



**City of Kelowna**  
**Regular Council Meeting**  
**Minutes**

Date: Monday, May 16, 2016  
 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\*, Mohini Singh and Luke Stack

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Cultural Services Manager, Sandra Kochan\*; Suburban & Rural Planning Manager, Todd Cashin\*; Community Planning Department Manager, Ryan Smith\*; Planner, Adam Cseke\*; Community & Neighbourhood Services Manager, Louise Roberts\*; Utility Services Manager, Kevin Van Vliet\*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist\*; Sustainability Coordinator, Michelle Kam\*; Parking Services Manager, Dave Duncan\*; Real Estate Director, Derek Edstrom\*; Parking Operations Coordinator, Andrew Roltson\*; Building Services Manager, Martin Johansen\*; Transportation & Mobility Manager, Moudud Hasan\*; Infrastructure Planning Dept. Manager, Joel Shaw\*; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Basran called the meeting to order at 1:36 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 Singh

R412/16/05/16 THAT the Minutes of the Regular Meetings of May 9, 2016 be confirmed as circulated.

Carried

Councillor Sieben joined the meeting at 1:39 p.m.

### 3. Public in Attendance

#### 3.1 Alternator Centre for Contemporary Art

Cultural Services Manager, Sandra Kochan

- Introduced Lorna McParland, Artistic & Administrative Director, Alternator Centre for Contemporary Art, and provided a brief background.

Lorna McParland, Artistic & Administrative Director, Alternator Centre for Contemporary Art

- Displayed a PowerPoint Presentation summarizing the yearly activities of the Alternator Centre and responded to questions from Council.

### 4. Development Application Reports & Related Bylaws

#### 4.1 894 Stremel Road, Z16-0006, Supplemental Report - McBeetle Holdings

Staff

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

Moved By Councillor Stack/Seconded By Councillor Singh

**R413/16/05/16** THAT Council receives, for information, the Report from the Community Planning Department dated May 16, 2016 with respect to a rezoning and OCP amendment for 894 Stremel Road;

AND THAT the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be forwarded for reading consideration.

Carried

#### 4.2 894 Stremel Road, BL11244 (OCP16-0001) - McBeetle Holdings Ltd.

Moved By Councillor Gray/Seconded By Councillor Hodge

**R414/16/05/16** THAT Bylaw No. 11244 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

#### 4.3 894 Stremel Road, BL11245 (Z16-0006) - McBeetle Holdings

Moved By Councillor Given/Seconded By Councillor Donn

**R415/16/05/16** THAT Bylaw No. 11245 be read a first time.

Carried

#### 4.4 247-261 Bernard Avenue, DP16-0065 - Paramount Court Inc.

Councillor Sieben declared a conflict of interest as the proposed reuse of this location could be in direct conflict to a business he has an interest in and departed the meeting at 2:00 p.m.

## Staff

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

Moved By Councillor Stack/Seconded By Councillor DeHart

**R416/16/05/16** THAT Council hear from the Applicant regarding Development Permit Application No. DP16-0065 for 247-261 Bernard Avenue.

Carried

Doug Porozni, Ronmor Development Inc. and Derek Skinner, McKinley Burkart Architect

- Advised that the flooring will be removed as it angles; want to achieve street level entry.
- Confirmed the Paramount sign will be refurbished and kept as part of the development.
- There is some intent to work with the client to have the theatre feel continue on with the building.
- Confirmed the rooftop patio will be open 3 out of the 4 seasons.
- Anticipate opening at the end of the year.

Moved By Councillor DeHart/Seconded By Councillor Singh

**R417/16/05/16** THAT Council authorize the issuance of Development Permit DP16-0065 for Parcel Z (Plan B5763), Block 13, District Lot 139, ODYD, Plan 462, located on 261 Bernard Ave, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That 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 professional landscaper;

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 permit to be issued;

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

Carried

Councillor Sieben rejoined the meeting at 2:16 p.m.

