



CITY OF WEST KELOWNA REGULAR COUNCIL AGENDA

Tuesday, January 28, 2020, IMMEDIATELY FOLLOWING THE PUBLIC HEARING AT 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting is open to the public and all representations to Council form part of the public record. This meeting is being webcast live and will be archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

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5. MAYOR AND COUNCILLOR'S REPORTS

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5.2 Budget Public Consultation

5.3 Glenrosa Road Open House

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 Z 19-14, 1150 Sunview Place

19

Recommended Motion:

THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.86, 2020 (File: Z 19-14); and

THAT Council direct staff to schedule the proposed bylaw amendment for Public Hearing.

8.2 ENGINEERING / PUBLIC WORKS / PARKS

8.2.1 Campbell Road Traffic Calming Review

30

Recommended Motion:

THAT Council direct Staff to engage the Casa Loma Neighborhood for their input on the recommended Median Gateway Treatment for Campbell Road.

8.3 FIRE RESCUE SERVICES

8.4 CORPORATE INITIATIVES

8.4.1 Community Emergency Preparedness Fund - Flood Mitigation Planning

42

Recommended Motion:

THAT Council support the application to the Community Emergency Preparedness Fund seeking 100% funding, up to a maximum of \$150,000, to complete a Flood Mitigation Plan;

THAT Council authorize the Mayor and City Clerk to execute the funding agreement; and,

THAT Council agree to amend the 2020 to 2024 Financial Plan for a successful application.

8.5 FINANCIAL SERVICES

8.6 CORPORATE SERVICES / RECREATION AND CULTURE

8.6.1 Westbank Museum Arts and Crafts Society Lease Agreement

44

Recommended Motion:

THAT Council authorize the Mayor and Corporate Officer to execute the lease agreement with the Westbank Museum and Arts And Crafts Society for use of the Museum for a five year term commencing January 1st, 2020.

8.6.2 Renewal of Seniors Centre Lease Agreement

56

Recommended Motion:

THAT Council approve the Lease Agreement dated September 26th, 2019 to the Westside Senior Citizens Service Association for use of the Seniors Centre for a five year term commencing January 1st, 2020, and terminating on December 31st, 2024.

8.6.3 Council Appointment of Bylaw Enforcement Officer

75

Recommended Motion:

THAT Council appoint Patti Nelson as a Bylaw Enforcement Officer for the City of West Kelowna.

8.7 CHIEF ADMINISTRATIVE OFFICER

8.7.1 2020 - 2022 Strategic Priorities

77

Recommended Motion:

THAT Council adopt the 2020 – 2022 Strategic Priorities document as attached.

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The next Regular Council meeting is scheduled for Tuesday, February 11, 2020 at 1:30 p.m.



CITY OF WEST KELOWNA
MINUTES OF THE SPECIAL MEETING OF COUNCIL

Tuesday, January 14, 2020
COMMITTEE ROOM
2760 Cameron Road, West Kelowna, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon
Councillor Jayson Zilkie

Paul Gipps, CAO
Tracey Batten, Deputy CAO / Corporate Officer
Allen Fillion, Director of Engineering / Public Works
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Jason Brolund, Fire Chief
Mark Koch, Director of Development Services
Michelle Reid, Director of Human Resources

1. **CALL THE SPECIAL COUNCIL MEETING TO ORDER**

The Special Council meeting was called to order at 11:30 a.m.

2. **ADDITIONS OR CHANGES TO PROCEDURAL MOTION**

2.1 **Additional Procedural Motion**

90(1)(c) labour relations or other employee relations.

3. **ADOPTION OF AGENDA**

It was moved and seconded

Resolution No. C001/20

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. PROCEDURAL MOTION

It was moved and seconded

Resolution No. C002/20

THAT Council close the meeting in accordance with Section 90(1) of the *Community Charter* for:

(c) labour relations or other employee relations;

(g) litigation or potential litigation affecting the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*];

CARRIED UNANIMOUSLY

5. ADJOURNMENT OF THE SPECIAL COUNCIL MEETING

The Special Council meeting adjourned at 1:23 p.m.

MAYOR

DEPUTY CAO/CORPORATE OFFICER



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, January 14, 2020
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon
Councillor Jayson Zilkie

Paul Gipps, CAO
Tracey Batten, Deputy CAO / Corporate Officer
Allen Fillion, Director of Engineering / Public Works
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Brent Magnan, Planning Manager
Bob Dargatz, Development Services/Approving Officer
Jason Brolund, Fire Chief
Rob Hillis, Engineering Manager
Brandon Mayne, Help Desk Assistant
Michelle Reid, Director of Human Resources
Mark Koch, Director of Development Directors
John Perrott, Economic Development & Tourism Manager
Chris Oliver, Planner
Steven Gubbels, Design & Inspection Technologist
Bob Kusch, Recreation & Culture Manager
Kevin Bouchier, Recreation Manager
Erin Goodwin, Facilities Manager

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public and all representations to Council form part of the public record. This meeting was webcast live and is archived on the City's website.

The meeting was called to order at 1:33 p.m.

2. INTRODUCTION OF LATE ITEMS

2.1 DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1)

Submissions received from the following:

- Craig Taschuk
- Mike and Willy Folkema
- Wendy Jobs
- Tyler Chinski
- Bruce Baker
- Petition (12 signatures)
- Kristen and Rob Rietman
- Angela Taschuk
- Greg Schneuker

2.2 DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1)

Delegation request from Gale and Kieren Armour, Lakesider Brewing Co.

2.3 DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1)

Delegation request from Patrick McCusker, Patrick McCusker Inc.

2.4 Z 19-11, Site Specific Text Amendment (Adoption), 2475 Dobbin Road, (see item 8.1.4), Remove 2nd Recommended Motion

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C003/20

THAT the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Special Council meeting held December 10, 2019 in the City of West Kelowna Committee Room

It was moved and seconded

Resolution No. C004/20

THAT the minutes of the Special Council meeting held December 10, 2019 in the City of West Kelowna Committee Room be adopted.

CARRIED UNANIMOUSLY

4.2 Minutes of the Special Council meeting held December 10, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C005/20

THAT the minutes of the Special Council meeting held December 10, 2019 in the West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.3 Minutes of the Regular Council meeting held December 10, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C006/20

THAT the minutes of the Regular Council meeting held December 10, 2019 in the West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.4 Minutes of the Special Council meeting held December 16, 2019 in the City of West Kelowna Committee Room

It was moved and seconded

Resolution No. C007/20

THAT the minutes of the Special Council meeting held December 16, 2019 in the West Kelowna Committee Room be adopted.

CARRIED UNANIMOUSLY

4.5 Minutes of the Special Council meeting held December 16, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C008/20

THAT the minutes of the Special Council meeting held December 16, 2019 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 DP 14-12.05, Development Permit with Variances, 845 Anders Road

8.1.1.1 Delegation Request from Wendy Jobs or Stan Dosman, Lakeview Heights Community Association

8.1.1.2 Delegation Request from Rob Chetner, CERJ Shipping Centers

8.1.1.3 Delegation request from Gale and Kieren Armour, Lakesider Brewing Co.

8.1.1.4 Delegation request from Patrick McCusker, Patrick McCusker Inc.

It was moved and seconded

Resolution No. C009/20

THAT Council afford an opportunity for the 4 delegation requests to speak to Council:

- Wendy Jobs/Stan Dosman, Lakeview Heights Community Association
- Delegation Request from Rob Chetner, CERJ Shopping Centers
- Gale and Kieren Armour, Lakesider Brewing Co.
- Patrick McCusker, Patrick McCusker Inc.

CARRIED UNANIMOUSLY

Ms. Jobs addressed Council in regards to DP 14-12.05.

Mr. and Ms. Armour addressed Council in regards to DP 14-12.05.

Mr. Chetner addressed Council in regards to DP 14-12.05.

Mr. McCusker addressed Council in regards to DP 14-12.05.

It was moved and seconded

Resolution No. C010/20

THAT Council authorize the issuance of a Development Permit Amendment (DP 14-12.05) to construct a commercial building at 845 Anders Road (Lot 2, DL 2689, ODYD Plan EPP76307), subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize a variance to City of West Kelowna Zoning Bylaw No. 0154 in accordance with the attached permit to:

- Reduce the number of parking spaces from 15 to 7 (variance of 8 spaces) to accommodate general commercial uses; and
- Reduce the number of loading spaces from 2 to 0.

THAT the number of parking spaces be reduced from 40 to 7 (variance of 33 spaces) to accommodate a brewery and accessory uses.

CARRIED UNANIMOUSLY

8.1.2 DP 19-17, Development Variance Permit, 3156 Shetler Drive

It was moved and seconded

Resolution No. C011/20

THAT Council authorize the issuance of a Hillside Development Permit (File: DP 19-17) to permit the construction of a carriage house on Lot 14, DL 2697, ODYD, Plan 33644 (3156 Shetler Drive), subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize a variance to Zoning Bylaw No. 0154, S. 3.26.4(b), to permit a carriage house and on site sewerage disposal system on a parcel area under 1 ha, with issuance of the permit subject to

the registration of a no-build no-disturb covenant over the back up septic field area identified in *Attachment 5*.

CARRIED Opposed: Councillor de Jong

8.1.3 Z19-01, Official Community Plan Amendment Bylaw No. 0100.50 and Zoning Amendment Bylaw No. 0154.83, 3060 Seclusion Bay Road

It was moved and seconded

Resolution No. C012/20

THAT Council give third reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.50, 2019;

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.83, 2019; and

THAT Council direct staff to schedule the bylaws for consideration of adoption following:

- Acquisition of necessary water and sewerage approvals from the Province;
- Registration of a blanket Statutory Right of Way will be registered across the Upper Development Area for pedestrian access to provide for future regional trail connections between the District of Peachland and Goats Peak Regional Park;
- Registration of a S. 219 No Build-No Disturb Covenant within the Upper Development Area to ensure environmental protection of sensitive areas; and
- Registration of a S. 219 No Build Covenant, with the exception of 1 unit, on the property to be discharged following substantial completion of upgrades to the private access road, in accordance with *Attachment 6* and recommendations of Traffic Impact Assessment, prepared by CTQ Consultants, dated December 12, 2017.
- Registration of a S. 219 covenant to ensure the recommendations of the geotechnical reporting followed.

