



## City of Kelowna Regular Council Meeting Minutes

Date:	Monday, May 1, 2017
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Luke Stack*
Members Absent	Councillor Brad Sieben
Staff Present	Acting City Manager, Stephen Fleming, Deputy City Clerk, Karen Needham, Community Planning Department Manager, Ryan Smith*; Suburban & Rural Planning Manager, Todd Cashin*; Financial Planning Manager, George King*; Budget Supervisor, Melanie Antunes*; Planner Specialist, Ross Soward*; Long Range Policy Planning Manager, James Moore*; Community & Neighbourhood Services Manager, Mariko Siggers*; Integrated Water Project Manager, Ron Westlake*; Divisional Director, Infrastructure, Alan Newcombe*; Legislative Coordinator (Confidential), 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 Hodge/Seconded By Councillor Singh

R309/17/05/01 THAT the Minutes of the Regular Meetings of April 24, 2017 be confirmed as circulated.

Carried

### 3. Development Application Reports & Related Bylaws

### 3.1 242 Clifton Road, Z17-0016 - James and Nelly Oostenbrink

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Hodge

**R310/17/05/01** THAT Rezoning Application No. Z17-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10 Section 6 Township 23 ODYD Plan 30121, located at 242 Clifton Road, Kelowna, BC, from the RR3 – Rural Residential 3 zone to the RU6 – Two 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 April 24, 2017;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to an access easement agreement being registered on Title of Lot 59 Section 6 Township 23 ODYD Plan KAP42134, located at 244 Clifton Road, Kelowna, BC, to grant access to Lot 10 Section 6 Township 23 ODYD Plan 30121, located at 242 Clifton Road, Kelowna, BC.

Carried

### 3.2 242 Clifton Road, BL11399 (Z17-0016) - James and Nelly Oostenbrink

Moved By Councillor Donn/Seconded By Councillor Given

**R311/17/05/01** THAT Bylaw No. 11399 be read a first time.

Carried

### 3.3 4491 Nottingham Road, Z17-0004 - Christine Reimann

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Stack/Seconded By Councillor Given

**R312/17/05/01** THAT Rezoning Application No. Z17-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 358 ODYD Plan 19200, located at 4491 Nottingham 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 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

### 3.4 4491 Nottingham Road, BL11400 (Z17-0004) Christine Reimann

Moved By Councillor Donn/Seconded By Councillor Given

**R313/17/05/01** THAT Bylaw No. 11400 be read a first time.

Carried

### 3.5 547 Osprey Avenue, Z16-0033 - Lok Tien Enterprises Ltd

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Given

**R314/17/05/01** THAT Rezoning Application No. Z16-0033 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 23 District Lot 14 ODYD Plan 3769, located at 547 Osprey Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone, be considered by Council;

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

AND FURTHER 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 May 1, 2017.

**Carried**

### 3.6 547 Osprey Avenue, BL11401 (Z16-0033) - Lok Tien Enterprises Ltd

Moved By Councillor Donn/Seconded By Councillor Gray

**R315/17/05/01** THAT Bylaw No. 11401 be read a first time.

**Carried**

## 4. Non-Development Reports & Related Bylaws

### 4.1 2017 Financial Plan – Final Budget

Staff:

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

Moved By Councillor DeHart/Seconded By Councillor Donn

**R316/17/05/01** THAT Council adopts the 2017-2021 Financial Plan;

AND THAT Council approves the formulation of 2017 Property Tax Rates that will raise the required funds in 2017, from General Taxation, in the amount of \$127,084,020, resulting in an average net property owner impact of 3.84 per cent;

AND THAT Bylaw No. 11394 being the 2017-2021 Five Year Financial Plan, 2017 be advanced for reading consideration;

AND THAT Bylaw No. 11395 being the Tax Structure Bylaw, 2017 be advanced for reading consideration;

AND THAT Bylaw No. 11396 being the Annual Tax Rates Bylaw, 2017 be advanced for reading consideration;

AND THAT Bylaw No. 11397 being the DCC Reserve Fund Expenditure Bylaw, 2017 be advanced for reading consideration;



AND FURTHER THAT Bylaw No. 11398 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2017 be advanced for reading consideration.

Carried  
Councillor Gray - Opposed

**4.2 Five Year Financial Plan, 2017-2021 - BL11394**

Moved By Councillor Donn/Seconded By Councillor Given

R317/17/05/01 THAT Bylaw No. 11394 be read a first, second and third time.

Carried  
Councillor Gray - Opposed

**4.3 Tax Structure Bylaw, 2017 - BL11395**

Moved By Councillor Donn/Seconded By Councillor Given

R318/17/05/01 THAT Bylaw No. 11395 be read a first, second and third time.

Carried

**4.4 Annual Tax Rates Bylaw, 2017 - BL11396**

Moved By Councillor Donn/Seconded By Councillor Given

R319/17/05/01 THAT Bylaw No. 11396 be read a first, second and third time.

