



City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 12, 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, Brad Sieben, Mohini Singh, Luke Stack*

Staff Present: Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith*; Planner, Adam Cseke*; Urban Planning Manager, Terry Barton*; Planner Specialist, Melanie Steppuhn*; Acting Fire Chief, Lou Wilde*; Senior Projects Manager, Andrew Gibbs*; 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 Donn

R448/17/06/12 THAT the Minutes of the Regular Meetings of May 29, 2017 be confirmed as circulated.

Carried

Councillor Stack joined the meeting at 1:34 p.m.

3. Public in Attendance

3.1 Festivals Kelowna

Renata Mills, Executive Director, Festivals Kelowna and Ed Laverock, Board President

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

4. Development Application Reports & Related Bylaws

4.1 300 & 310 Dougall Rd N, Z17-0014 - Nadeem Hussain

Staff:

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

Moved By Councillor Sieben/Seconded By Councillor Sing

R449/17/06/12 THAT Rezoning Application No. Z17-0014 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 20 Section 26 Township 26 ODYD Plan 5494 and Lot 21 Section 26 Township 26 ODYD Plan 5494, located at 300 Dougall Road and 310 Dougall Road, Kelowna, BC from the RU1 – Large Lot 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 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 March 28, 2017;

AND THAT Council directs Staff as part of the Development Engineering Memorandum requirements to provide an enhanced boulevard treatment along Dougall Road and McIntosh Road to match existing enhancements recently provided along both road frontages. This shall include: decorative sidewalk treatment (including coloured concrete & coloured brick, boulevard planters, benches, and light standards) as set out in Schedule "B";

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

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

Carried

4.2 300 & 310 Dougall Rd N, BL11413 (Z17-0014) - Nadeem Hussain

Moved By Councillor Gray/Seconded By Councillor Hodge

R450/17/06/12 THAT Bylaw No. 11413 be read a first time.

Carried

4.3 1420 Inkar Rd, Z17-0008 - Bruno and Christine Cloutier

Staff:

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

Moved By Councillor Donn/Seconded By Councillor Hodge

R451/17/06/12 THAT Rezoning Application No. Z17-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot C, Section 19, Township 26, ODYD,

Plan 23622, located at 1420 Inkar Road, Kelowna, BC from the RU1 – Large Lot Housing 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 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 June 12, 2017.

Carried

4.4 1420 Inkar Rd, BL11420 (Z17-0008) - Bruno and Christine Cloutier

Moved By Councillor Given/Seconded By Councillor Hodge

R452/17/06/12 THAT Bylaw No. 11420 be read a first time.

Carried

4.5 1187 Sunset Dr, Z16-0077 - Sunset Drive Properties Ltd

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Given

R453/17/06/12 THAT Rezoning Application No. Z16-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 139, ODYD Plan KAP76304, located at 1187 Sunset Dr, Kelowna, BC from the C4 – Urban Centre Commercial Zone to the C7 – Central Business Commercial Zone, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the Zone Amending Bylaw be subsequent to the following:

To the outstanding conditions identified in Attachment "A" associated with the report from the Community Planning Department dated May 29th 2017.
Discharge the restrictive land use covenant (LA11939) from Title.

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

Carried

4.6 1187 Sunset Dr, BL11423 (Z16-0077) - Sunset Drive Properties Ltd

Moved By Councillor Given/Seconded By Councillor Hodge

R454/17/06/12 THAT Bylaw No. 11423 be read a first time.

Carried

4.7 4975 Buckhaven Ct, OCP16-0017 and Z16-0058 - Vincent and Pamela Blaskovich

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Given

R455/17/06/12 THAT Official Community Plan Map Amendment Application No. OCP16-0017 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot A Sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364 and EPP51781, located at 4975 Buckhaven Court, Kelowna, BC, from the:

MRC – Multiple Unit Residential (Cluster Housing) designation to the PARK – Major Park and Open Space designation;
from the MRC – Multiple Unit Residential (Cluster Housing) designation to the S2RESH – Single / Two Unit Residential – Hillside designation;
from the PARK – Major Park and Open Space designation to the S2RESH – Single / Two Unit Residential – Hillside designation; and
from the S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park and Open Space designation
as shown on Map “A” attached to the Report from the Community Planning Department dated June 12, 2017, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Hearing public process to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated June 12, 2017;

