



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, February 5, 2018  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith\*; Urban Planning Manager, Terry Barton\*; Planner, Lydia Korolchuk\*; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist\*; Policy & Planning Department Manager, Danielle Noble-Brandt\*; Divisional Director, Infrastructure, Alan Newcombe\*; Transit & Programs Manager, Jerry Dombowsky\*; Transit Service Coordinator, Mike Kittmer\*; Strategic Transportation Planning Manager, Mariah VanZerr\*; Information Services Department Manager, Rob Entwistle\*; Integrated Transportation Department Manager, Rafael Villarreal\*; Utility Services Manager, Kevin Van Vliet\*; Senior Project Manager, Andrew Gibbs\*; Solid Waste Supervisor, Scott Hoekstra\*; Cultural Services Manager, Christine McWillis\*; Real Estate Services Manager, Johannes Saufferer\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:34 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 Donn

R106/18/02/05 THAT the Minutes of the Regular Meetings of January 29, 2018 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

### 3.1 Barton St 4658, Z17-0115, Jason and Vicki Dreger

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Stack

**R107/18/02/05** THAT Rezoning Application No. Z17-0115 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 580A, SDYD, Plan KAP69497 located at 4658 Barton Street, 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

### 3.2 Barton St 4658, Z17-0115 (BL11549), Jason and Vicki Dreger

Moved By Councillor Donn/Seconded By Councillor Given

**R108/18/02/05** THAT Bylaw No. 11549 be read a first time.

Carried

### 3.3 Bath St 2630, Z17-0108 - Greencorp Ventures Inc.

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Hodge

**R109/18/02/05** THAT Rezoning Application No. Z17-0108 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 District Lot 14 Osoyoos Division Yale District Plan 3785, located at 2630 Bath Street, Kelowna, BC from the RU6 – Two Dwelling 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 February 5, 2018;

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

### 3.4 Bath St 2630, Z17-0108 (BL11550) - Greencorp Ventures Inc.

Moved By Councillor Donn/Seconded By Councillor Hodge

**R110/18/02/05** THAT Bylaw No. 11550 be read a first time.

Carried

### 3.5 Shanks Rd 4085 & 4133, TA18-0001 - Geen Family Holdings Ltd

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Hodge

**R111/18/02/05** THAT Zoning Bylaw Text Amendment No. TA18-0001 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated February 5, 2018 for Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154 located at 4085 Shanks Road, Kelowna, BC and for Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154 located at 4133 Shanks Road, Kelowna, BC be considered by Council;

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

AND THAT final adoption of the Zoning Bylaw Text Amending 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 February 5, 2018;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to approval from the Ministry of Transportation and Infrastructure;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered in conjunction with Council's consideration of a Farm Help Development Permit for the subject properties.

Carried

### 3.6 Shanks Rd 4085 & 4133, TA18-0001 (BL11551) - Green Family Holdings Ltd

Moved By Councillor Singh/Seconded By Councillor DeHart

**R115/18/02/05** THAT Bylaw No. 11551 be read a first time.

Carried

### 3.7 TA16-0002 General Housekeeping Amendments

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to Zoning Bylaw No. 8000 and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Donn

**R116/18/02/05** THAT Zoning Bylaw Text Amendment Application No. TA16-0002 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule A attached to the Report from the Community Planning Department dated February 5, 2018 be considered by Council;  
AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Bylaw No.11440 be repealed.

Carried

### 3.8 TA16-0002 (BL11552) - General Housekeeping Amendments

Moved By Councillor Donn/Seconded By Councillor Gray

R117/18/02/05 THAT Bylaw No. 11552 be read a first time.

Carried

### 3.9 Mugford Road 135, DP15-0278 - Okanagan Buddhist Cultural Centre

Mayor Basran advised that the rezoning bylaw must be finalized prior to hearing the Development Permit.

Moved By Councillor Hodge/Seconded By Councillor Singh

R112/18/02/05 THAT Bylaw 11243 be amended at 3rd reading to reflect the updated legal description.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

R113/18/02/05 THAT Bylaw 11243, as amended, be adopted.

