



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 23, 2018  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Members Absent Councillor Ryan Donn

Staff Present Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith\*; Urban Planning Manager, Terry Barton\*; Suburban & Rural Planning Manager, Dean Strachan\*; Planner Specialist, Adam Cseke\*; Property Management Manager, Mike Olson\*; Revenue Supervisor, Angie Schumacher\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:32 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

R418/18/04/23 THAT the Minutes of the Regular Meetings of April 16, 2018 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

#### 3.1 Cross Road 1967, 1969 and 1973 Z17-0083 Protech Consultants

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Sieben

**R419/18/04/23** THAT Rezoning Application No. Z17-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:  
Lot 2 Section 4 Township 23 ODYD Plan KAP84464, located at 1967 Cross Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU2 Medium Lot Housing and RU2C Medium Lot Housing with Carriage House zones;

That Part of Lot 11 Block 6 Section 4 Township 23 ODYD Plan 986 Except Plan 10134 Shown Green on Plan H8323, located at 1969 Cross Rd, Kelowna, BC, from the A1 – Agricultural 1 zone to the RU2C Medium Lot Housing with Carriage House zone;

The portion of road between That Part of Lot 11 Block 6 Section 4 Township 23 ODYD Plan 986 Except Plan 10134 Shown Green on Plan H8323, located at 1969 Cross Rd, Kelowna, BC and Lot 39 Section 4 Township 23 ODYD Plan KAP48643, located at 1973 Cross Rd, Kelowna, BC, from the A1 – Agricultural 1 and RU1 – Large Lot Housing zones to the RU2 Medium Lot Housing and RU2C Medium Lot Housing with Carriage House zones;

Lot 39 Section 4 Township 23 ODYD Plan KAP48643, located at 1973 Cross Rd, Kelowna, BC, from the RU1 – Large Lot Housing zone to the RU2 Medium Lot Housing, RU2C Medium Lot Housing with Carriage House and RU6 – Two Dwelling Housing zones;

as shown on Map “A” attached to the Report from the Community Planning Department dated April 23, 2018, be considered by Council;

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

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the discharge of Covenant (KF124772) and the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated April 23, 2018;

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

**Carried**

### **3.2 Cross Rd 1967, 1969 & 1973 Z17-0083 (BL11603) - Maxwell House Developments Ltd, Glen Park Village Inc. & City of Kelowna**

Moved By Councillor Gray/Seconded By Councillor Hodge

**R420/18/04/23** THAT Bylaw No. 11603 be read a first time.

**Carried**

### **3.3 Clement Ave 726 OCP17-0021 and Z17-0093 - PC Urban Clement Holdings Ltd**

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Stack

**R421/18/04/23** THAT Official Community Plan Map Amendment Application No. OCP17-0021 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot A, Section 30, Township 26, ODYD Plan KAP55948, and portions of Block 29, Section 30, Township 26, ODYD Plan 202 Except Plans



5011 and KAP55948 located at 726 Clement Ave, Kelowna, BC from the IND – Industrial designation to the MXR – Mixed Use (Residential / Commercial) designation, as shown on Map "A" attached to the Report from the Community Planning Department dated April 23<sup>rd</sup> 2018, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated April 23<sup>rd</sup>, 2018;

THAT Rezoning Application No. Z17-0093 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of:

Lot A, Section 30, Township 26, ODYD Plan KAP55948, located at 726 Clement Ave, Kelowna, BC, from the I4 – Central Industrial zone to the C4 – Urban Centre Commercial zone; and Block 29, Section 30, Township 26, ODYD Plan 202 Except Plans 5011 and KAP55948 located at 726 Clement Ave, Kelowna, BC, from the I2 – General Industrial zone to the C4 – Urban Centre Commercial zone; as shown on Map "B" attached to the Report from the Community Planning Department dated April 23<sup>rd</sup> 2018, be considered by Council.

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

AND THAT final adoption of the Official Community Plan Map Amending Bylaw and the Rezoning Bylaw 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 April 23<sup>rd</sup> 2018;

AND FURTHER THAT final adoption of Official Community Plan Map Amending Bylaw and the Rezoning Bylaw be considered in conjunction with Council's consideration of a Development Permit for the subject property.

**Carried**

#### **3.4 Clement Ave 726 OCP17-0021 (BL11604) - PC Urban Clement Holdings Ltd**

Moved By Councillor Hodge/Seconded By Councillor Gray

**R422/18/04/23** THAT Bylaw No. 11604 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**

#### **3.5 Clement Ave 726 Z17-0093 (BL11605) - PC Urban Clement Holdings Ltd**

Moved By Councillor Gray/Seconded By Councillor Given

**R423/18/04/23** THAT Bylaw No. 11605 be read a first time.

**Carried**

#### **3.6 1642 Commerce Avenue, DP17-0255 - Horizon North on behalf of BC Housing**

Staff:

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

Moved By Councillor Given/Seconded By Councillor Stack

**R424/18/04/23** THAT Council authorizes the issuance of Development Permit No. DP17-0255 for Lot 5 District Lot 125 ODYD Plan KAP73825, located at 1642 Commerce Avenue, 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;

