



City of Kelowna Regular Council Meeting Minutes

Date: Monday, December 2, 2019
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members Absent Councillors Ryan Donn and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Divisional Director, Planning & Development Services, Ryan Smith*; Development Planning Department Manager, Terry Baron*; Planner, Barbara Crawford*; Policy & Planning Department Manager, Danielle Noble-Brandt*; Community Energy Specialist, Chris Ray*; Long Range Policy Planning Manager, James Moore*; Planner Specialist, Ross Soward*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:35 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

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.

Councillor Sieben joined the meeting at 1:36 p.m.

2. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Stack

R1074/19/12/02 THAT the Minutes of the Regular Meetings of November 25, 2019 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Hunter Road 2280-2290 - LUC19-0003 - Z19-0111 - Hillahan Holdings Inc. & Go West Investments Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Given/Seconded By Councillor Stack

R1075/19/12/02 THAT Application No. LUC19-0003 to discharge LUC77-1085 from Parcel A (KD82312) District Lot 125 Osoyoos Division Yale District, Plan 31272 located at 2280-2290 Hunter Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0111 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification Parcel A (KD82312) District Lot 125 Osoyoos Division Yale District, Plan 31272 located at 2280-2290 Hunter Road, Kelowna, BC from the A1 – Agriculture 1 zone to the C3 – Community Commercial zone be considered by Council;

AND THAT the Land Use Contract Discharge and Zone Amending Bylaws 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 Attachment "A" attached to the Report from the Development Planning Department dated December 2nd, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Carried

3.2 Hunter Rd 2280-2290, BL11964 (LUC19-0003) - Hillahan Holdings Inc. & Go West Investments Inc.

Moved By Councillor Singh/Seconded By Councillor Hodge

R1076/19/12/02 THAT Bylaw No. 11964 be read a first time.

Carried

3.3 Hunter Rd 2280-2290, BL11965 (Z19-0111) - Hillahan Holdings Inc. & Go West Investments Inc.

Moved By Councillor Singh/Seconded By Councillor Hodge

R1077/19/12/02 THAT Bylaw No. 11965 be read a first time.

Carried

4. Non-Development Reports & Related Bylaws

4.1 Community Energy Retrofit Strategy - Options Analysis

Staff:

- Displayed a PowerPoint Presentation outlining the options for an Energy Retrofit Strategy and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Singh

R1078/19/12/02 THAT Council receives, for information, the Report from the Community Energy Specialist dated November 15, 2019 with respect to options for a Community Energy Retrofit Strategy;

AND THAT Council directs staff to pursue the recommended approach(es) for the Community Energy Retrofit Strategy outlined in the report.

Carried

4.2 Fall 2019 Rental Housing Agreement Bylaws

Councillor Stack declared a perceived conflict of interest on items 4.2 to 4.6 as his employer applies for rental housing agreements and tax exemptions from time to time and departed the meeting at 2:18 p.m.

Staff:

- Provided an overview of the rental housing agreements and proposed projects.

Moved By Councillor Given/Seconded By Councillor Singh

R1079/19/12/02 THAT Council, receives, for information, the Report from the Planner Specialist dated December 2, 2019 recommending that the City of Kelowna enter into three (3) Housing Agreements to secure 100 purpose-built rental housing units;

AND THAT Bylaw No. 11955 authorizing a housing agreement between the City of Kelowna and Mission Group Homes Ltd. Which requires the owners to designate 48 dwelling units in a purpose-built rental housing for Lot A, District Lot 14, ODYD, Plan EPP92146, at 454-464 West Avenue, Kelowna, BC.

AND THAT Bylaw No. 11956 authorizing a housing agreement between the City of Kelowna and Whitworth Holdings Ltd. Which requires the owners to designate 16 dwelling units in a purpose-built rental housing for Lot 3, Section 6, Township 26 ODYD, Plan 4912, at 4119 Lakeshore Road, Kelowna, BC.