Carried  
Councillor Gray - Opposed

**4.5 DCC Reserve Fund Expenditure Bylaw, 2017 - BL11397**

Moved By Councillor Gray/Seconded By Councillor Hodge

R320/17/05/01 THAT Bylaw No. 11397 be read a first, second and third time.

Carried

**4.6 Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2017 - BL11398**

Moved By Councillor Hodge/Seconded By Councillor Gray

R321/17/05/01 THAT Bylaw No. 11398 be read a first, second and third time.

Carried

**4.7 Rental Housing Agreements – Spring 2017**

Councillor Stack declared a conflict of interest on Items 4.7 through 4.13 consecutively due to his employer possibly being a recipient of one of these grants and departed the meeting at 2:12 p.m.

Staff:

- Advised that one Housing Agreement Application on the Agenda being 1920 Enterprise Way will be deferred.
- Provided an overview of the four purpose built rental housing projects and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Gray

**R322/17/05/01** THAT Council, receives, for information, the Report from the Planner Specialist dated May 1, 2017 recommending that Council adopt the following Housing Agreement bylaws for four of the approved rental housing grants.

THAT Bylaw No. 11385 authorizing a Housing Agreement between the Al Stober Construction Ltd., which requires the owners to designate 43 units dwelling units in a purpose-built rental housing for Lot A, District Lot 141, ODYD, Plan EPP63348 at 1545 Bedford Avenue, Kelowna, BC, be forwarded for reading consideration.

THAT Bylaw No. 11386 authorizing a Housing Agreement between the City of Kelowna and 1067683 B.C. Ltd., which requires the owners to designate 111 dwelling units in a purpose-built rental housing for Lot B, Section 33 Township 26, ODYD, Plan 22004 Except Plan EPP65658 at 1975 Kane Road, Kelowna, BC, be forwarded for reading consideration.

THAT Bylaw No. 11388 authorizing a Housing Agreement between the City of Kelowna and U Five- Mission Group Rentals Ltd., which requires the owners to designate 108 dwelling units in a purpose-built rental housing for Lot A, Section 3 Township 23 ODYD, Plan EPP64623 at 755 Academy Way, Kelowna, BC be forwarded for reading consideration.

THAT Bylaw No. 11389 authorizing a Housing Agreement between the City of Kelowna and Highstreet Mission Flats Apartments Ltd., which requires the owners to designate 280 dwelling units in a purpose-built rental housing for Lot A, District Lot 131, ODYD, Plan KAP86112 at 1459-1469 KLO Road, Kelowna, BC, in the form attached to the report from the Planner Specialist, dated May 1, 2017;

AND THAT Bylaws No. 11385, 11386, 11388 and 11389 be forwarded for final reading consideration.

Carried

**4.8 1545 Bedford Avenue - Housing Agreement Authorization Bylaw - BL11385**

Moved By Councillor DeHart/Seconded By Councillor Singh

**R323/17/05/01** THAT Bylaw No. 11385 be read a first, second and third time.

Carried

**4.9 1975 Kane Road, Housing Agreement Authorization Bylaw - BL11386**

Moved By Councillor DeHart/Seconded By Councillor Singh

**R324/17/05/01** THAT Bylaw No. 11386 be read a first, second and third time.

Carried

**4.10 1920 Enterprise Way, Housing Agreement Authorization Bylaw - BL11387**

Bylaw was not heard due to deferral of accompanying Housing Agreement.

**4.11 755 Academy Way, Housing Agreement Authorization Bylaw - BL11388**

Moved By Councillor Singh/Seconded By Councillor DeHart

**R325/17/05/01** THAT Bylaw No. 11388 be read a first, second and third time.

Carried



#### 4.12 1459-1469 KLO Road, Housing Agreement Authorization Bylaw - BL11389

Moved By Councillor Singh/Seconded By Councillor DeHart

R326/17/05/01 THAT Bylaw No. 11389 be read a first, second and third time.

Carried

#### 4.13 Rental Housing Revitalization Tax Exemption Agreements

Staff:

- Provided an overview of the Revitalization Tax Exemption Agreements to support the purpose built rental housing projects and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R327/17/05/01 THAT Council, receives, for information, the Report from the Planner Specialist dated May 1, 2017 recommending that Council adopt the following Revitalization Tax Exemption Agreements for four rental housing projects.

THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Al Stober Construction Ltd, for Lot A, District Lot 141, ODYD, Plan EPP63348 at 1545 Bedford Avenue, Kelowna, BC,

THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with 1067683 B.C. Ltd, for Lot B, Section 33 Township 26, ODYD, Plan 22004 Except Plan EPP65658 at 1975 Kane Road, Kelowna, BC,

THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with U Five - Mission Group Rentals Ltd, for Lot A, Section 3 Township 23, ODYD, Plan EPP64623 at 755 Academy Way, Kelowna, BC

THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with Highstreet Mission Flats Apartments Ltd, for Lot A, District Lot 131, ODYD, Plan KAP86112 at 1459-1469 KLO Road, Kelowna, BC, in the form attached to the report from the Planner Specialist, dated April 24, 2017.