**4.5 1775 Chapman Place. DP16-0060 - 1017482 BC Ltd.**

## Staff

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Given

**R418/16/05/16** THAT Council authorizes the issuance of Development Permit No. DP16-0060 for Lot 3, DL 139, ODYD Plan KAP92715 located at 1775 Chapman Place, Kelowna, BC subject to the following:

The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

1. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
2. Landscaping to be provided on the land be in accordance with Schedule "C";
3. 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

#### 4.6 3075 Vint Road, DP16-0099 - Highline Buildings Ltd.

##### Staff

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

##### Council

- Expressed concern with the lack of colour renditions of the proposed development.

Moved By Councillor Sieben/Seconded By Councillor Singh

R419/16/05/16 THAT Council hear from the Applicant regarding Development Permit Application No. DP16-0099 for 3075 Vint Road.

Carried

##### John Hertay, Applicant

- Stated that the complete artist rendition being asked for by Council was provided to staff.
- Expressed it was a surprise and unfortunate that it was not included in the report or presentation.
- Advised that the materials are earth tones with hardy board, brick and stucco.
- Advised that a landscape plan was provided with a \$145,000 bond as well as a \$50,000 bond for slope treatments.
- Confirmed a balcony will be on each unit with glass finishes.
- Advised this is the first townhome project for the University area and want to do it properly.

##### Staff

- Confirmed that an artist rendition had not been included in the development application submitted to the city.

Moved By Councillor Gray/Seconded By Councillor Sieben

R420/16/05/16 THAT Council defer further consideration of Development Permit Application No. DP16-0099, 3075 Vint Road, until later this afternoon, pending additional information being provided by the Applicant.

Carried

#### 5. Bylaws for Adoption (Development Related)

**5.1 (S of) Academy Way, BL11143 (Z15-00006) - Watermark Developments Ltd. & City of Kelowna**

Moved By Councillor DeHart/Seconded By Councillor Singh

R421/16/05/16 THAT Bylaw No. 11143 be adopted.

Carried

**6. Non-Development Reports & Related Bylaws**

**6.1 British Columbia Recreation and Parks Association PERC Award**

Staff

- Provided background information regarding the BC Recreation & Parks Association PERC Award and presented the Award to Council.

**6.2 Water Controller Rebate Program**

Staff

- Provided a summary regarding the Water Controller Rebate Program and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Donn

R422/16/05/16 THAT Council receives for information the report from the Utility Services Manager dated May 12, 2016, pertaining to an irrigation controller rebate program for City of Kelowna Water Utility customers;

AND THAT Council approves a \$40 rebate program for the purchase of replacement irrigation controllers for properties serviced by the City of Kelowna water utility as outlined in the report.

Carried

**6.3 Community for All Ages Update**

Staff

- Displayed a PowerPoint Presentation summarizing the status of the Community for All Ages Project and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor DeHart

R423/16/05/16 THAT Council receives, for information, the report from the Sustainability Coordinator dated May 16, 2016, with respect to the Community for All Ages Update.

Carried

**6.4 Eco-Pass Program Updates - Reconsideration**

Staff

- Displayed a PowerPoint Presentation summarizing the recent update to the Eco-Pass Program and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Sieben

R424/16/05/16 THAT Council directs staff to amend Council Policy No. 375 to issue Eco-Pass Parking Permits for any hybrid electric vehicle (HEV) with maximum fuel consumption less than 6.0L/100km (city) as per the Natural Resources Canada 2016 Fuel Consumption Guide, until June 1, 2018. The permit will be valid for a one-year

period and allow up to a maximum of two hours per day of no-charge on-street parking;

AND THAT Council directs staff to amend Council Policy No. 375 to provide Eco-Pass Parking Permits for any Battery Electric (BEV) or Plug-in Hybrid Electric Vehicle (PHEV), until further directed by Council. The permit will be valid for a one-year period and allow up to a maximum of two hours per day of no-charge on-street parking.