CARRIED Opposed: Councillors de Jong and Zanon

The meeting recessed at 3:01 p.m.

The meeting reconvened at 3:13 p.m.

8.1.4 Z 19-11, Site Specific Text Amendment (Adoption), 2475 Dobbin Road

It was moved and seconded

Resolution No. C013/20

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.85, 2019 (Z19-11).

CARRIED Opposed: Councillors Zanon, Friesen and Findlater

8.1.5 FEX 17-01, Floodplain Exemption, 1310 Green Bay Road

It was moved and seconded

Resolution No. C014/20

THAT Council authorize the Floodplain Exemption to S. 3.24(a) of Zoning Bylaw No. 0154 for Lot 38, DL 523, ODYD, Plan 11988 (1310 Green Bay Road) subject to the registration to title of an indemnity covenant and geotechnical report.

CARRIED UNANIMOUSLY

8.1.6 Rose Valley Water System Merger Amendment Bylaw No. 239.05, 2010 Bartley Road (SUB 19-13) Local Area Service Inclusion

It was moved and seconded

Resolution No. C015/20

THAT Council adopt "City of West Kelowna Rose Valley Water System Merger Amendment Bylaw No. 0239.05, 2019".

CARRIED UNANIMOUSLY

8.2 ENGINEERING / PUBLIC WORKS / PARKS

8.2.1 Glenrosa Road Improvements and Associated Projects Design Update

It was moved and seconded

Resolution No. C016/20

THAT Council direct staff to complete the design of the Glenrosa Road Improvements as shown in the conceptual plans and present the plans to the public at an Open House.

CARRIED Opposed: Councillor Friesen

8.3 FIRE RESCUE SERVICES

8.4 CORPORATE INITIATIVES

8.5 FINANCIAL SERVICES

8.5.1 2020 Early Capital Approval - Elliott Rd. Trailer Installation

It was moved and seconded

Resolution No. C017/20

THAT Council authorize staff to proceed with capital expenditure C2020-41 Elliott Operations – Locker Room Trailer Installation.

CARRIED UNANIMOUSLY

8.6 CORPORATE SERVICES / RECREATION AND CULTURE

8.6.1 Naming Rights to Multi-Sport Facility

It was moved and seconded

Resolution No. C018/20

THAT Council authorize staff to undertake the issuance of a Request for Proposals to seek a naming rights sponsor for the West Kelowna Multi Sport Centre and;

THAT Council agree to a minimum acceptable naming rights sponsorship amount be established at \$15,000 per year for a five year term with a total sponsorship commitment of \$75,000.

CARRIED UNANIMOUSLY

8.6.2 Lease Agreement with West Kelowna Pickleball Club

It was moved and seconded

Resolution No. C019/20

THAT Council authorize the Mayor and Corporate Officer to execute the lease agreement with the West Kelowna Pickleball Club for use of the Mt Boucherie Pickleball courts for a 5-year term commencing March 1, 2020 with the removal of the words “The City shall only utilize this clause should the City be put in a position whereby it cannot provide the facilities to the Club due to unforeseen or catastrophic events that are beyond the City’s control” from section 7.3.2.

CARRIED UNANIMOUSLY

8.7 CHIEF ADMINISTRATIVE OFFICER

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 SILGA - Call for Resolutions for 2020 Convention

9.2 SILGA Convention - Call for Nominations 2020

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The next Regular Council meeting is scheduled for Tuesday, January 28, 2020 at 6:00 p.m.

The meeting adjourned at 4:50 p.m.

MAYOR

DEPUTY CAO/CORPORATE OFFICER



CITY OF WEST KELOWNA
MINUTES OF THE SPECIAL MEETING OF COUNCIL

Saturday, January 18, 2020
COMMITTEE ROOM
2760 Cameron Road, West Kelowna, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater (via telephone)
Councillor Jason Friesen (via telephone)
Councillor Stephen Johnston
Councillor Carol Zanon
Councillor Jayson Zilkie

Paul Gipps, CAO

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER

In accordance with the City's Procedure Bylaw No. 258, the Mayor authorized attendance by telephone for Councillors Findlater and Friesen.

The Special Council meeting was called to order at 9:24 a.m.

1.1 WAIVE NOTICE OF MEETING

It was moved and seconded

Resolution No. C020/20

THAT Council waive the requirements of the Notice of Special Meeting under Section 127(4) of the *Community Charter*.

CARRIED UNANIMOUSLY

2. ADDITIONS OR CHANGES TO PROCEDURAL MOTION

3. ADOPTION OF AGENDA

4. PROCEDURAL MOTION

It was moved and seconded

Resolution No. C021/20

THAT Council close the meeting in accordance with Section 90(1) of the *Community Charter* for:

(g) litigation or potential litigation affecting the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

5. ADJOURNMENT OF THE SPECIAL COUNCIL MEETING

The Special Council meeting adjourned at 9:51 a.m.

MAYOR

CAO

Highlights of the Regional Board Meeting – January 16, 2020

Updated Emergency Preparedness Bylaw

The Regional Board has adopted amendments updating the Preparation for Emergencies Bylaw. The changes modernize the original bylaw which dates back to 1991 and includes a description of the service as it is today reflecting the participating areas and local governments and provides additional cost recovery methods. Each participating local government has agreed to the updated bylaw and it has also received approval from the Provincial Inspector of Municipalities.

Environmental Advisory Commission

The Regional Board has approved four appointments to its Environmental Advisory Commission. Joining the commission are Catherine Nesmith and Gisele Rehe who will serve three year terms through January 2022. The Board has also reappointed Tanis Gieselman and Rhianna Moghadas effective in March for a three year term ending in March 2022. The independent Commission volunteers represent a diverse background of environmental professions, practice and experience and provides expert advice to the Regional Board on environmental issues relating to land use and development applications.

Landfill Development Moratorium

The Regional Board reported on the result of an in camera meeting December 9th. At that time it adopted a motion that approved placing a moratorium on any commercial development applications for the Westside Regional Landfill site off Asquith Road until the closure plan is completed for the former landfill in approximately 25 years.

Flood Planning Funding Sought

The Regional Board has approved submitting a grant application for up to \$150,000 to the Union of BC Municipalities Community Emergency Preparedness Fund, which administers Provincial Government funding. If approved, the grant would be used to complete the third phase of the Regional Floodplain Management Plan which would create mitigation options and strategies, building on work done since 2016 to identify and reduce flood risks across the Central Okanagan.

Regional Board Meetings

Regional District office – 1450 KLO Road, Kelowna (Woodhaven Boardroom).

- **Monday, January 27 – 7:00 pm**
 - **Thursday, February 13** – following 8:30 am Governance & Services Committee meeting
 - **Thursday, February 20 – Public Preliminary Budget Review – 8:30 am**
 - **Monday, February 24 – 7:00 pm**
-

Audio of the Regional Board meeting at:

rdco.com/media/278519/Audio_20_01_15brd.mp3

Central Okanagan Regional Hospital Board

Directors of the Central Okanagan Regional Hospital District (CORHD) Board unanimously acclaimed Directors Gail Given as Chair and Gord Milsom as Vice Chair during the annual Statutory Inaugural meeting. The Board also received the audit plan from BDO Canada LLP. The CORHD funds a 40% share of hospital and health facility construction and the purchase of major equipment.



All Dogs Must Be Licensed!

**2020 dog licenses due
by Feb. 29th**

To receive a \$20 Discount
Regular fees apply Mar. 1st

**PURCHASE OR RENEW ONLINE
BY USING THE**

My Dog Matters Rewards App

mydogmatters.ca/MDMapp

Licensed dog owners receive



benefits.



Let's Hear From You

The Regional District of Central Okanagan is preparing the **2020 – 2024 Financial Plan**.

You have several opportunities to learn about and comment on the budget priorities during these public meetings.

You are welcome to attend the meetings on Thursday, Feb. 20 and Thursday, Mar. 12 at 8:30 am in the Woodhaven Boardroom at the RDCO office, 1450 KLO Road in Kelowna.

The Regional Board meeting will give final consideration and adoption to the 2020-2024 Financial Plan starting at 7:00 pm Monday, March 23.

Visit rdco.com/budgets for detailed budget documents, information and to provide feedback to the Regional Board.

Meet Your North Westside Firefighters Open House



North Westside Fire Rescue invites you to attend this family-friendly event!

Meet your firefighters, check out the hands-on fire equipment demonstrations and see the new Bush/Rescue truck. Recruiting information will also be available for potential new firefighters interested in joining the department.

Open House

Tuesday, Jan. 21

7:00 – 9:00 pm

Killiney Beach Fire Hall
514 Udell Road

RDCO Fire Services
1450 KLO Road, Kelowna, BC, V1Z 3Z4
250-469-6223 | fire.service@rdco.com
rdco.com



The Board Report is published monthly after each regular meeting of the Board of the Regional District of Central Okanagan. The Regional Board meets twice a month in regular session in the Woodhaven Boardroom at the Regional District office, 1450 KLO Road. The public is welcome to attend.



COUNCIL REPORT
Development Services
For the January 28, 2020 Council Meeting

DATE: January 22, 2020 File: Z 19-14
TO: Paul Gipps, CAO
FROM: Jayden Riley, Planner II
RE: Application: Zoning Bylaw Amendment No. 0154.86, 2020 (File: Z 19-14)
Legal: Lot 37, District Lot 1119, ODYD, Plan KAP 52689
Address: 1150 Sunview Place
Owners: Leszek and Kerry Pazio
Agent: Dave MacBride

RECOMMENDED MOTION:

THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.86, 2020 (File: Z 19-14); and

THAT Council direct staff to schedule the proposed bylaw amendment for Public Hearing.

RATIONALE

- The proposed amendment is consistent with the existing and intended use of the subject property.
- The proposal is aligned with the parcel's Land Use Designation of Single Family Residential (SFR).
- Servicing for both water and sanitary sewer is currently available to facilitate the anticipated two (2) lot subdivision under the proposed RC3 Zone.
- Although rezoning will create the potential for subdivision, the number of dwelling units permitted over the same area will not increase.

LEGISLATIVE REQUIREMENTS

Council has the authority under Part 14 (s. 479) of the *Local Government Act (LGA)* to amend its Zoning Bylaw.