AND THAT Rezoning Application No. Z16-0058 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A Sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364 and EPP51781, located at 4975 Buckhaven Court, Kelowna, BC, from the:

A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone;
from the A1 – Agriculture 1 zone to the RU1h – Large Lot Housing (Hillside Area) zone;
from the A1 – Agriculture 1 zone to the RH1 – Hillside Large Lot Residential zone; and
from the P3 – Parks and Open Space zone to the RU1h – Large Lot Housing (Hillside Area) zone
as shown on Map “B” attached to the Report from the Community Planning Department dated June 12, 2017, be considered by Council;

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

Carried

Councillor Hodge – Opposed

4.8 4975 Buckhaven Ct, BL11424 (OCP16-0017) - Vincent and Pamela Blaskovich

Moved By Councillor Gray/Seconded By Councillor Donn

R456/17/06/12 THAT Bylaw No. 11424 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

4.9 4975 Buckhaven Ct, BL11425 (Z16-0058) - Vincent and Pamela Blaskovich

Moved By Councillor Hodge/Seconded By Councillor Given

R457/17/06/12 THAT Bylaw No. 11425 be read a first time.

Carried

4.10 2673 Gore St, TA17-0009 and Z17-0025 - Stanley Tessmer

Staff:

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

Moved By Councillor Hodge/Seconded By Councillor Gray

R458/17/06/12 THAT Text Amendment Application No. TA17-0009 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated June 12th 2017 to change the definition of Multiple Dwelling Housing from five units or greater to three units or greater as per Schedule "A", be considered by Council;

AND THAT Rezoning Application No. Z17-0025 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 11, District Lot 14, ODYD, Plan 7927*, located at 2673 Gore St, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone, be considered by Council;

AND THAT the Zone Amending Bylaw & the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the Zone Amending Bylaw & the Text Amendment Bylaw be subsequent to the following:

To the outstanding conditions identified in Schedule "B" associated with the report from the Community Planning Department dated June 12th, 2017.

AND FURTHER THAT, subsequent to fourth reading of the above bylaw, a Development Permit and Development Variance Permit will be required as outlined in the report from the Community Planning Department dated June 12, 2017.

Carried

4.11 2673 Gore St, BL11426 (TA17-0009) - Multiple Dwelling Housing Amendments

Moved By Councillor Gray/Seconded By Councillor Donn

R459/17/06/12 THAT Bylaw No. 11426 be read a first time.

Carried

4.12 2673 Gore St, BL11427 (Z17-0025) - Stanley Tessmar

Moved By Councillor Singh/Seconded By Councillor DeHart

R460/17/06/12 THAT Bylaw No. 11427 be read a first time.

Carried

4.13 437 Bay Ave, TA17-0007 - Carbon Capture Mini Storage

Staff:

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

Moved By Councillor Stack/Seconded By Councillor Sieben

R461/17/06/12 THAT Zoning Bylaw Text Amendment No. TA17-0007 to amend City of Kelowna Zoning Bylaw No. 8000 by amending principle uses to include commercial storage as outlined in Schedule "A" of the report from the Urban Planning Department dated June 12, 2017, be considered by Council.

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

THAT Zoning Bylaw Text Amendment No. TA17-0007 to amend City of Kelowna Zoning Bylaw No. 8000 by amending principle uses to include commercial storage as outlined in Schedule "A" of the report from the Urban Planning Department dated June 12, 2017, be considered by Council.

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

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

Carried

4.14 437 Bay Ave, BL11428 (TA17-0007) - Carbon Capture Mini Storage

Moved By Councillor Singh/Seconded By Councillor DeHart

R462/17/06/12 THAT Bylaw No. 11428 be read a first time.

Carried

4.15 1360 Belaire Ave, BL11421 (Z17-0023) - Gurpreet Pannu

Moved By Councillor Sieben/Seconded By Councillor Singh

R463/17/06/12 THAT Bylaw No. 11421 be read a first time.

Carried

Mayor Basran, Councillors Gray and Stack – Opposed

4.16 2446 Harvard Rd, Z17-0011 (BL11422) - Wayne and Denise Henney

Moved By Councillor Singh/Seconded By Councillor DeHart

R464/17/06/12 THAT Bylaw No. 11422 be read a first time.

Carried

5. Bylaws for Adoption (Development Related)

5.1 4491 Nottingham Road, BL11400 (Z17-0004) - Christine Reimann

Moved By Councillor Gray/Seconded By Councillor Donn

R465/17/06/12 THAT Bylaw No. 11400 be adopted.