AND THAT the Development Permit be issued subsequent to the Development Engineering requirements as set out in attached document to the Report from the Community Planning Department dated April 23, 2018;

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**

Councillor Sieben – Opposed

#### **4. Non-Development Reports & Related Bylaws**

##### **4.1 500 Valley Road – Farm Lease**

Staff:

- Displayed a PowerPoint Presentation summarizing the farm lease on Valley Road and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Given

**R425/18/04/23** THAT Council receives, for information, the Report from the Manager, Property Management, dated April 23, 2018, regarding a farm lease of 500 Valley Road;

AND THAT Council approve the farm lease at 500 Valley Road for a term of 20-years as required by the Agricultural Land Commission for the rehabilitation of existing sports fields to agriculture as part of the Agricultural Land Commission Non-Farm Use Approval for development of the Glenmore Recreation Park.

**Carried**

##### **4.2 Amendment to the Tax Prepayment Plan Bylaw No. 10685**

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the Tax Prepayment Plan Bylaw.



Moved By Councillor Singh/Seconded By Councillor Given

**R426/18/04/23** THAT Council receives, for information, the report from the Revenue Supervisor dated April 23, 2018, regarding the amendment to the Tax Prepayment Plan Bylaw No. 10685;

AND THAT Bylaw No. 11602 Amendment No. 1 to the Tax Prepayment Plan Bylaw No. 10685 be forwarded for reading consideration.

Carried

#### **4.3 BL11602 - Amendment No. 1 to Tax Prepayment Plan Bylaw No. 10685**

Moved By Councillor Given/Seconded By Councillor Gray

**R427/18/04/23** THAT Bylaw No. 11602 be read a first, second and third time.

Carried

#### **4.4 Proposed Road Closure – Adjacent to 2-477 Curlew Drive**

Moved By Councillor Hodge/Seconded By Councillor Given

**R428/18/04/23** THAT Council receives for information, the Report from the Manager, Real Estate Services dated April 23, 2018, recommending the Council adopt the proposed closure of a portion of road adjacent to 2-477 Curlew Drive;

AND THAT Bylaw No. 11557, being proposed road closure of a portion of land adjacent to 477 Curlew Drive, be given reading consideration.

Carried

#### **4.5 Curlew Road (Portion of), BL11557 - Road Closure Bylaw**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R429/18/04/23** THAT Bylaw No. 11557 be read a first, second and third time.

Carried

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

#### **5.1 BL11582 - Amendment No. 1 to Five Year Financial Plan 2017-2021 BL11394**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R430/18/04/23** THAT Bylaw No. 11582 be adopted.

Carried

#### **5.2 BL11589 - Amendment No. 1 to Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2017 No. 11398**

Moved By Councillor Singh/Seconded By Councillor DeHart

**R431/18/04/23** THAT Bylaw No. 11589 be adopted.

Carried

### 5.3 BL11593 - Sterile Insect Release Program Parcel Tax Bylaw No. 2018

Moved By Councillor DeHart/Seconded By Councillor Singh

R432/18/04/23 THAT Bylaw No. 11593 be adopted.

Carried

### 5.4 BL11540 - Sewer Connection Charge Bylaw

Moved By Councillor DeHart/Seconded By Councillor Stack

R433/18/04/23 THAT Bylaw No. 11540 be adopted.

Carried

## 6. Mayor and Councillor Items

Councillor Gray:

- Spoke to her attendance along with Mayor Basran at the Munson Pond Park celebration as part of Earth Day and to celebrate the volunteers who helped work on this park on Sunday.
- Valley First is having their Grand Opening at the Innovation Centre April 24, 2018 at 5:00 p.m.

Councillor Hodge:

- Will be attending the SILGA Conference in Revelstoke for the rest of the week.

Councillor Singh:

- The Vaisakhi Parade begins at the Sikh Temple on Saturday, April 28<sup>th</sup>.
- The Day of Mourning Ceremony take place on Friday, April 27 at the Public Works Yard

Councillor DeHart:

- Spoke to her attendance at an event at The Cathedral Church of St. Michaels.
- Spoke to her attendance at the Neighbour-woods event at Mission Park Centre for members of the public to retrieve their pre-ordered trees.
- Spoke to her attendance at the BIA BC Conference that began April 22<sup>nd</sup> and noted that the Mayor's welcoming remarks were well received.
- Reminder that the Civic & Community Awards Gala takes place Thursday, April 26<sup>th</sup>.

Councillor Stack:

- Bringing greetings on behalf of Mayor and Council to the Hospice Association Appreciation Day tomorrow.

Mayor Basran:

- Public input sought by way of on-line survey for the concept design of the Active Transportation Corridor between Houghton Road and the Okanagan Rail Corridor.
- Thanked the Kelowna Rockets for pursuing the 2020 Memorial Cup and congratulated Tom Dias who is leading the Committee.

## 7. Termination

This meeting was declared terminated at 2:42p.m.

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Mayor Basran

/acm

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City Clerk