Carried

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Stack

R114/18/02/05 THAT Council authorizes the issuance of Development Permit No. DP15-0278 for Lot A Section 26 Township 26 ODYD Plan EPP51686, located at 135 Mugford 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 Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated March 30, 2016;

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 THAT the applicant be required to have a Heritage Monitor to oversee and approve all on-site construction as per Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*;

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

Carried

### 3.10 Richter St 1710 - 1740, DP17-0039 - Meiklejohn Architects Inc.

Staff:

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

Moved By Councillor Given/Seconded By Councillor Sieben

**R118/18/02/05** THAT Council hear from the Applicant.

**Carried**

Jim Meiklejohn, Applicant

- Spoke to the subtle changes to the form and character and the materials and colour palate that will be used.
- Responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Stack

**R119/18/02/05** THAT Council authorizes the issuance of Development Permit No. DP17-0039 for Lot 1 District Lot 139 ODYD Plan KAP92715, located at 1710 - 1740 Richter St, 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 Council's consideration of this Development Permit 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 April 18, 2017;

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**

Councillors Donn and Hodge - Opposed

## 4. Non-Development Reports & Related Bylaws

### 4.1 OCP 2040 Project Launch (Our Kelowna as we Grow)

Staff:

- Displayed a PowerPoint Presentation summarizing the project scope, timeline and engagement approach and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Gray

**R120/18/02/05** THAT Council endorse the 2040 Official Community Plan Update process, as outlined in this report from the Department Manager of Policy and Planning, dated February 5, 2018.

Carried

The meeting recessed at 3:48 p.m.

The meeting reconvened at 3:56 p.m.

#### **4.2 Transportation Master Plan (Our Kelowna as we Move)**

Staff:

- Displayed a PowerPoint Presentation summarizing the Transportation Master Plan and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Stack

**R121/18/02/05** THAT Council receives, for information, the report of the Strategic Transportation Planning Manager, dated February 5, 2018, with respect to the Transportation Master Plan (Our Kelowna as we Move).

Carried

#### **4.3 Introduction to Smart Cities Challenge**

Staff:

- Displayed a PowerPoint Presentation summarizing the pursuit for grant funding from the Government of Canada Smart Cities Challenge and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor DeHart

**R122/18/02/05** THAT Council receives for information the report of the Information Services Department Manager dated Feb 5, 2018 with respect to the Government of Canada Smart Cities Challenge;

AND THAT Council endorse submitting a grant application to Infrastructure Canada for the Government of Canada Smart Cities Challenge;

AND THAT the Mayor on behalf of Council submit a letter of support for the grant application;

AND THAT Council approves the associated expenses of \$25,000, funded from the Finance/Major System Software reserve, to engage a consultant to run design labs (workshops) with community stakeholder's involvement;

AND THAT the 2018 Financial Plan be amended to include the \$25,000 in expenditures;

AND FURTHER THAT upon confirmation of the finalist grant award, the 2018 Financial Plan be amended to include the receipt of funds received.

Carried

#### **4.4 Glenmore-Midtown Transit Restructuring**

Staff:

- Displayed a PowerPoint Presentation summarizing the Glenmore-Midtown Transit restructuring and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R123/18/02/05 THAT Council receives, for information, the report from the Transit and Programs Manager dated February 5, 2018, with respect to the Glenmore-Midtown Transit Restructuring;

AND THAT Council approve the recommended service option and related Conventional Transit service adjustments to be implemented September, 2018

Carried

#### **4.5 Glenmore Landfill Budget Transfers**

Staff:

- Provided an overview of the Glenmore Landfill Budget transfers and responded to question from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R124/18/02/05 THAT Council receives for information, the report from the Utility Planning Manager dated February 5, 2018, with respect to the Glenmore Landfill Budget Transfers;

AND THAT Council approves the cancellation of the New Drop Off – Woodwaste & Metal and the Glenmore Road Landscaping & Irrigation Replacement projects originally approved for budget in 2017;

AND THAT Council authorizes the expenditure of \$120,000 for the Automated Collection Curbside Carts and \$279,860 for the Leachate and Landfill Gas Header project;

AND FURTHER THAT the 2017 Financial Plan be amended to reflect the transfer of \$399,860 of cancelled Landfill Utility Reserve funding to other projects as outlined in this report.

Carried

#### **4.6 Landfill Mechanic Shop and Operations Building Project**

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the project budget for the Landfill Operations Building and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Stack

R125/18/02/05 THAT Council receives for information, the report from the Utility Services Manager dated February 5, 2018 regarding the Landfill Mechanic Shop and Operations Building Project;

AND THAT Council authorize the additional expenditure totaling \$955,000 for the Landfill Mechanic Shop and Operations Building project;

AND FURTHER THAT the 2018 Financial Plan be amended to increase the budget of the Landfill Mechanic Shop and Operations Building project by \$955,000 with funding from the Landfill Reserve.

Carried

#### **4.7 2018 Cultural General Operating and Project Grants**

Staff:

- Displayed a PowerPoint Presentation summarizing the recipients for the 2018 Cultural Operating and Project grants

- Advised of a correction in the amounts to be awarded to BC Old Time Fiddlers, from \$4,000 to \$3,500 and Cool Arts Society from \$14,000 to \$15,000.
- Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

**R126/18/02/05** THAT Council receives, for information, the list of 2018 recipients for Cultural General Operating and Project Grants as outlined in the report from the Cultural Services Manager dated February 5, 2018.