BACKGROUND

The subject property is 980 m² and located in the West Kelowna Estates / Rose Valley neighbourhood (*Figure 1, Attachments 1 and 2*). The property is surrounded by Single Detached Residential (R1) to the north, east, south, and west. There is currently a single family dwelling located on the subject property. The property is not subject to any development permit areas.

PROPOSAL

The applicant is proposing to amend the subject property's zoning designation from the Single Detached Residential Zone (R1) to the Compact Single Detached Residential Zone (RC3) in order to facilitate a two (2) lot subdivision. See *Attachment 3* for the preliminary subdivision plan.

BYLAW AND POLICY REVIEW

Official Community Plan Bylaw No. 0100

The subject property has a Land Use Designation of Single Family Residential (SFR), which is intended to support traditional single family housing opportunities and encourage more land-efficient compact housing form for families. The proposal aligns with the purpose of the SFR designation to encourage compact housing form.



Figure 1: Subject Property

Zoning Bylaw No. 0154

The existing Single Detached Residential Zone (R1) is intended to accommodate low density single detached residential use on parcels of land 550 m² and larger. The proposed Compact Single Detached Residential Zone (RC3) is intended to accommodate single detached residential use on parcels of land 325 m² and larger, with a minimum 195 m² usable parcel area. Single Detached Dwelling is the sole permitted principal use of the R1 and RC3 zones. For a comparison of the R1 and RC3 zones, see *Table 1*.

	Existing: Single Detached Residential Zone (R1)	Proposed: Compact Single Detached Residential Zone (RC3)
Subdivision		
Min. Parcel Area	550 m ²	325 m ²
Min. Usable Parcel Area	330 m ²	195 m ²
Min. Parcel Frontage	16 m	12 m
Density		
Max. Density	1 Single Detached Dwelling, 1 Secondary Suite or 1 Carriage House per parcel ¹	1 Single Detached Dwelling, 1 Secondary Suite per parcel ²
Max. Parcel Coverage	40%	40%
Max. Building Height	9 m to a max. of 3 storeys	9 m to a max. of 3 storeys
Setbacks		
Front Parcel Line	4.5 m or 6 m with garage	3.5 m or 6.0 m with garage

¹ The R1 Zone permits carriage houses on parcels 1100m² or greater.

² The RC3 Zone permits secondary suites on parcels 550m² or greater.

Rear Parcel Line	3 m	3 m
Interior Parcel Line	1.5 m	1.5 m
Exterior Parcel Line	4.5 m or 6 m with garage	2.5 m or 6.0 m with garage
Parcels in another zone	n/a	4.5 m

Table 1: Zoning Comparison

TECHNICAL REVIEW

Zoning Bylaw No. 0154

Single Detached Dwelling is the sole permitted principal use of the R1 and RC3 zones. Both zones include similar secondary uses, except Carriage House and Bed and Breakfast are permitted only in the R1 Zone. However, the R1 zone requires that parcels are a minimum 1,100 m² to permit a carriage house, which the subject property does not meet. The R1 and RC3 zones also permit secondary suites, however the preliminary subdivision plan (*Attachment 3*) proposes to create two (2) parcels under 550m², which would remove the potential for secondary suites on either proposed parcel.

Rezoning the property from R1 to RC3 will reduce the number of potential secondary uses of the property, with subsequent subdivision further reducing secondary use potential by eliminating secondary suites due to the limited parcel area. Rezoning to RC3 is consistent with the *Official Community Plan* designation and encourages compact housing by creating subdivision potential for the subject property. For these reasons, staff are in support of the proposed zoning amendment.

Subdivision

A subdivision application is anticipated to be submitted, subject to adoption of the proposed zoning amendment. The applicant has submitted a preliminary subdivision plan showing setbacks and a potential building envelope to accommodate the subdivision under the proposed Compact Single Detached Residential Zone (RC3) – see *Attachment 3*. The preliminary subdivision plan identifies two (2) parcels that would generally comply with the subdivision and siting regulations of the RC3 Zone; however, further review would occur at subdivision.

Servicing and Access

The existing single detached dwelling is sufficiently supported by existing public sewer, water, and storm infrastructure, with future connection to services possible within the Sunview Place right of way. Staff confirm that nearby community services can support an additional single detached dwelling, should the applicant proceed with subdivision. Further consideration of proposed servicing will occur at subdivision.

Access to the existing dwelling is provided via Sunview Drive with access to “Lot B” proposed via Sunview Place.

Referral Comments

The application was referred to internal and external agencies and no major concerns were identified. The proposal was also supported by the Advisory Planning Commission (APC) on December 18, 2019. In anticipation of a subdivision application, staff included advisory comments within a comprehensive letter to the applicant in relation to future subdivision considerations, i.e. frontage improvements, service connections, development cost charges, etc.

PUBLIC NOTIFICATION

A Notice of Application sign has been posted on site as per the Development Applications Procedures Bylaw No. 0260. Should Council give first and second reading to the proposed bylaw amendment, a Public Hearing will be held in accordance with the *Local Government Act*, which includes a mail out to all property owners and their tenants within 100 metres of the subject property and advertisements to be placed in the local newspaper.

ALTERNATE MOTIONS

1. **THAT** Council postpone first and second reading to City of West Kelowna Zoning Bylaw Amendment Bylaw No. 0154.86, 2020 (File: Z 19-14).

Should Council postpone consideration of the proposed bylaw amendments, further direction to staff on how to proceed is required.

2. **THAT** Council deny first and second reading to City of West Kelowna Zoning Bylaw Amendment Bylaw No. 0154.86, 2020 (File: Z 19-14).

Should Council deny the proposal, the file will be closed. As per the City's Procedures Bylaw, the applicant could re-apply for a similar proposal 6 months after initial Council consideration.

REVIEWED AND APPROVED BY

Bob Dargatz, Development Manager
Brent Magnan, Planning Manager
Mark Koch, Director of Development Services
Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Context Map
2. Subject Property Map
3. Preliminary Subdivision Plan
4. Compact Single Detached Residential Zone (RC3)
5. Zoning Bylaw Amendment NO. 0154.86, 2020

H:\DEVELOPMENT SERVICES\PLANNING\3360 Zoning & Rezoning\20 Applications\2019\Z 19-14 1150 Sunview Place\Bylaw_Rpts_Minutes\1st and 2nd Reading

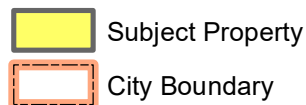


CONTEXT MAP: Z 19-14



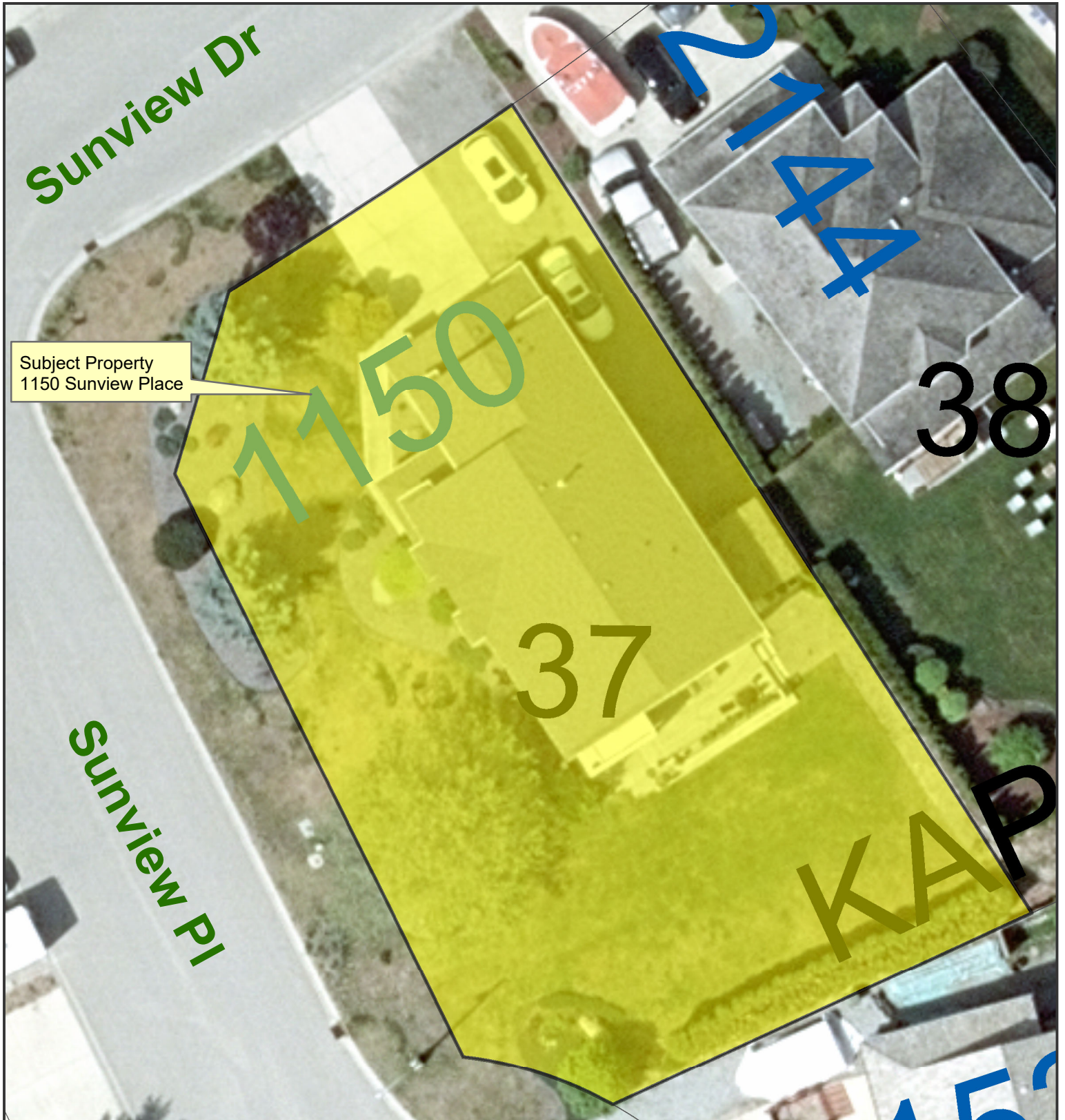
File: Z 19-14

Legal Description: Lot 37, DL 1119, ODYD, Plan KAP52689



0 150 300 600
Metres








File: Z 19-14

Legal Description: Lot 37, DL 1119, ODYD, Plan KAP52689

LEGEND

-  Subject Property
-  Zoning Boundary
-  Parcels

0 3.5 7 14 Metres



PROPOSED SUBDIVISION OF LOT 37,
DL 1119, ODYD, PLAN KAP52689.

