



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, March 14, 2016  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Members Absent Councillors Gail Given and Tracy Gray

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Recreation Technician, Amber Gilbert\*; Community Planning Department Manager, Ryan Smith\*; Urban Planning Manager, Terry Barton\*; Financial Planning Manager, George King\*; Engineering Development Technician, Jason Ough\*; Planner Specialist, Ross Soward\*; Policy & Planning Department Manager, Danielle Noble-Brandt\*; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:31 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

R197/16/03/14 THAT the Minutes of the Regular Meetings of March 7, 2016 be confirmed as circulated.

Carried

### 3. Committee Reports

#### 3.1 41st Annual Civic & Community Awards, Finalist Announcement

Staff:

- Introduced Wayne Moore, Civic Awards Steering Committee Member.

Wayne Moore, Civic Awards Steering Committee Member

- Displayed a PowerPoint Presentation identifying the Civic and Community award finalists.

Moved By Councillor Singh/Seconded By Councillor Sieben

**R198/16/03/14** THAT Council receives, for information, the Report from the Civic & Community Awards Steering Committee dated March 14, 2016, that outlines the 41st Annual Civic & Community Awards night, with the 2015 Finalist names being announced during "public in attendance" on Monday, March 14, 2016.

Carried

#### 4. Development Application Reports & Related Bylaws

##### 4.1 909 Juniper Road (formerly known as 1035 Hollywood Road South), OCP15-0014 & Z15-0043, Supplemental Report - Seventh Day Adventist Church (British Columbia Conference)

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Stack

**R199/16/03/14** THAT Official Community Plan Map Amendment Application No. OCP15-0014 to amend Map 4.1 in the Kelowna 2030 - Official Community Plan Bylaw No. 10500 be amended to change the Future Land Use Designation of Lot A, Sec. 23, Twp 26, ODYD, Plan EPP56593, located at 909 Juniper Road (formerly 1035 Hollywood Road South), Kelowna, BC from the EDINST - Educational/Major Institutional designation to the S2RES - Single/Two Unit Residential designation as shown on Map "A" attached to the Report of the Community Planning Department dated March 14, 2016 be considered by Council;

AND THAT Rezoning Application No. Z15-0043 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a portions of Lot A, Sec. 23, Twp 26, ODYD, Plan EPP56593, located at 909 Juniper Road (formerly 1035 Hollywood Road South), Kelowna, BC be amended to rezone from the P2 - Education and Minor Institutional zone to the RU2 - Medium Lot Housing zone and the RU6 - Two Dwelling Housing zone, as shown on Map "B" attached to the Report from the Community Planning Department dated March 14, 2016, be considered by Council;

AND THAT the OCP Amending Bylaw and Rezoning Bylaw be forwarded for amendment consideration;

AND THAT OCP Amending Bylaw and the Rezoning Bylaw, as amended, be forwarded to a Public Hearing for further consideration;

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

Carried

##### 4.2 909 Juniper Road (formerly known as 1035 Hollywood Road South), BL11194 (OCP15-0014) - Seventh Day Adventist Church (British Columbia Conference)

Moved By Councillor Hodge/Seconded By Councillor Donn



**R200/16/03/14** THAT Bylaw No. 11194 be amended at first reading by

- (a) Deleting "a portion of Lot 2, Section 23, Twp. 26, ODYD, Plan 3849, Except 16489, located on Hollywood Road South," and replacing it with "Lot A, Section 23, Twp. 26, ODYD, Plan EPP56593",
- (b) Deleting the current Map "A" and replacing it with a new Map "A" to clearly define the zoning changes.

**Carried**

**4.3 909 Juniper Road (formerly known as 1035 Hollywood Road South), BL11195 (Z15-0043) - Seventh Day Adventist Church (British Columbia Conference)**

**Moved By Councillor Donn/Seconded By Councillor Hodge**

**R201/16/03/14** THAT Bylaw No. 11195 be amended at first reading by

- (a) Deleting "Lot 2, Section 23, Twp. 26, ODYD, Plan 3849, Except 16489, located on Hollywood Road South," and replacing it with "Lot A, Section 23, Twp. 26, ODYD, Plan EPP56593", located on Juniper Road; and
- (b) Deleting the current Map "B" and replacing it with a new Map "B" to clearly define the zoning changes.

