



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 27, 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 Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Cultural Services Manager, Sandra Kochan\*; Suburban & Rural Planning Manager, Todd Cashin\*; Community Planning Department Manager, Ryan Smith\*; Planner Specialist, Melanie Steppuhn\*; Urban Planning Manager, Terry Barton\*; Utility Services Manager, Kevin Van Vliet\*; Regional Programs Manager, Jerry Dombowsky\*; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:33 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 Singh/Seconded By Councillor Given

**R519/16/06/27** THAT the Minutes of the Regular Meetings of June 20, 2016 be confirmed as circulated.

Carried

### 3. Public in Attendance

#### 3.1 Kelowna Museums Society

Sandra Kochan, Cultural Services Manager

- Introduced the Executive Director, Kelowna Museums Society, Linda Digby

Linda Digby, Kelowna Museums Society Executive Director

- Displayed a PowerPoint presentation summarizing the annual activities of Kelowna Museums and responded to questions from Council.

### 3.2 Okanagan Regional Library - Kelowna Downtown Library Branch Renovations

Stephanie Hall, Okanagan Regional Library CEO and Marla O'Brien, Okanagan Regional Library Manager

- Displayed a PowerPoint presentation summarizing the annual activities of the Okanagan Regional Library, Kelowna Branch, and responded to questions from Council.

## 4. Development Application Reports & Related Bylaws

### 4.1 3754 East Kelowna Road, A16-0003 - Balwinder Singh & Harbax Kaur Khun Khun

Staff:

- Displayed a PowerPoint presentation summarizing the application and rationale for non-support.
- Responded to questions from Council.

Mayor Basran invited the Applicant, or Applicant's Representative to come forward.

Kirpal Bopari, Applicant Representative

- The owner is not interested in renting units and wants only to accommodate workers as comfortably as possible.
- Believes the building will be aesthetically pleasing and fit well within the neighbourhood.
- Believes that trailers deteriorate and require replacement; a more solid and permanent building is preferred.
- Advised that the business is growing and requires more workers.
- Confirmed that the concrete foundation had been poured without City input or knowledge and that this was an honest mistake on behalf of the property owner; as there was an old building on site that had been torn down.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Given

**R520/16/06/27** THAT Agricultural Land Commission Application No. A16-0003 for Lot B Section 14 Township 26 ODYD Plan KAP84170, located at 3754 East Kelowna Road, Kelowna, BC for a Non-Farm Use pursuant to Section 21 (2) of the Agricultural Land Commission Act, NOT be supported by Council;

AND THAT Council direct staff NOT to forward the subject application to the Agricultural Land Commission for consideration.

Carried  
Councillors Sieben, Singh and Hodge - Opposed

Moved By Councillor DeHart/Seconded By Councillor Donn

**R521/16/06/27** THAT Council direct staff to schedule a meeting between Council and the Minister of Agriculture following an AM Meeting Agriculture Policy Workshop.

Carried

### 4.2 815 Rose Avenue, Z16-0022 - Paul Neufeld & Douglas Kirk

Staff:

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



Moved By Councillor Stack/Seconded By Councillor Sieben

**R522/16/06/27** THAT Rezoning Application No. Z16-0022 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, District Lot 136, ODYD, Plan 8116, located at 815 Rose Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling 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 June 6, 2016;

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

Carried

**4.3 815 Rose Avenue, BL11256 (Z16-0022) - Paul Neufeld & Douglas Kirk**

Moved By Councillor Given/Seconded By Councillor Hodge

**R523/16/06/27** THAT Bylaw No. 11256 be read a first time.

Carried

**4.4 1251 Ladner Road, Z16-0021 - John Hodges**

Staff:

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

Moved By Councillor Donn/Seconded By Councillor DeHart

**R524/16/06/27** THAT Rezoning Application No. Z16-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13, District Lot 131, ODYD, Plan 14057, located on 1251 Ladner Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot 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 issuance of a Preliminary Layout Review Letter, including a Farm Protection Development Permit, by the Approving Officer;

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 Development Engineering Manager dated May 13th, 2016.