PID: 018-836-160

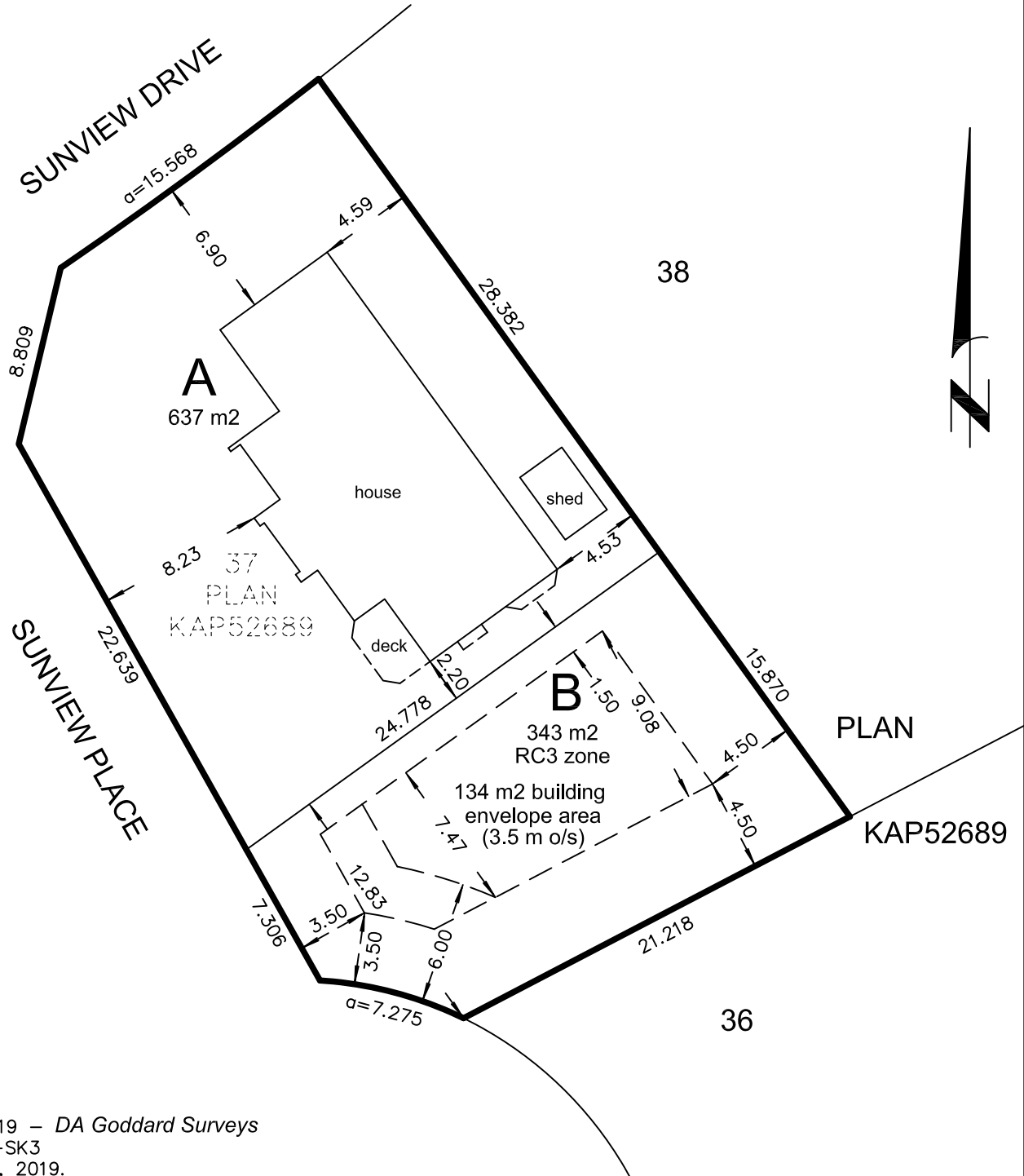
CIVIC ADDRESS: 1150 SUNVIEW PLACE, WEST KELOWNA.

CLIENT: DAVE MacBRIDE

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part, without the express written consent of DA Goddard Surveys.

Scale 1:300 Metric. Distances shown are in metres and decimals thereof. Lot dimensions are based on existing Land Title and Survey Authority records and may be subject to minor change at time of new survey.

Note: Unregistered interests have not been included or considered.



10.3. COMPACT SINGLE DETACHED RESIDENTIAL ZONE (RC3)

Bylaw No.
154.36

.1 Purpose

To accommodate single detached residential use on parcels of land that are 325 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
(b) Care facility, minor
(c) Home based business, major
(d) Secondary suite on parcels 550 m² (5,920.2 ft²) or greater

Bylaw No.
154.50

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum usable parcel area	195 m ² (2,099.0 ft ²)
(c)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
.2	Secondary suite	1 per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)

Bylaw No.
154.50

.4	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	Parcels in another zone	4.5 m (14.8 ft)
.6	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.3.5(f), the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).

(b) **Siting Regulations for Approved Subdivisions**

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

Bylaw No.
154.06

CITY OF WEST KELOWNA

BYLAW NO. 0154.86

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.86, 2020".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

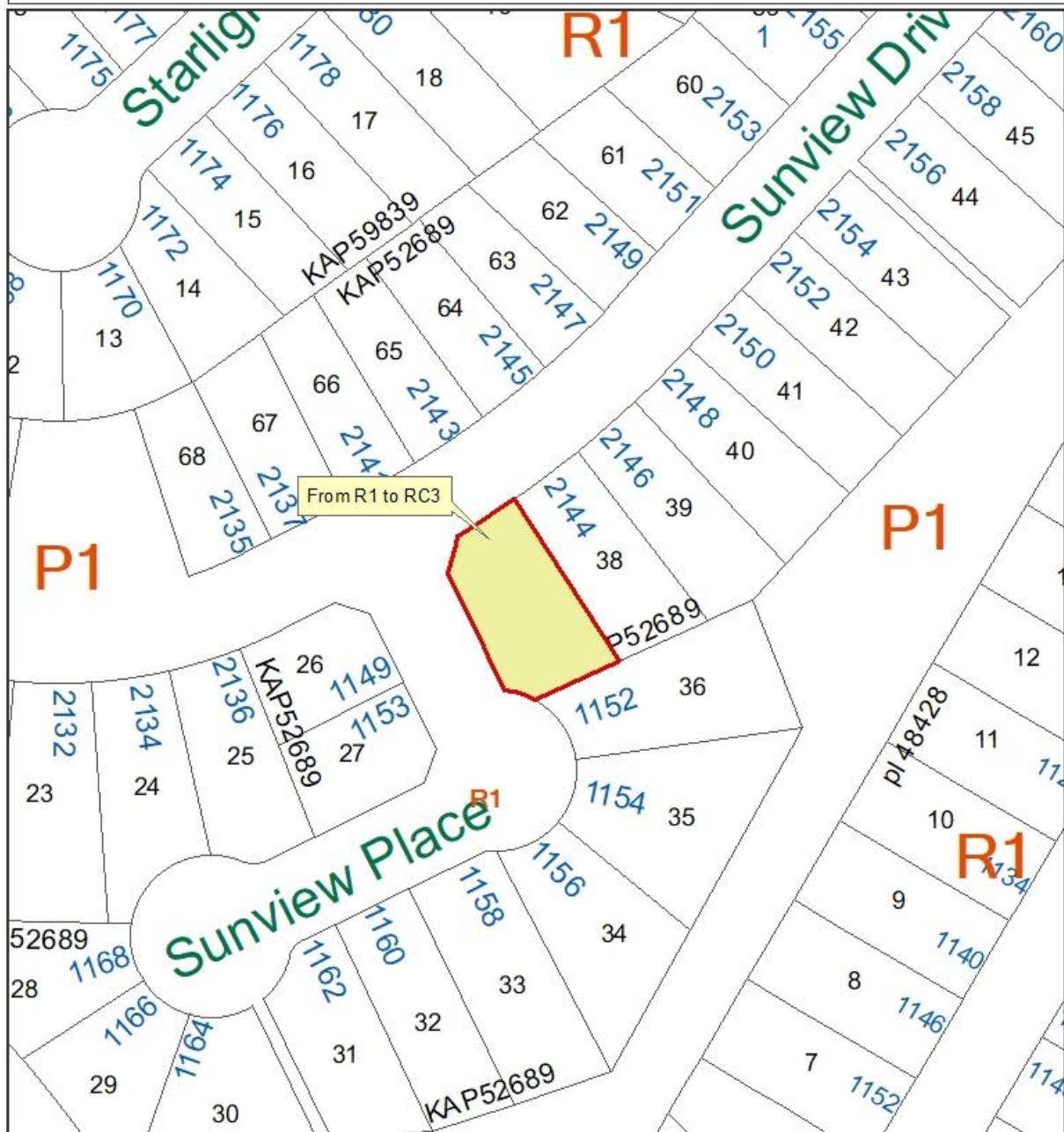
- 2.1 By changing the zoning on Lot 37, District Lot 1119, ODYD, Plan KAP 52689 as shown on Schedule 'A' attached to and forming part of this bylaw from Single Detached Residential (R1) to Compact Single Detached Residential (RC3).
- 2.2 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS
PUBLIC HEARING HELD THIS
READ A THIRD TIME AND ADOPTED THIS



MAYOR

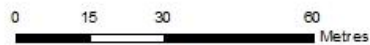
CITY CLERK

SCHEDULE 'A' of BYLAW NO. 0154.86



LEGEND

-  Subject Property
 R1 to RC3



1:1,200



Date: 2020-01-20



COUNCIL REPORT
Engineering / Public Works
For the January 28, 2020 Council Meeting

DATE: December 20, 2019
TO: Paul Gipps, CAO
FROM: Dana Graves, Design & Inspection Technologist
RE: Campbell Road Traffic Calming Review

RECOMMENDED MOTION:

THAT Council direct Staff to engage the Casa Loma Neighborhood for their input on the recommended Median Gateway Treatment for Campbell Road.

