BL11519 (Z17-0051) - Necessary Homes Inc.

Moved By Councillor Given/Seconded By Councillor Gray

R988/17/12/04 THAT Bylaw No. 11519 was read a first time.

Carried

4.7 588 Radant Rd, Z17-0080 - Craig Bulawka Professional Corporation

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Dehart

R989/17/12/04 THAT Rezoning Application No. Z17-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 Section 6 Township 26 ODYD Plan 9002, located at 588 Radant Rd, Kelowna, BC from the 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 December 4, 2017.

Carried

4.8 588 Radant Rd, BL11520 (Z17-0080) - Craig Bulawka Professional Corporation

Moved By Councillor Hodge/Seconded By Councillor Gray

R990/17/12/04 THAT Bylaw No. 11520 was read a first time.

Carried

4.9 4611 Gordon Dr, Z17-0075 - David & Sandra Marshall

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Gray

R991/17/12/04 THAT Rezoning Application No. Z17-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 357 ODYD Plan 41826, located at 4611 Gordon Dr, Kelowna, BC from the RU1c– Large Lot Housing with Carriage House 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 December 4, 2017;

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

Carried

4.10 4611 Gordon Dr, BL11521 (Z17-0075) - David & Sandra Marshall

Moved By Councillor Given/Seconded By Councillor Donn

R992/17/12/04 THAT Bylaw No. 11521 was read a first time.

Carried

4.11 2147 Pier Mac Way, DP17-0116 - Fortis BC Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Stack

R993/17/12/04 THAT Council authorizes the issuance of Development Permit No. DP17-0116 for Lot 2, Section 23, Township 23, ODYD, Plan 2257 except Plan H15414, located on 2147 Pier Mac Way, Kelowna, BC to allow the placement of 720 Solar Panel Modules subject to the following:

The siting of the solar panel modules be installed on the land in general accordance with Schedule "A";

AND THAT this Development Permit is valid for two (2) years from the date of Manager issuance, with no opportunity to extend.

Carried

4.12 1211 Frost Road, DP17-0177 - Justin Dyck, Craven Huston Powers Architects

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Gray

R994/17/12/04 THAT Council hear from the Applicant.

Carried

Staff:

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

David Widdis, Planning Manager, Central Okanagan School District No. 23

- Recognize how small the site is and smaller than what the Ministry would allow to purchase however 5 or 6 years ago was designed for 600 students but with growth there are now 750 students.
- Meet the parking requirements within the Zoning Bylaw being 2 stalls per classroom size; determined by classrooms and not teachers. Will evaluate the situation each year.
- Would like to have a safe route to school and will try to enhance walking with sidewalks or have a specialized drop off zone and will look into this once school opens.
- Believes four or five buses will be going to that site and will hopefully take a majority of the vehicles off site.
- Confirmed the stacking component has not been worked out but noted that stacking will take place on site and not on the street; it is a 2 lane access so vehicles will still be able to get around car stacking.
- Responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Donn

R995/17/12/04 THAT Council authorizes the issuance of Development Permit No. DP17-0177 for Lot 1, DL 579, Similkameen Division Yale District, Plan EPP33403, located at 1211 Frost 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 permits 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

5. Bylaws for Adoption (Development Related)

5.1 OCP17-0017 (BL11490) - City of Kelowna - Amendment to Chapter 14 - Urban Design DP Guidelines

Councillor Gray declared a conflict of interest as she owns property across the street from the subject area and departed the meeting at 3:25 p.m.

Moved By Councillor Hodge/Seconded By Councillor Donn

R996/17/12/04 THAT Bylaw No. 11490 be adopted.

Carried

5.2 TA17-0005 (BL11491) - City of Kelowna - RU7 Text Amendment

Moved By Councillor Stack/Seconded By Councillor DeHart

R997/17/12/04 THAT Bylaw No. 11491 be adopted.

Carried

Councillor Gray rejoined the meeting at 3:25 p.m.