Carried

#### **4.8 2018 Professional Operating Grants**

Staff:

- Displayed a PowerPoint Presentation summarizing the annual Grants-In-Aid to professional arts organizations and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor DeHart

**R127/18/02/05** THAT Council receives, for information, the report dated February 5, 2018 from the Cultural Services Manager regarding the 2018 Professional Operating Grants;

AND THAT Council approves the 2018 Professional Operating Grants as recommended in the report dated February 5, 2018 from the Cultural Services Manager, for the following organizations:

\$62,000 to the Okanagan Symphony Society;  
 \$36,000 to the Kelowna Ballet Society; and  
 \$26,000 to the Okanagan Artists Alternative Association (operating as Alternator Centre for Contemporary Art); and

AND FURTHER THAT Council directs staff to report back with information and recommendations regarding 2018 funding for the Bumbershoot Children's Theatre Society.

Carried

#### **4.9 South Perimeter Road & Gordon Drive Extension – Alternative Approval Process**

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed South Perimeter Road and Gordon Drive Alternative Approval Process and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Gray

**R128/18/02/05** THAT Council receives, for information, the report of the Manager, Real Estate Services dated February 5, 2018, regarding an update on the construction of South Perimeter Road and the associated Gordon Drive Extension;

AND THAT Council receives, for information, the report of the Manager, Real Estate Services dated February 5, 2018, regarding the Alternative Approval Process for the funding of South Perimeter Road and the Gordon Drive Extension, said funding limited to no more than ten million, seven hundred sixty-three thousand dollars (\$10,763,000.00), to be allocated toward the project from current and future Development Cost Charge revenues collected by the City of Kelowna;



AND THAT an alternative approval process open to all electors within the City of Kelowna be initiated in relation to the bylaw outlined in this report regarding the proposed funding of South Perimeter Road and the Gordon Drive Extension via current and future Development Cost Charge revenues collected by the City of Kelowna;

AND THAT **4:00pm, Friday March 16<sup>th</sup>, 2018**, be set as the deadline for receipt of elector responses in the form attached as Schedule A to the February 5, 2018 report of the Manager, Real Estate Services in relation to the City of Kelowna proceeding with the adoption of Bylaw No. 11554, being the South Perimeter Road & Gordon Drive Extension Funding Authorization Bylaw authorizing the funding of South Perimeter Road and the Gordon Drive Extension up to a maximum of ten million, seven hundred sixty-three thousand dollars (\$10,763,000.00) from Development Cost Charge Revenues collected in the Southwest Mission Sector Plan;

AND THAT the City of Kelowna be authorized to pay the party constructing South Perimeter Road and the Gordon Drive Extension according to the agreed upon repayment terms for the cost of the road development, up to a maximum of ten million, seven hundred sixty-three thousand dollars (\$10,763,000.00);

AND FURTHER THAT the 20-Year Servicing Plan and Financial Strategy, and the Southwest Mission DCC Transportation Sector plan be updated in accordance with the contemplated re-prioritization of South Perimeter Road and the extension of Gordon Drive.

Carried

#### **4.10 BL11554 - South Perimeter Road & Gordon Drive Extension**

Moved By Councillor Singh/Seconded By Councillor DeHart

**R129/18/02/05** THAT Bylaw No. 11554 be read a first, second and third time.

Carried

#### **4.11 2017 Budget Adjustment - South Perimeter Road**

Moved By Councillor Gray/Seconded By Councillor Hodge

**R130/18/02/05** THAT Council receives for information, the report from the Manager, Real Estate Services dated February 5, 2018 regarding the budget amendment required for the legal fees associated with the preparation of a legal agreement formalizing the construction of South Perimeter Road by a third-party proponent;

AND THAT Council authorize the expenditures up to \$25,245.00 from the Development Cost Charge Sector B Roads Reserve for the legal fees incurred by the City;

AND FURTHER THAT the 2017 Financial Plan be amended to reflect the transfer of up to \$25,245.00 from the DCC Sector B Roads Reserve to South Perimeter Road project.

Carried

### **5. Bylaws for Adoption (Non-Development Related)**

#### **5.1 BL11534 - Road Closure and Removal of Hwy Dedication - Portions of Cross Road**

Mayor Basran invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

No one from the gallery came forward.

Moved By Councillor Singh/Seconded By Councillor DeHart

R131/18/02/05 THAT Bylaw No. 11534 be read a first, second and third time.

Carried

6. **Mayor and Councillor Items – Nil.**

7. **Termination**

This meeting was declared terminated at 5:21 p.m.

\_\_\_\_\_  
Mayor Basran

/acm

\_\_\_\_\_  
City Clerk

DRAFT