RATIONALE:

Engineering has completed a combined review of traffic conditions on Campbell Road to determine if further traffic calming measures are warranted within the study area at this time.

BACKGROUND:

The Casa Loma Neighbourhood Level Implementation study was completed in May 2015 in accordance with the Traffic Calming Policy originally adopted on July 26, 2011. It involved working groups with members of the neighbourhood resident association, two open houses with traffic calming presentations, opportunities for resident input and online questionnaires. The resident concerns were predominantly speeding and line marking improvements.

Traffic calming improvements in the neighbourhood were proposed in two phases, with the first phase including the installation of a driver awareness board and line marking improvements on Campbell Road. Consideration of a second phase was dependant on the effectiveness of the first. The recommended improvement options were based on public support, and Council input during the neighbourhood level Implementation study. The second phase of the works was not completed due to Council's direction not to proceed further with the Community Wide Traffic Calming Program.

In December 2018 a Traffic Calming Petition was received from residents on Campbell Road requesting traffic calming measures installed on Campbell Road from Casa Rio Drive to Lucinde Road. Of the 36 households within the petition's inclusion, 26 residents were confirmed as signed (72%) which met the 50% requirement in the Traffic Calming Policy. The City evaluated traffic conditions when street sweeping was completed, from April 11-23, 2019. Data was collected at two locations within the petition area, refer to Figure 1 for locations.

On June 6, 2019 Watt Consulting Group completed a Traffic Calming Review of Campbell Road based upon collected traffic volume and speed counts within the study area, refer to Appendix A.

Current Conditions:

Campbell Road is an Urban Minor Collector class of roadway in the West Kelowna Traffic Management Plan that provides current access to approximately 284 residential properties in the Casa Loma Neighborhood. A Driver Awareness Board is located on Campbell Road prior to Casa Grande Drive facing the southbound traffic lane with a regulatory 50km/h sign is on the board post and another located immediately exiting Casa Rio Drive facing the northbound lane.

The ICBC crash data from 2014 to and including 2018 a total of 36 incidents for the road corridor reports are on file. Of these, only two incidents causing property damage were reported on Campbell Road, one in November 2016 involving a collision with a deer and another when a vehicle collided with a snow clearing vehicle then a fire hydrant in December of 2017. The remainder of incidents are identified as located on Highway 97 and Campbell Road.

Figure 1: Traffic Monitoring Location Map



Table 1: Campbell Road – Speed Summary Chart April 11-23, 2019

	Posted Speed Limit	Mean Speed	85 th Percentile Speed
Campbell Rd North	50 km/h	53 km/h	62 km/h
Campbell Rd South	50 km/h	47 km/h	55 km/h

Note: The mean speed is defined as the average speed of vehicles observed to travel under free-flowing conditions past a nominated point. The 85% speed is defined as the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a nominated point providing an accurate estimation of traffic conditions and is also called “operating speed”.

Traffic Calming Device Comparisons

A speed hump gateway treatment was previously recommended in the neighbourhood level implementation study in 2015. The gateway features a vertical speed hump and two small curbs on each side with considerations for additional speed humps to the South of the gateway. The road grades are unsuitable within the petition area for speed hump install, as they are required to be located in a series prior to Casa Rio Drive with a 100 to 150 metre spacing between each. This configuration would also negate the effectiveness of the current speed reader board and movement to another location should be considered. It is noted that speed humps are the most effective means of slowing traffic but have impacts to emergency service response times.

A median gateway treatment is proposed by Watt Consulting Group as a landscaped median island with 50km/h pavement markings to influence driver behavior. This will slow traffic with the use of horizontal deflection, forcing vehicles to change their path to navigate the feature. A structure of this type would require a road widening prior to Casa Rio Drive but the existing speed reader board will compliment this location. Landscaping is considered to increase the effectiveness additional operating costs including maintenance and irrigation will be required.

Note: Water supply in Casa Loma is a privately owned water system.

Recommendations

Watt Consulting Group recommends that the City:

- Assess options with emergency services; and
- Gauge support from the neighborhood; and
- Pursue the Median Gateway Treatment with landscaped features.

Assessment of Options

West Kelowna Fire Rescue (WKFR), Royal Canadian Mounted Police (RCMP), BC Emergency Health Services (BCEHS), West Kelowna Parks and Public Works has reviewed the Watt Consulting Group Traffic Calming Review of Campbell Road. The concerns provided regarding the options are as follows:

1. WKFR comments are:

- a. *“The area beyond the proposed gateway treatment is outside our designated 10 Minute response area, therefore we wouldn’t support the installation of the “Gateway Treatment with Speed Hump”. This would require a significant slow down for the truck as these bumps are very pronounced in the fire engine.”*
- b. *“The median option is similar to traffic calming works on Mission Hill Rd and Gregory Rd. We haven’t received any negative feedback from our crews on these treatments. Therefore, these would be the more desirable alternative, if something was required at all.”*

2. RCMP comments are:
 - a. *"The RCMP vehicles are not significantly impacted by traffic calming measures as our vehicles are not large as fire department vehicles are."*
 - b. *"The RCMP should not be affected by this change aside from whatever positive traffic calming results from the changes."*
3. BCEHS comments are:
 - a. *"The SPEED HUMP GATEWAY TREATMENT is problematic for ambulances because at a normal driving speed of 50 km/h we would need to slow down to at least 5 km/h. This makes for a very rough ride for our stretcher patients and puts us at risk of being rear-ended."*
 - b. *"The MEDIAN GATEWAY TREATMENT is much more favorable for us so long as they are no more than 50 meters long with good sightlines and not one after another. Any longer and they have a profound effect on our ability to pass vehicles that have pulled over for us."*
 - c. *"Campbell Road area has never caused me concern for excessive speeding."*
4. Parks comments are:
 - a. *"Landscaping be minimal."*
 - b. *"Minor spot planting with point source irrigation."*
 - c. *"Heavy fabric weed barrier with larger chunky decorative rock (no fine granules) for ground cover."*
 - d. *"Plant very sparingly."*
5. Public Works comments are:
 - a. *"16' width is required to enable front plow setup between medians, this could be reduced to 14' clear width if only underbody plows are used."*
 - b. *"These would need to be well marked to mitigate damage during winter months"*
 - c. *"This area would be subject to significant salt and sand application so that should be considered if landscaped median is being contemplated."*
 - d. *"Drainage will need to be accommodated in/around medians, islands etc."*
 - e. *"Experience with other lane narrowing locations is that cyclists/pedestrians are impacted significantly and should be accommodated with either lane or enhanced signage and markings to share the travel lane."*
 - f. *"Bumps/humps (if supported) would need to be well marked/accommodate drainage. Road structure around the bumps may need to be enhanced as we are seeing asphalt failures at the exit of some of the bumps in other areas."*

COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
July 26, 2011	THAT Council adopt the District of West Kelowna Traffic Calming Policy. <i>(moved and seconded)</i>	C230/11
March 10, 2015	THAT the Casa Loma Neighborhood Traffic Calming Program be amended to include that the speed limit on Campbell Road indicates a maximum of 60km/h to the residential boundary; and THAT the motion be deferred until the change in speed limit is evaluated by a traffic engineer and that the Casa Loma Neighborhood Traffic Calming Program be deferred pending resolution of the issues raised. <i>(moved and seconded)</i>	C130/15
May 12, 2015	THAT Council adopt the revised District of West Kelowna Traffic Calming Policy; and THAT Council direct staff not to proceed further with the Community Wide Traffic Calming Program initiated in 2011; and, THAT Council direct staff to undertake additional revisions to be brought back to Council. <i>(moved and seconded)</i>	C206/15
May 12, 2015	THAT Council direct staff to maintain the existing speed limit of 50km/h along Campbell Road between the DWK boundary and the urban area; and THAT Council direct staff to proceed with the detailed design and construction of the recommended Phase 1 Traffic Calming measures in Casa Loma; and THAT Council direct staff to bring back a report within eighteen months of implementation of Phase 1 with results of the project and recommendation on whether to proceed with Phase 2. <i>(moved and seconded)</i>	C207/15
June 6, 2017	That Council adopt the revised City of West Kelowna Traffic Calming Policy dated June 6, 2017. <i>(moved and seconded)</i>	C335/17

FINANCIAL IMPLICATIONS:

The raised median should be at least 2.0 meters wide and 7.0 meters long with a minimum lane width of 3.3m (no more than 3.5m) wide plus shoulder widening. If this gateway treatment is pursued, it is further recommended to be enhanced with a larger treed median and 50km/h pavement markings.

The estimated cost to construct the landscaped median gateway, including the 50km/h pavement marking is \$50,000, which does not include any provision for design or construction services.

ALTERNATE MOTIONS(S):

THAT Council direct Staff to proceed with the Median Gateway Treatment design and allocate budget to construct on Campbell Road; or

THAT Council does not support the Median Gateway Treatment at this time on Campbell Road and direct Staff to continue to monitor traffic conditions in accordance with the current City of West Kelowna Traffic Calming Policy.

REVIEWED AND APPROVED BY:

Allen Fillion, Director of Engineering & Public Works
Warren Everton, Director of Finance/CFO
Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

Appendix A – WATT Consulting Group MEMORANDUM 2019-06-06 Casa Loma Traffic Calming Review

MEMORANDUM

To: Dana Graves – City of West Kelowna

Copy: Allen Fillion – City of West Kelowna
Rob Hillis – City of West Kelowna
Stephen Sargeant – Watt Consulting Group

From: Tom Baumgartner, M.Sc., P.Eng.

Our File #: 2638.B01

Project: Casa Loma

Date: June 6, 2019

RE: Traffic Calming Review

Watt Consulting Group was retained by the City of West Kelowna to assess collected traffic volume and speed counts for traffic calming warrants on Campbell Road. The City received a petition from 36 homes along Campbell Road meeting the Traffic Calming Policy requirements to investigate further.