**Carried**

**4.4 4380 Lakeshore Road & 570-600 Sarsons Road, DP16-0021 - Mission Group Homes Ltd.**

**Staff:**

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

**Moved By Councillor Sieben/Seconded By Councillor Singh**

**R202/16/03/14** THAT Council authorizes the issuance of Development Permit No. DP15-0000 for Lot A, District Lot 167, ODYD Plan KAP78531 except Strata Plan KAS3313 (Phases 1, 2 and 3), located at 4380 Lakeshore Rd and Common Property Strata Plan KAS3313, located at 570-600 Sarsons Rd and 4380 Lakeshore 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%;

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 March 14, 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 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 Volume 2 - Carryovers, 2016 Financial Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the 2015 Carryovers and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Singh

R203/16/03/14 THAT the 2016 Financial Plan be increased by \$3,301,240 to provide for operating carryover projects and \$145,728,330 for capital carryover projects as summarized in Financial Plan Volume 2.

Carried

### 5.2 Mayfair Road Extension/Off-site

Staff:

- Displayed an aerial image of the subject area on the Elmo and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor DeHart

R204/16/03/14 THAT Council receives, for information, the report from the Development Engineering Manager dated February 12, 2016 with respect to a City-pay portion of the Mayfair Road Extension south of Stremel Road;

AND FURTHER THAT the 2016 Financial Plan be amended by \$100,000 funded from the Off-site and Oversize reserve.

Carried

### 5.3 Civic Precinct Land Use Plan

Staff:

- Displayed a PowerPoint Presentation summarizing the Civic Precinct Plan.
- Spoke to the plan implementation and the importance of maintaining flexibility.
- Spoke to the future uses of the current RCMP site.
- Responded to questions from Council.

Council:

- Raised questions regarding the timing of the plan implementation.
- Raised questions regarding future uses of the RCMP site.
- Raised questions to the lack of residential density in the plan.
- Raised questions with the future implications of endorsing the entire Plan at this time.

Moved By Councillor Stack/Seconded By Councillor Donn

R205/16/03/14 THAT Council receives, for information, the final Civic Precinct Plan as attached to the Report from the Planner Specialist dated March 14, 2016;



AND THAT Council endorses the vision, goals and policy framework contained in the Civic Precinct Plan as direction into future Downtown Plan implementation initiatives;

AND THAT Council directs staff to move forward with the required Zoning Bylaw and Official Community Plan Bylaw amendments as identified in Chapter 5 of the Civic Precinct Plan;

AND FURTHER THAT Council directs staff to initiate work-planning on the remainder of the implementation items as identified in Chapter 5 of the Civic Precinct Plan.

Carried

Councillors Sieben and Hodge - Opposed

## 6. Mayor and Councillor Items

Councillor DeHart:

- Will be the MC for the Investors Group "Walk for Alzheimers" Event on March 16<sup>th</sup> at the Alternator Centre for Contemporary Art.

Councillor Singh:

- Spoke to her attendance, on behalf of the Mayor, at the "Thailand Corner" event where the Royal Thai Consulate-General brought a taste of Southeast Asia to the Okanagan.
- Spoke to the upcoming Opening of the Canuck Place Burn Unit in Vancouver, BC, Friday, March 18<sup>th</sup>.

Councillor Sieben:

- Congratulated the UBCO Heat for winning a bronze medal in the CIS Women's Volleyball Championship held in Brandon.
- Congratulated the KSS Boys Basketball Team winning the Provincial Championships.

Councillor Hodge:

- Will represent the Mayor at the 7<sup>th</sup> Annual Aboriginal Student Recognition Celebration at Okanagan College, Saturday, March 19<sup>th</sup>.
- Will represent the Mayor at the Canadian Interuniversity Curling Championships this coming weekend.

Councillor Donn:

- Spoke to his attendance at the Kelowna's Jaycee New Member night and advised that the Jaycee's is now co-ed resulting in an increase in membership.
- Spoke to the success of the growing animation sector downtown and congratulated Bonnie Gratz.

Mayor Basran:

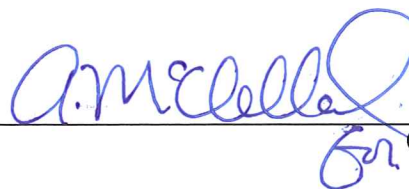
- Spoke to Council's continued efforts to address homelessness in Kelowna.

## 7. Termination

This meeting was declared terminated at 3:28 p.m.

\_\_\_\_\_  
Mayor

/acm

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