AND THAT Council authorize the Mayor and City Clerk to execute each of the Rental Housing Revitalization Tax Exemption Agreements.

Carried

Councillor Stack rejoined the meeting at 2:34 p.m.

#### 4.14 2017 Community Social Development Grants

Staff:

- Provided an overview of the background information for the 2017 Community Social Development Grants and review process and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Singh

R328/17/05/01 THAT Council hear from Cheryl Miller, Director, Grants & Community Initiatives.

Carried

Cheryl Miller:

- Confirmed that the number of applicants a year varies between 17 and 27 and that the number of actual applicants was average.

Moved By Councillor Stack/Seconded By Councillor Hodge

**R329/17/05/01** THAT Council receives, for information, the report from the Community & Neighbourhood Services Manager dated May 1, 2017, regarding the administration and distribution of the Community Social Development Grants.

**Carried**

#### **4.15 Kelowna Integrated Water Phase One, SEKID/SOMID Transition and Infrastructure Project**

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the Integrated Water Phase One project.

Moved By Mayor Basran/Seconded By Councillor Hodge

**R330/17/05/01** THAT Council receive, for information, the report of the Special Projects Manager dated May 1, 2017 with respect to the Kelowna Integrated Water Phase One, South East Kelowna Irrigation District (SEKID) & South Okanagan Mission Irrigation District (SOMID) Transition and Infrastructure Project;

AND FURTHER THAT the 2017 Financial Plan be amended to include the expenditures totaling \$63,719,980 of which \$43,907,000 from Federal/Provincial Grant funding, \$6,844,552 from SEKID contributions, \$569,111 from the DCC Reserve, \$79,864 from the Sewer Utility, \$79,864 from the Landfill Reserve, \$4,768,577 from the Water Utility and the remaining \$7,471,012 from the Water Quality Enhancement Fee Reserve.

**Carried**

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

##### **5.1 BL11379 - Sterile Insect Release Program Parcel Tax Bylaw 2017**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R331/17/05/01** THAT Bylaw No. 11379 be adopted.

**Carried**

##### **5.2 BL11366 - Amendment No. 5 to Recreation Fees and Charges Bylaw No. 9609**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R332/17/05/01** THAT Bylaw No. 11366 be adopted.

**Carried**

#### **6. Mayor and Councillor Items**

Councillor Stack:

- Spoke to his attendance at The Kelowna City Concert Band celebrating Canada and the Netherlands on Saturday April 29<sup>th</sup> at the Community Theatre.

## Councillor DeHart:

- Spoke to her attendance at a large Rotary Conference that took place in Kelowna this past weekend.
- Spoke to her attendance at the Mayor's Reception for the Civic Award finalists at the Laurel Packing House on Sunday, April 30<sup>th</sup>
- Reminder to the community of the 42<sup>nd</sup> Civic Awards Gala on May 10<sup>th</sup> at the Kelowna Community Theatre and encouraged citizens to get their tickets.

## Councillor Singh:

- Spoke to her attendance at the Kelowna Vaisakhi Parade that took place on Saturday April 29<sup>th</sup>.

## Councillor Hodge:

- Spoke to this attendance at the SILGA Conference held at Sun Peaks and humbled to be re-elected to the SILGA Board.

## Councillor Gray:

- Spoke to her attendance of the commemorative Canada 150 flag-raising ceremony held at the Yacht Club on April 29<sup>th</sup>.
- Spoke to her attendance at Girl Guide Week.
- Reminder that URBA has an Open House at Plaza 33 on May 3<sup>rd</sup>.

## Councillor Donn:

- Spoke to his attendance at the Kelowna Law Days event at the Court House on April 29<sup>th</sup>.

## Councillor Given:

- Spoke to her attendance at the SILGA Conference at Sun Peaks this past week and encouraged Council to review the presentations when made available.

## Mayor Basran:

- Spoke to his attendance at the Vaisakhi Parade on Saturday April 29<sup>th</sup>
- Will be attending Ballet Kelowna and the Okanagan Symphony Orchestra who will provide a tribute performance in honour of Canada's 150<sup>th</sup> Anniversary at the Kelowna Community Theatre this week.
- Made comment on the Anaheim Ducks Hockey team being in Kelowna this week practicing.
- Made comment that the company Straw House Labs has grown from 4 staff to over 40 staff members with an average aged employee being 25 years old. The industry is helping to build our community.

7. **Termination**

This meeting was declared terminated at 3:16 p.m.

\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
for Deputy City Clerk

/acm