The following provides a review of the 2015 *Casa Loma Neighbourhood Traffic Calming Study* by ISL Engineering and Land Services, review of data collected from April 11-23, 2019, and recommendations on proceeding in consideration of collected data, the City's Traffic Calming Policy, and current practices.

1.0 ROADWAY CONTEXT

Campbell Road is classified as a minor collector and serves as the only vehicular access to the Casa Loma Neighbourhood (connecting via Highway 97). The first 870 metres (approx.) of Campbell Road from Highway 97 passes through the Westbank First Nation I.R. No.10. This is largely a rural cross-section with limited access and property frontages. Once in West Kelowna, this largely continues with predominantly low density residential and setback property frontages for another ~820 metres. The neighbourhood then transitions to more fronting residential at Casa Rio Drive / Casa Grande Drive where properties on the west side are setback and have no fronting access for another 230 metres (approx.). The long and largely uninterrupted distances a major route contributes to higher speeds. Campbell Road has limited lighting, no fronting pedestrian facilities, and limited shoulder space for vulnerable road users. As the only access to the neighbourhood, Campbell Road is critical to emergency response and care must be taken that traffic calming devices are not unacceptably detrimental to essential services.

2.0 BACKGROUND

The 2015 *Casa Loma Neighbourhood Traffic Calming Study* by ISL Engineering and Land Services recommended a phased approach to traffic calming. Phase 1, which has been implemented, included the installation of:

- 50km/h regulatory speed signage and radar speed signage; and
- Painted centre lines and stop bars to neighbourhood street intersections.

Figure 1 shows the existing radar speed sign on Campbell Road for southbound traffic in advance of the Casa Rio Drive / Casa Grande Drive intersection. Note the straight sightline to the crest of the roadway with an apparent uninterrupted frontage on the west side of the road.



Figure 1: Existing Radar Speed Sign (Southbound Campbell Rd)

The ISL Study recommended that if speeds remained above 10km/h then additional phases should be sought out. Additional recommendations for future phases included a speed hump gateway entry or a median island gateway feature. The speed hump gateway feature had more support from residents than the median.



Figure 2: ISL Proposed Gateway Treatments with Speed Hump (Left) and Median (Right)

Source: 2015 *Casa Loma Neighbourhood Traffic Calming Study* by ISL Engineering and Land Services

3.0 DATA COLLECTION

The City of West Kelowna collected traffic volume and speed data on Campbell Road at the locations shown in **Figure 3** on April 11-23, 2019. A summary of the collected data is provided in **Table 1**. The counter installed on the north end of Campbell Road measured an operating (85th percentile) speed of 62 kilometres per hour. This exceeds the “10 kilometre-per-hour speed in excess of the posted speed” threshold from the Traffic Calming Policy. The southern counter on Campbell Road had an operating speed of 55 kilometres per hour, which does not meet the threshold. Therefore, the north end of Campbell Road is warranted for traffic calming.



Figure 3: Traffic Counter Locations

Table 1: Summary of April 11-23, 2019 Traffic Speed Statistics

	Posted Speed Limit	Mean Speed	85 th Percentile Speed
Campbell Rd North	50 km/h	53 km/h	62 km/h
Campbell Rd South	50 km/h	47 km/h	55 km/h

4.0 TRAFFIC CALMING DEVICES

Traffic calming devices should be implemented with care as they can create other unintended consequences. Forced reductions to vehicle speeds on neighbourhood roads with no alternate routes will have impacts to emergency services and response times.

The 2015 ISL report recommended implementing gateway feature and assessed two alternatives. Gateway features are a combination of traffic calming devices used to indicate a change in roadway operation due to changes in adjacent land use and access density. One alternative (which had more public support in the 2015 study results) was a speed hump with a raised curb treatment and the other was a raised median treatment.

4.1 Speed Hump Gateway Treatment

The speed hump gateway treatment recommended by ISL (**Figure 2**) features one speed hump with two small curbs on either side to restrict vehicles circumnavigating the speed hump. To get reduced speeds, a series of speed humps should be installed. This would typically be three at a spacing of 100-150 metres each. It is noted that the road grade south of the Casa Rio Drive / Casa Grande Drive intersection is in the order of 10% and is too steep for vertical deflection measures such as speed humps. Therefore, if speed humps were to be used, they would have to be placed on Campbell Road in advance of the Casa Rio Drive / Casa Grande Drive intersection. Speed humps are the most effective means of slowing traffic but have some of the most major impacts to emergency service response times.

4.2 Median Gateway Treatment

Median treatments are intended to slow traffic by causing horizontal deflection, forcing vehicles to change their path. It is noted that the proposed rendering/design (**Figure 2**) has a small sized island and may result in limited effectiveness. Incorporating a larger median island with trees to provide larger vertical elements are favourable as they enhance traffic calming devices. As driver speeds increase their field of vision narrows. Vertical elements such as street trees (**Figure 4**) can influence driver behaviours by interrupting long straight sight lines with the use of visual framing (i.e. obscuring the horizon, but not the imminent area). This would break up the visually apparent limited activity on Campbell Road associated with limited driveway access on the west side of the road affecting southbound traffic. It is recommended that if this gateway option is pursued, it is enhanced with a larger treed median and 50km/h pavement markings (**Figure 4**) as the City has implemented on Elliott Road and Reece Road.



Figure 4: Landscaped Median (Left) and 50km/h Pavement Marking (Right)

The raised median should be at least 2.0 metres wide and 7.0 metres long with a minimum lane width of 3.3m (no more than 3.5m) wide plus shoulder widening. The cost for the landscaped median gateway including 50km/h pavement marking is estimated at \$50,000.

5.0 IMPLEMENTATION CONSIDERATIONS

Table 2 provides a summary of the advantages and disadvantages of the speed hump and median gateway treatments.

Table 2: Comparison of Speed Hump and Median Gateway Treatments

Treatment	Advantages	Disadvantages
Speed Hump Gateway	<ul style="list-style-type: none"> Forces vehicles to slow down with raised deflection. 	<ul style="list-style-type: none"> Requires two to three speed humps in a series to be effective at 100- to 150-metre spacing. Humps would need to be located to the north of the intersection as south extent is too steep. Impractical to keep speed reader board in current location with speed hump gateway treatment. Would require road widening to accommodate shoulders.
Median Gateway	<ul style="list-style-type: none"> Would complement existing speed reader board. Deflect vehicles and breaks up sight line to south. 	<ul style="list-style-type: none"> Most effective with tall landscaping in median increasing maintenance and operating costs including irrigation. Would require road widening to accommodate shoulders.

It is recommended that prior to implementing a treatment, the entire affected neighbourhood be surveyed (in addition to the petition area fronting Campbell Road) along with emergency services to gauge support as Campbell Road is the only access to the neighbourhood.

Traffic calming measures can also be phased in and tested with temporary measures such as on-road flexible delineators (**Figure 5**) to create a temporary median treatment. This allows the City to test certain types of measures before committing to higher capital expenditures. However, these devices typically require a higher level of maintenance for damage and debris. It is understood that these devices are currently not supported by Public Works for these reasons.



Figure 5: Vertical Centreline Treatment with Flexible Delineator Posts

6.0 RECOMMENDATIONS

It is recommended that the City:

- Pursue the median gateway treatment with landscaped features;
- Assess options with emergency services; and
- Gauge support from neighbourhood.

Please contact me if you have any questions or comments at 778-313-1060. Thank you.

Sincerely,

Watt Consulting Group



2019-06-06

Tom Baumgartner, M.Sc., P.Eng.
Transportation Engineer



COUNCIL REPORT
Corporate Initiatives
For the January 28, 2020 Council Meeting

DATE: January 21, 2020
TO: Paul Gipps, CAO
FROM: Jason Luciw, Communications Supervisor
RE: Community Emergency Preparedness Fund – Flood Mitigation Planning

RECOMMENDED MOTION:

THAT Council support the application to the Community Emergency Preparedness Fund seeking 100% funding, up to a maximum of \$150,000, to complete a Flood Mitigation Plan;

THAT Council authorize the Mayor and City Clerk to execute the funding agreement; and,

THAT Council agree to amend the 2020 to 2024 Financial Plan for a successful application.

RATIONALE:

British Columbia's Community Emergency Preparedness Fund (CEPF) offers a suite of programs to assist local governments in adapting to Climate Change, including the increasing frequency and severity of flooding. The City of West Kelowna continues in its efforts to prevent flood damage and improve community resiliency, particularly since impacts of 2017 and 2018 flooding.

BACKGROUND:

Damaging freshet and flooding, which local governments could once expect to occur every 100 years are now recurring within the space of one to five years. Emergency flood response and subsequent recovery projects push municipal resources beyond limits and affect Council's Strategic Priorities and delivery of city programs, services and capital project implementation.

A Flood Mitigation Plan will identify short, medium and long-term actions that the city should take to protect lives, property and infrastructure. The plan will also better position the city to apply for federal and provincial assistance to conduct infrastructural flood mitigation works.

In order to qualify for capital funding assistance, local and indigenous governments are required to have plans that contain professional assessments and recommendations for shovel ready projects. Given the high degree of competition for federal and provincial funding programs, versus the limited amount of funding that is available, a plan will also ensure that the city's applications clearly establish the need for funding support and meet as many eligibility criteria as possible.

The City was unsuccessful in receiving funding under the CEPF Flood Mitigation Planning Program in 2019 given the degree of competition in comparison to available funding. City staff subsequently consulted with CEPF program staff to seek ways to make the 2020 application even stronger and more competitive.

COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
01/22/19	THAT Council direct staff to apply to the Community Emergency Preparedness Fund seeking 100% funding, up to a maximum of \$150,000, to complete a Flood Mitigation Plan; authorize the Mayor and City Clerk to execute the funding agreement; and, agree to amend the 2019 to 2028 budget for a successful application. CARRIED UNANIMOUSLY	C090/19

FINANCIAL IMPLICATIONS:

The project is reliant upon receiving 100% grant funding. In the event of a successful application, Council would need to amend the 2020 to 2024 Financial Plan to include a \$150,000 line item for a Flood Mitigation Plan, indicating 100% funding from grant sources.

Recommendations from the Flood Mitigation Plan would assist Council in setting future Strategic Priorities and identify projects that should be included in 5, 10 and 20-year capital plans.