6. Non-Development Reports & Related Bylaws

6.1 Interim Park Access

Staff:

- Displayed a PowerPoint Presentation summarizing the interim park accesses and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Given

R998/17/12/04 THAT Council receives for information, the report from the Parks & Buildings Planning Manager dated December 4, 2017 with respect to Interim Park Access;

AND THAT Council directs staff to develop interim access plans for 808 Manhattan Drive, Swick Road Beach Access and Bluebird Beach Park;

AND THAT Council directs staff to develop a Memorandum of Understanding with KLO Neighbourhood Association to allow them to commence fund-raising for interim access to Pandosy Waterfront Park;

Carried

Moved By Councillor Given/Seconded By Councillor Stack

R999/17/12/04 AND THAT Council directs staff to exclude an off-leash dog beach as part of the Interim Park Access plan for Pandosy Waterfront Park.

Carried
Councillor Hodge - Opposed

6.2 Bluebird Beach Park – Amenity Opportunity Update

Staff:

- Displayed a PowerPoint Presentation summarizing a commercial component as part of the park development and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Hodge

R1000/17/12/04 THAT Council receives, for information, the report from the Manager, Real Estate Services dated December 4, 2017, providing a summary of the due diligence completed to determine the potential for a third-party partnership to help finance all or part of the recently required park property at 4010-4020 Lakeshore Road;

AND THAT Council directs staff to continue to explore boutique-type amenity opportunities as part of the park development in order to animate the park and provide additional services and revenue streams.

Carried

6.3 2018 Community Social Development Grants and Transitional Grant-in-Aid Funding

Staff:

- Provided an update on the Community Social Development Grants program.

Moved By Councillor Gray/Seconded By Councillor Donn

R1001/17/12/04 THAT Council receives, for information, the report from the Community & Neighbourhood Services Manager dated December 4, 2017, regarding the Community Social Development Grants and transitional grant in aid funding;

AND THAT Council approve the resiliency approach to prioritize Community Social Development Grant applications for the 2018 grant intake as outlined in the report of the Community & Neighbourhood Services Manager, dated December 4, 2017;

AND FURTHER THAT Council approves the on-going allocation of \$100,000 as per the 2017 Transitional Grant-in-Aid allocation:

- \$85,000 to the Community Social Development Grant program; and
- \$15,000 to the Organization Development Grant program.

Carried

6.4 Inclusive Washrooms

Staff:

- Displayed a PowerPoint Presentation summarizing options regarding inclusive washroom facilities.

Moved By Councillor Hodge/Seconded By Councillor Donn

R1002/17/12/04 THAT Council receive for information the November 27, 2017 report of the Infrastructure Operations Manager on inclusive washrooms

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 BL11443 - Housing Authorization Agreement Bylaw - 205 HWY 33 E - 666344BC Ltd

Moved By Councillor DeHart/Seconded By Councillor Sieben

R1003/17/12/04 THAT Bylaw No. 11443 be adopted.

Carried

7.2 BL11387 - Housing Authorization Agreement Bylaw - 1920 Enterprise Way - 1920 Enterprise Way / Mission Group Rentals Inc.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R1004/17/12/04 THAT Bylaw No. 11387 be adopted.

Carried

7.3 BL11506 - Housing Authorization Agreement Bylaw - 225 Rutland Road South - Suntec Holdings Corporation

Moved By Councillor Sieben/Seconded By Councillor DeHart

R1005/17/12/04 THAT Bylaw No. 11506 be adopted.

Carried

7.4 BL11510 - Amendment No. 6 to Utility Billing Customer Care Bylaw No. 8756

Moved By Councillor DeHart/Seconded By Councillor Stack

R1006/17/12/04 THAT Bylaw No. 11510 be adopted.

Carried

8. Mayor and Councillor Items

Councillor Sieben:

- Thanked Hotel Eldorado and Argus Properties for their fundraising efforts in support of the KGH Foundation.

Councillor Gray:

- Spoke to the upcoming Chamber of Commerce Luncheon next week.

Councillor Donn:

- Spoke to his attendance at the Taste of Japan event at the Parkinson Recreation Centre on December 3rd.
- Recognized homeless, residential and overdose crisis occurring in the City.

Councillor Given:

- Spoke to the upcoming Salvation Army Tiny Tim Charity Toy Breakfast on December 7th at the Coast Capri Hotel from 6:30 a.m. to 9:30 a.m.

Mayor Basran:

- Spoke to the Canadian School of Ballet Nutcracker Production this weekend at the Community Theatre.

9. Termination

This meeting was declared terminated at 4:48 p.m.

Mayor

/acm

City Clerk