AND THAT Bylaw No. 11958 authorizing a housing agreement between the City of Kelowna and Culos Development Inc. Which requires the owners to designate 36 dwelling units in a purpose-built rental housing for Lot 2, S19, TWP 26, ODYD, Plan 17148 and Lot "A", D.L. 137, ODYD, Plan 28311, and Lot 7 & Lot 8, D.L. 137, ODYD, Plan 2498, at 1165 Sutherland Avenue, Kelowna, BC.

Carried

4.3 West Ave 454-464, BL11955 - Housing Agreement Authorization Bylaw - West Avenue - Mission Group Rentals Ltd., Inc No. BC1151526

Moved By Councillor Singh/Seconded By Councillor Given

R1080/19/12/02 THAT Bylaw No. 11955 be read a first, second and third time.

Carried

4.4 Lakeshore Rd 4119, BL11956 - Housing Agreement Authorization Bylaw - Whitworth Holdings Ltd., Inc No. BC1059455

Moved By Councillor DeHart/Seconded By Councillor Sieben

R1081/19/12/02 THAT Bylaw No. 11956 be read a first, second and third time.

Carried

4.5 Sutherland Ave 1165, BL11958 - Housing Agreement Authorization Bylaw - Culos Development (1996) Inc., Inc. No. BC1099204

Moved By Councillor Sieben/Seconded By Councillor DeHart

R1082/19/12/02 THAT Bylaw No. 11958 be read a first, second and third time.

Carried

4.6 Revitalization Tax Exemption Agreements – Fall 2019

Staff:

- Provided an overview of the 10 year Revitalization Tax Exemption Agreements for multi-family housing projects.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R1083/19/12/02 THAT Council, receives, for information, the Report from the Planner Specialist dated December 2, 2019 recommending that Council adopt the six Revitalization Tax Exemption Agreements;

AND THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with West Avenue - Mission Group Homes Ltd, for Lot A, District Lot 14, ODYD, Plan EPP92146, at 454-464 West Avenue, Kelowna, BC;

AND THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Simple Pursuits Ltd., for Lot B, District Lot 128, ODYD Plan KAP83889, at 2080 Benvoulin Court, Kelowna, BC;

AND THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Whitworth Holdings Ltd., for Lot 3 Section 6 Township 26 ODYD, Plan 4912, at 4119 Lakeshore Road, Kelowna, BC;

AND THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Drysdale Blvd Kelowna Apartments 2019 LTD, for Lot 2, Section 33 Township 26 ODYD, Plan EPP48909 at 333 Drysdale Boulevard, Kelowna, BC;

AND THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Ella-Mission Group Homes Ltd, for Lot 1, PlanEPP78300 District Lot 139, ODYD, Plan EPP82631, Volumetric SRW; PID 030-380-499 at 1588 Ellis Street, Kelowna, BC;

AND FURTHER THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Mission Group Holdings Ltd, for Lot A, District Lot 139, ODYD, Plan EPP81417 at 1471 St. Paul Street, Kelowna, BC.

Carried

Councillor Stack rejoined the meeting at 2:25 p.m.

5. Bylaws for Adoption (Non-Development Related)

5.1 BL11961 - Delegation of Authority to Enter into Agreements Bylaw No. 11961

Moved By Councillor Stack/Seconded By Councillor DeHart

R1084/19/12/02 THAT Bylaw No. 11961 be adopted.

Carried**6. Mayor and Councillor Items**

Mayor Basran:

- Made comments on the emergency winter shelter initiatives undertaken by the City and stated that a major announcement will be made tomorrow.

Councillor Stack

- Passed on his appreciation for the efforts of Bylaw Enforcement, RCMP and City staff with respect to the winter shelter initiatives.

Councillor Hodge:

- Attended, along with other Council Colleagues, the Grand Opening of JoeAnna's House.

Councillor Given:

- Reminder of the Tiny Tim Breakfast that supports the Salvation Army's Christmas campaign; December 5th between 6:30 a.m. and 9:00 a.m. at the Coast Capri Hotel.

7. Termination

This meeting was declared terminated at 2:33 p.m.

Mayor Basran

/acm



City Clerk