REVIEWED AND APPROVED BY:

Warren Everton, Director of Finance/CFO
Allen Fillion, Director of Engineering & PW
Sandy Webster, Director of Corporate Initiatives
Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: No
Attachments: No



COUNCIL REPORT
Corporate Services
For the January 28, 2020 Council Meeting

DATE: January 16, 2020
TO: Paul Gipps, CAO
FROM: Steve Neil, Land Agent
RE: Renewal of Westbank Museum Lease Agreement

RECOMMENDED MOTION:

THAT Council authorize the Mayor and Corporate Officer to execute the lease agreement with the Westbank Museum and Arts And Crafts Society for use of the Museum for a five year term commencing January 1st, 2020.

RATIONALE:

The existing lease with the Westbank Museum and Arts and Crafts Society (WMACS) expired on December 31st, 2019. The new lease will allow the WMACS to continue operations for 5 more years upon approval from Council.

LEGISLATIVE REQUIREMENTS:

In accordance with *section 26 and 94* of the *Community Charter*, the City has published notices of the proposed lease for 2 consecutive weeks in the Westside Weekly, giving notice to residents that the City intends to give assistance to the WMACS by leasing the premises at less than market value.

BACKGROUND:

The Museum has been leased to the WMACS for consecutive 5 year terms since 2010, with the most recent term expiring on December 31st, 2019. In 2010 the City took over the former RCMP building and converted it into the new museum and contracted the Museum to the WMACS, opening the doors to the public in 2011. WMACS also operates the Visitor Information Centre from this location.

The new lease agreement contains the same terms and conditions as the previous lease agreement. It is for a five year term commencing January 1st, 2020, through to December 31st, 2024. Either party may terminate the lease by giving one year's written notice. The rent during the term is one dollar per year, and City provides an annual operating grant which in 2019 was \$75,000.

FINANCIAL IMPLICATIONS:

- The annual allocation of financial support to the Westbank Museum and Arts and Crafts Society of \$75,000 (for 2019) has been established within the 2020 – 2029 Financial Plan, and is to be reviewed annually during the term of the lease.

ALTERNATE MOTIONS(S):

- **THAT** Council postpone consideration of the Agreement with Westbank Museum and Arts and Crafts Society and request staff to return with further information.

REVIEWED AND APPROVED BY:

Warren Everton, Director of Finance/CFO
Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments:

Attachment 1 – Copy of Lease Agreement with WMACS

CONTRACT AGREEMENT

THIS CONTRACT AGREEMENT made the 19th day of September 2019.

BETWEEN:

CITY OF WEST KELOWNA
2760 Cameron Road
West Kelowna, British Columbia, V1Z 2T6

(hereinafter called the "City")

OF THE FIRST PART

AND:

WESTBANK MUSEUM AND ARTS AND CRAFTS SOCIETY
2376 Dobbin Road
West Kelowna, British Columbia, V4T 2H9

A Society duly incorporated pursuant to the laws of the Province of British Columbia

(hereinafter called the "Association")

OF THE SECOND PART

WHEREAS:

- A. The City is the registered owner of that certain parcel of land and building known as the District of West Kelowna Museum Centre at or near 2376 Dobbin Road, West Kelowna, British Columbia and legally described as:

Lot – 1
Plan RAP 81960

(hereinafter called the "Museum Centre").

- B. The Association is legally restricted to use in greater part as a Museum for the purpose of this contract.
- C. The City has agreed to lease the Museum centre to the Association for a term of five years for the use by and purposes of the Association.

NOW THEREFORE IN CONSIDERATION of the mutual covenants, terms and conditions set forth in this Lease the parties agree as follows:

1. LEASE OF MUSEUM CENTRE

- 1.1. The City does hereby lease the Museum Centre to the Association on the terms and conditions hereinafter set forth.

2. TERM / OPERATION HOURS

- 2.1. The term of this Lease shall be for a term of five years commencing on the 1st day of January, 2020 and terminating on the 31st day of December, 2024 unless otherwise terminated by mutual agreement or until such time as another suitable facility becomes available or determined as provided herein.
- 2.2. The museum will be open five days a week with an average of six hours per day.

3. RENT

- 3.1. The Association will pay the City \$1.00 per annum for the use of the facilities. The Association will provide a five year budget for Council's approval. Based on this budget Council will provide funding. In 2020 the allocation will be \$75,000. The budget will be reviewed on an annual basis and adjusted through discussions between the Association and the City.

4. CITY'S COVENANTS

4.1. Association's Use

The City agrees to permit the Association, its members and invitees to exercise the full right of access to and from the Museum Centre for the purposes of the Association. The Association agrees to control and properly manage all use of the Museum Centre.

4.2. Utilities

The City agrees to pay all utility rates and charges in respect of all water, gas, sewer, electric and power. Telephone will be the responsibility of the Association.

4.3. Maintenance and Repair

The City agrees to maintain and repair in a timely manner the Museum Centre during the term of this Lease. The City further agrees to maintain the exterior grounds and undertake snow removal using a separate contract and associated terms.

The list of items the District will be responsible for maintaining will be listed in Schedule A.

4.4. Building Replacement Insurance

The City agrees to obtain and maintain throughout the term of this Lease a policy of building insurance for the Museum Centre to the full insurable replacement value of the building against risk of loss or damage caused by or resulting from fire, lightning, tempest, earthquake or additional peril against which the City normally insures.

4.5. Quiet Enjoyment

The Association shall have quiet enjoyment of the Museum Centre during the term of this Lease.

5. ASSOCIATION'S COVENANTS

5.1. Access by City

The Association agrees that during the term of this Lease any officials, officers, employees or authorized agents of the City may have access to and conduct inspections of the Museum Centre.

5.2. Maintenance Assistance

The Association will provide a contractor and be responsible for all costs associated with cleaning including all custodial supplies, and agrees to keep the Museum Centre in a neat, tidy and safe condition throughout the term of this Lease.

5.3. No Assignment or Subletting

The Association agrees not to assign or sublet this Lease without the consent of the City, which consent shall not be unreasonably withheld, provided that the Museum Centre must be used exclusively for museum related purposes.

5.4. Museum Centre Restriction

The Association acknowledges that pursuant to the terms of this agreement the lands and building may only be used for museum related purposes.

5.5. No Nuisance

The association agrees not to do or allow to be done anything at the Museum Centre which may constitute a nuisance or which may increase the hazard of fire or liability of any kind or constitute a violation of any policy of insurance with respect to the Museum Centre.

5.6. Constitution and Bylaws

The Association agrees that membership in the Association shall be in accordance with the Constitution and Bylaws of the Association.

5.7. Association Management

The Association agrees that the City is not responsible in any way for managing the use of the Museum Centre or the programs of the Association.

The Association will on a yearly basis provide to the City a five year budget for council's approval.

The City will be responsible for expenses, as listed in Schedule A.

5.8. No Alterations

The Association agrees that no additions, alterations, renovations and/or modifications to the Museum Centre shall be effected without the written consent of the City.

5.9. Compliance with Laws

The Association agrees that it shall at its own expense comply with all laws and regulations of any authority having jurisdiction applicable to the Museum Centre including any requirements of fire or other insurance underwriter and insurers. The Association agrees to comply with all notices requiring compliance whether delivered to the City or the Association.

5.10. Insurance

All policies of insurance required to be taken out by the Association shall be with companies satisfactory to the City and shall, unless otherwise approved in writing by the Landlord.

The Association shall, at its sole expense, obtain and maintain during the Term:

- (a) comprehensive general liability insurance providing coverage for death, bodily injury, property loss and damage, and all other losses arising out of or in connection with the operations, use and occupation of the Museum and the Land in an amount of not less than \$5,000,000.00 for each occurrence or such increased amount as the City may require; and
- (b) "all risks" insurance, for replacement cost, on all of the Association's personal property and fixtures that are in the nature of trade fixtures.
- (c) name the City as an additional insured;
- (d) include that the District is protected notwithstanding any act, neglect or misrepresentation by the Association which might otherwise result in the avoidance of a claim and that such policies are not affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insureds;

- (e) be issued by an insurance company entitled to carry on the business of insurance under the laws of British Columbia;
- (f) be primary and non-contributing with respect to any policies carried by the City and that any coverage carried by the City is in excess coverage;
- (g) not be cancelled or materially modified without the insurer providing the District with 30 days written notice stating when such cancellation is to be effective or identifying the modification;
- (h) be maintained for a period of 12 months per occurrence;
- (i) not include a deductible greater than \$5,000.00 per occurrence (except for the “all risks” insurance with respect to the Premises, which shall include no deductible);
- (j) include a cross liability clause; and
- (k) be on other terms acceptable to the Landlord, acting reasonably.

5.11. Indemnification

The Association agrees to indemnify and save harmless the City and its respective elected representatives, officer, authorized agents and employees against all liabilities, actions, damages, claims and cost, including costs on a solicitor and own client basis, arising out of or in any way connected with the negligence of the Association.

The City agrees to indemnify and save harmless the Association and its respective elected representative, officers, authorized agents and employees against all liabilities, actions, damages, claims and cost, including costs on a solicitor and own client basis, arising out of or in any way connected with the negligence of the City.

5.12. Builders’ Liens

The Association agrees to indemnify and save harmless the City from and against any and all claims for payment for services rendered to the Association or contracts of any kind including any claims of builder’s lien, wages, material supply or for any other liabilities of any kind arising out of the use and occupation of the Museum Centre by the Association.

5.13. Builders’ Lien Notices

The Association agrees that the City shall be permitted at any time to post notices that the City will not be responsible for any liability under the provision of the *Builders’ Lien Act* of other liability as described in article 5.12.

6. RIGHT OF RENEWAL

The parties agree that one year prior to the expiry of the term of the Lease the City and Association will enter into negotiations for a new Lease on such terms and conditions as the parties may mutually agree.

7. ARBITRATION IN THE EVENT OF A DISPUTE

In the event of a dispute between the City and the Association as to the interpretation of any term or condition of this Lease, such dispute shall be resolved if necessary by a single arbitrator appointed pursuant to the provisions of the *Commercial Arbitration Act*.

8. EARLY TERMINATION

The Association may terminate this Lease by giving the City a period of one year's notice in writing, at the expiry of which the Association shall have no further obligation to the City, save and except for any obligation arising prior to the expiry of such notice period.