Carried

**4.5 1251 Ladner Road, BL11257 (Z16-0021) - John Hodges**

Moved By Councillor Gray/Seconded By Councillor Given

R525/16/06/27 THAT Bylaw No. 11257 be read a first time.

Carried

**4.6 773 Glenmore Road, DP16-0081 - 0904419 BC Ltd.**

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- Confirmed the height of the building is 4 storeys and that no height variance is required.
- Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R526/16/06/27 THAT Council authorizes the issuance of Development Permit No. DP16-0081 for Lot B, Section 29, Township 26, ODYD, Plan EPP54061 located at 773 Glenmore 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 Schedule "A" attached to the Report from the Community Planning Department dated June 27, 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. Bylaws for Adoption (Development Related)**

**5.1 2420 Abbott Street, BL11252 (Z16-0014) - Stephani Bruckal**

Moved By Councillor Given/Seconded By Councillor Hodge

R527/16/06/27 THAT Bylaw No. 11252 be adopted.

Carried

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

**6.1 Brandt's Creek Trade Waste Treatment Plant - Sale of Industry Capacity**



## Staff:

- Summarized the City's Right of First Refusal Waiver.

Moved By Councillor Given/Seconded By Councillor DeHart

**R528/16/06/27** THAT Council receives for information, the report from the Utility Services Manager dated June 22, 2016, pertaining to the Brandt's Creek Trade Waste Treatment Plant - Sale of Industry Capacity;

AND THAT Council waives the City's Right of First Refusal to purchase facility capacity from Sun-Rype Products Ltd.;

AND THAT Council authorizes the Mayor and City Clerk to execute the relevant Notice of Waiver for the Right of First Refusal.

Carried

## 6.2 Transit Ridership, Expansion Plans and 2016 Service Adjustments

## Staff:

- Introduced BC Transit staff in attendance.
- Summarized the 2015 ridership results and the 2016 service adjustments.
- Responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

**R529/16/06/27** THAT Council receives, for information, the report of the Regional Programs Manager dated June 15, 2016 with respect to transit ridership performance in 2015;

AND THAT Council approve the Conventional Transit service adjustments to be implemented on September 4, 2016;

AND THAT the 2016 Financial Plan be amended by \$18,045, for the fall 2016 Custom Transit expansion, funded from an increase in all system ridership year to date;

AND FURTHER THAT Council authorizes the Regional Programs Manager to execute the 3 year Memorandum of Understanding on behalf of the City for transit service over the 2017-2019 service years.

Carried

## 7. Mayor and Councillor Items

## Councillor Stack:

- Will be representing Mayor and Council at a Canada Day unveiling of a First World War trophy gun at the Okanagan Military Museum.

## Councillor DeHart:

- Spoke to her attendance at the DKA Afterhours event last Wednesday.
- Advised that Mike Roberts will be the Canada Day Master of Ceremonies.

## Councillor Singh:

- Spoke to her attendance on behalf of Mayor and Council at the Walk for ALS on June 25<sup>th</sup>.
- Spoke to her attendance at the National Aboriginal Day in Kelowna and acknowledged the efforts of Edna Terbasket, Executive Director of the Ki-Low-Na Friendship Society.

Councillor Hodge:

- Spoke to his attendance at the DKA Afterhours event last Wednesday.

Councillor Gray:

- Spoke to her attendance at the Top 40 Under 40 Wrap Up Event at the Laurel Packinghouse last week.

Councillor Donn:

- Thanked the Province for the Affordable Housing Announcement and Child Mental Health Collaboration Announcement.
- Commented that Festivals Kelowna's Pianos in Parks is back again this summer.

Councillor Given:

- Spoke to her attendance and success of the National Aboriginal Day hosted by the Ki-Low-Na Friendship Society.
- Received many positive comments on the Pianos in Parks initiative.

Mayor Basran:

- Asked that patrons of the Canada Day Celebration find alternate modes of transportation to get downtown.

Acting City Manager:

- Reminder that campfires are not permitted and to report any to the Kelowna Fire Department.

## 8. Termination

This meeting was declared terminated at 5:00 p.m.

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Mayor

/acm



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City Clerk