Carried  
Councillors Donn and Given - Opposed

#### 4.6 3075 Vint Road, DP16-0099 - Highline Buildings Ltd. (Continued)

##### Staff

- Displayed an artist rendition, as provided by the Applicant, since Council considered the application earlier this afternoon, on ELMO.
- Confirmed inability to find such drawings in the file, although, unable to confirm if drawings were ever received by the city prior to application.
- Advised that the application had been in stream for only 6 weeks.

##### Council

- Raised questions regarding the differences between artist rendition of flora and what is shown on the landscape plan.

##### John Hertay, Applicant

- Advised that the landscaping has been upgraded from what is shown on the artist rendition; the artist conceptions are evolving.
- Confirmed the building colours in the artist rendition is different than the colour pallets included as part of the Development Permit, and that the colours in the Development Permit are what will be used.
- Responded to questions from Council.

##### Moved By Councillor Given/Seconded By Councillor Gray

**R425/16/05/16** THAT Council authorize the issuance of Development Permit DP16-0099 for Lot 9, Section 3, Township 23, ODYD, Plan EPP53793, located on 3075 Vint Rd, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
4. That 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 professional landscaper;

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 permit to be issued;

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

Carried

## 6.5 Energy Specialist Program - Contract Extension

### Staff

- Provided a review of the Energy Specialist Program along with projects and cost savings to date and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Sieben

**R426/16/05/16** THAT Council receives, for information, the report from the Manager, Building Services dated May 16, 2016 with respect to a one-year contract extension to the FortisBC Energy Specialist Program;

AND THAT the 2016 Financial Plan be amended to include \$60,000 in funding from the FortisBC Energy Specialist Program;

AND FURTHER THAT the 2016 Financial Plan be amended to include up to \$95,000 funded from the Energy Carbon Reserve to extend the Energy Specialist position.

Carried

## 6.6 Pedestrian and Bicycle Master Plan

### Staff

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

Moved By Councillor Stack/Seconded By Councillor Given

**R427/16/05/16** THAT Council receives, for information, the final Pedestrian and Bicycle Master Plan as attached to this report from the Transportation & Mobility Manager dated May 16, 2016;

AND THAT Council endorses the Pedestrian and Bicycle Master Plan, as presented in the report from the Transportation & Mobility Manager dated May 16, 2016;

AND THAT Council directs staff to bring forward the required Bylaw and Policy updates, as identified in Chapters 6, 7 and 8 of the Pedestrian and Bicycle Master Plan for Council consideration.

Carried

## 7. Bylaws for Adoption (Non-Development Related)

### 7.1 BL11215 - Amendment No. 7 to Kelowna Memorial Park Cemetery Bylaw No. 8807

Moved By Councillor Singh/Seconded By Councillor DeHart

**R428/16/05/16** THAT Bylaw No. 11215 be adopted.

Carried

## 8. Mayor and Councillor Items

### Councillor DeHart:

- Commented that Downtown Kelowna Association After 5 Event is scheduled for May 25<sup>th</sup>.
- Spoke to the upcoming Daffodil Ball Fundraising Event on May 28<sup>th</sup>

Councillor Singh:

- Spoke to her attendance, on behalf of Mayor and Council, at the MS Walk on Sunday, May 15<sup>th</sup>

Councillor Sieben:

- Spoke to the upcoming 57<sup>th</sup> Annual Rutland May Day event this weekend.

Councillor Gray:

- Spoke to her attendance and success of last weekend's Great Okanagan Beer Festival.

Councillor Donn:

- Spoke to the upcoming 100+ Men Who Give a Damn Event on Thursday, May 19<sup>th</sup>.

Councillor Given:

- Spoke to her attendance, on behalf of Mayor and Council, at the Make Water Work Session and encouraged citizen to take the pledge on their website, drinkwater.ca

**9. Termination**

This meeting was declared terminated at 4:45 p.m.

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Mayor

/acm

*Hester Olin*  
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City Clerk

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