Carried

5.2 4629 Lakeshore Rd, BL11408 (HRA17-0001) - City of Kelowna and JEM HTB Properties Inc.

Moved By Councillor DeHart/Seconded By Councillor Sieben

R466/17/06/12 THAT Bylaw No. 11408 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 Country Rhodes (Ellison) Fire Service Agreement

Councillor Donn declared a conflict of interest as he lives in the Country Rhodes development and departed the meeting at 3:27 p.m.

Staff:

- Provided a brief overview of the Country Rhodes Fire Services agreement.

Moved By Councillor Given/Seconded By Councillor Singh

R467/17/06/12 THAT Council authorizes the City to renew the Fire Service Agreement for Country Rhodes (Ellison) with the Regional District of Central Okanagan for a five (5) year term, in the form attached to the Report from the Acting Fire Chief dated June 12, 2017.

AND THAT the Mayor and City Clerk be authorized to execute the Fire Service Agreement for Country Rhodes (Ellison).

Carried

Councillor Donn rejoined the meeting at 3:28 pm

6.2 Lakeshore Road and June Springs Road Fire Service Agreement

Staff:

- Provided a brief overview of the Lakeshore Road and June Springs Road Fire Services agreement.

Moved By Councillor Sieben/Seconded By Councillor Gray

R468/17/06/12 THAT Council authorizes the City to renew the Fire Service Agreement for Lakeshore Road and June Springs Road with the Regional District of Central Okanagan for a five (5) year term, in the form attached to the Report from the Acting Fire Chief dated June 12, 2017.

AND THAT the Mayor and City Clerk be authorized to execute the Fire Service Agreement for Lakeshore Road and June Springs Road.

Carried

6.3 Okanagan Rail Trail – Status Report

Staff:

- Provided an update on the Okanagan Rail Trail project and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R469/17/06/12 THAT Council receives, for information, the report from the Director, Strategic Investments, dated June 12, 2017, with respect to an update on the Okanagan Rail Trail;

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 Portion of Watt Rd, BL11370 - Road Closure Bylaw

The Mayor invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

No one from the Gallery came forward.

Moved By Councillor Sieben/Seconded By Councillor DeHart

R470/17/06/12 THAT Bylaw No. 11370 be adopted.

Carried

8. Mayor and Councillor Items

Councillor DeHart:

- Spoke to her attendance at the Kelowna Museums 50th Anniversary event.
- Spoke to her attendance at the annual Sail Past event at the Yacht Club.
- Spoke to her attendance at the Cedar Creek Estate Winery's 30th Anniversary event.
- Golf BC Championships at Gallagher's Canyon all this week.

Councillor Singh:

- Kudos to the Grandmother's for Africa group that organized the Stride to Turn the Tide Run/Walk event.
- Spoke to her attendance at the Cedar Creek Estate Winery's 30th Anniversary event.

Councillor Gray:

- Spoke to her attendance along with Councillor Donn at the FCM Conference in Ottawa last week.
- The Okanagan Basin Water Board met with the Department of Fisheries and Oceans regarding zebra mussels.
- Will be representing the Mayor at the Catholics Women's League of Canada 70th Provincial Conference on June 15th.
- The Kelowna Chamber of Commerce ConneX event will take place at the Manteo Resort on June 15th.

Councillor Donn:

- Spoke to his attendance along with Councillor Gray at the FCM Conference last week and thanked our two local MP's for sharing their knowledge on how the federal government operates.
- Acknowledged the 1650 UBCO graduates this year.
- Thanks to the Kelowna City Bank who will perform on Canada Day.

Mayor Basran:

- Thanked the current and previous Museum Directors.
- Spoke to the great success of the 9th Annual Metabridge Conference.

- Provided an update on the flooding situation and reminded residents the lake is at record high levels and to continue protecting their properties.
- The ECO is working on a recovery plan as soon as the water recedes.
- Reminder that Kelowna is still open for business and that there are many things to do in Kelowna and encouraged the community to support local businesses.

Councilor Stack:

- Commented on the number of items being brought forward on upcoming Public Hearing agendas and suggested an earlier start time.
- URBA is hosting a Business Expo on Thursday, June 15th from 4:30 to 7:30 p.m. at Roxby Square.

9. **Termination**

This meeting was declared terminated at 3:50 p.m.

Mayor



City Clerk

/acm