The City may terminate this Lease by giving the Association a period of one year's written notice in writing, at the expiry of which the City shall have no further obligation to the Association, save and except for any obligation arising prior to the expiry of such notice period.

9. RE-ENTRY ON DEFAULT

The City shall have the right to re-enter the Museum Centre upon default of the Association in the performance of any terms and conditions contained in this Lease and in the event of failure of the Association to remedy such default, the Association shall peacefully surrender possession of the Museum Centre to the City upon re-entry or any termination or determination of this Lease.

10. RULES AND REGULATIONS

The Association agrees to comply with the rules and regulations that the City may from time to time adopt in connection with the use and occupation of the Museum Centre, in as such that these rules and regulations do not contravene the terms of the aforementioned crown grant and spirit of this agreement.

11. HOLDING OVER

The Association agrees that, should it hold over and retain possession of the Museum Centre at the end of the term or earlier determination of this Lease, and such holding over or possession and tenancy shall be a tenancy from month to month.

12. MISCELLANEOUS COVENANTS

12.1. Severability

Should any provisions of this Lease be found by a court to be unenforceable for any reason such provision shall be considered separate and severable from the remaining terms and conditions of this Lease, all of which shall remain in full force and effect.

12.2. Notice

Any notice required to be given hereunder shall be deemed to be sufficiently given if delivered at the time of delivery and if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

The City:

City of West Kelowna
2760 Cameron Road
West Kelowna, British Columbia, V1Z 2T6

The Association:

Westbank Museum and Arts and Crafts Society
2376 Dobbin Road
West Kelowna, British Columbia, V4T 2H9

Or at such other address as the parties may advise each other in writing from time to time and such notice shall conclusively be deemed to have been received forty-eight (48) hours after the time and date of mailing PROVIDED ALWAYS, HOWEVER, that if at the time of mailing any notice hereunder, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow-down, lockout or other labour dispute that any notice required to be given hereunder may only be given by actual delivery thereof.

12.3. Enurement

This Lease shall enure to the benefit of and be binding upon the parties hereto and their respective successors at law and permitted assigns.

13. FINANCE

The Association is responsible to ensure that it stays within its budget, and is responsible for budget overruns.

Surpluses from one year will be used to help fund the subsequent year. That is, the funding approved by Council will be reduced by any surplus from the previous year.

The Association will forward to the City yearly financial statements.

DISSOLUTION OF THE ASSOCIATION

13.1. Dissolution

In the event of the dissolution of the Association all property owned in full by the Association will be automatically transferred to the City upon the date of dissolution. This excluded any property that is on loan to the Museum. Furthermore the Association will commit to not selling any of the Museum assets.

IN WITNESS WHEREOF the parties have executed this Lease Agreement on the 19 day of September, 2019.

CITY OF WEST KELOWNA

WESTBANK MUSEUM AND ARTS AND CRAFTS
SOCIETY

by its authorized signatories

by its authorized signatories

Mayor

Corporate Officer

Date

Date

September 19, 2019

SCHEDULE A
Maintenance and Repair

The City will be responsible for but not limited to maintain the following:

Ground Repair and Maintenance

- Parking Lot
- Exterior Lighting
- Sidewalks
- Snow Removal
- Turf Maintenance
- Line Painting
- Tree Pruning
- Irrigation
- Fencing
- Garbage Collection / Disposal

Building Repair and Maintenance

- HVAC
- Utilities (water, gas, sewer)
- Security System
- Locks and Keys
- Roofs, Eaves, and Drainage Systems
- Foundations
- Supporting Structures
- Fire Alarm and Sprinklers
- Fire Extinguishers
- Plumbing Fixtures
- Electrical Fixtures
- Light Replacement
- Exterior and Interior Finishes
- General building Repairs
- General Equipment Repairs
- Floor Maintenance and Repairs
- Capital Purchases (excluding I.T. Equipment)



COUNCIL REPORT
Corporate Services
For the January 28, 2020 Council Meeting

DATE: January 20, 2020
TO: Paul Gipps, CAO
FROM: Steve Neil, Land Agent
RE: Renewal of Seniors Centre Lease Agreement

RECOMMENDED MOTION:

THAT Council approve the Lease Agreement dated September 26th, 2019 to the Westside Senior Citizens Service Association for use of the Seniors Centre for a five year term commencing January 1st, 2020, and terminating on December 31st, 2024.

RATIONALE:

The existing agreement with the Westside Senior Citizens Service Association (WSCSA) expired on December 31st, 2019, and the WSCSA is operating on a month to month basis in the interim, until a new lease agreement is entered into. The new lease agreement has been prepared, it has been signed by the WSCSA, and approval from Council is required in order to finalize the agreement.

LEGISLATIVE REQUIREMENTS:

In accordance with section 26 and 94 of the *Community Charter*, the City has published notices of the proposed lease for 2 consecutive weeks in the Westside Weekly, giving notice to residents that the City intends to give assistance to the WSCSA by leasing the premises at less than market value. There have been no comments received from residents.

BACKGROUND:

The Seniors Centre has been leased to the WSCSA since the mid 1980's. Prior to the City's incorporation, the Regional District of the Central Okanagan leased the area to the WSCSA. The agreement was transferred to the City after its incorporation. The most recent agreement was for a five year term commencing January 1st, 2014, and it expired on December 31st, 2019.

The City also holds a Crown Grant for the land which was granted in 1985. The Crown grant restricts the use of the land for senior citizen recreation purposes only.

Staff began discussions with WSCSA in the fall of 2019 for the new lease agreement. Those discussions have now concluded, and WSCSA has ratified the new lease agreement. The renewal lease contains the same terms and conditions as the former lease agreement. It is for a five year term commencing on January 1st, 2020, and expires on December 31st, 2024. The rent for the term continues to be based upon the number of members in the WSCSA, and is established at \$10 per member. The WSCSA presently has a membership of 506, and the current WSCSA membership fee is \$20 per year. Total revenue is \$10,120 with 50% of this amount (\$5,060) being paid to the City, with the remaining \$5,060 being available to the WSCSA to fund the operation of the Centre. The WSCSA typically report their membership count at the end of April, and are invoiced accordingly for payment to the City at that time.

The City's recreation staff have reviewed the relationships between seniors organizations and local governments in the operation of Seniors Centres in other jurisdictions, and have found that the terms and conditions (including the Seniors Centre membership fee and rent), are reasonable.

FINANCIAL IMPLICATIONS:

Revenue has been established within the 2020 – 2024 Financial Plan at the rental rate within the proposed agreement.

ALTERNATE MOTION:

- **THAT** Council not support the Lease Agreement dated September 26th, 2019 to the Westside Senior Citizens Service Association for use of the Seniors Centre and request staff to return with further information.

REVIEWED AND APPROVED BY:

Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments:

Attachment 1 – Proposed Renewal Lease Agreement with Westside Seniors Citizens Service Association

Attachment 2 – Copy of Crown Grant

THIS LEASE AGREEMENT made 26th day of September, 2019.

BETWEEN:

City of West Kelowna
2760 Cameron Road
West Kelowna, British Columbia, V1Z 2T6

(hereinafter called the “City”)

OF THE FIRST PART

AND:

WESTSIDE SENIOR CITIZENS SERVICE ASSOCIATION
A society duly incorporated pursuant to the laws of the
Province of British Columbia Society Number S-0010062
3661 Old Okanagan Highway
Westbank, British Columbia, V4T 1P6

(hereinafter called the “Association”)

OF THE SECOND PART

WHEREAS:

A. The City is the registered owner of that certain parcel of land and building known as the Westside Seniors Centre at or near West Kelowna, British Columbia and legally described as:

Parcel Identifier: 001-972-901
Block C of District Lot 5055
Osoyoos Division Yale District
Except Plan H17628

(hereinafter called the “Seniors Centre”);

B. The Seniors Centre is legally restricted to be used exclusively for senior citizen centre purposes pursuant to the original Crown Grant to the City;

C. The City has agreed to lease the Seniors Centre to the Association for a term of five years for the use by and purposes of the Association.

NOW THEREFORE IN CONSIDERATION of the mutual covenants, terms and conditions set forth in this Lease the parties agree as follows:

1.0 LEASE OF SENIORS CENTRE

1.01 The City does hereby lease the Seniors Centre to the Association on the terms and conditions hereinafter set forth.

2.0 TERM

2.01 The term of this Lease shall be for a term of five years commencing on the 1st day of January, 2020 and terminating on the 31st day of December, 2024 unless otherwise terminated by mutual agreement or until such time as another suitable facility becomes available or determined as provided herein.

3.0 RENT

The annual payments paid by the Association shall remain in reserve for improvements to the existing Seniors Centre, unless otherwise directed by the City. Annual payments will be as described in Schedule A.

4.0 CITY'S COVENANTS

4.01 Association's Use

The City agrees to permit the Association, its members and invitees to exercise the full right of access to and from the Seniors Centre for the purposes of the Association. The Association agrees to control and properly manage all use of the Seniors Centre.

4.02 Utilities

The City agrees to pay all utility rates and charges in respect of all water, gas, sewer, electric, power, and telephone used in connection with the Seniors Centre.

4.03 Maintenance and Repair

The City agrees to maintain and repair in a timely manner the Seniors Centre during the term of this Lease. The City further agrees to maintain the exterior grounds and undertake snow removal using a separate contract and associated terms.

The list of items the City will be responsible for maintaining will be listed in Schedule B.

4.04 Building Replacement Insurance

The City agrees to obtain and maintain throughout the term of this Lease a policy of insurance for the Seniors Centre to the full insurable replacement value against

risk of loss or damage caused by or resulting from fire, lightning, tempest, earthquake or additional peril against which the City normally insures.

4.05 Quiet Enjoyment

The Association shall have quiet enjoyment of the Seniors Centre during the term of this Lease.

4.06 Seniors Centre Programs

The City agrees that the Association is responsible for managing the use of the Seniors Centre and the programs of the Association during the term of this Lease. The City may require the use of the Senior Centre from time to time and the Association agrees to offer the Senior Centre to the City on those dates that can be mutually agreed upon by both parties. The Association must receive 30 days written notice on all requests that the City hopes to use the Senior Centre. The City acknowledges that more opportunities to utilize the Senior Centre are during the months of June, July, and August.

5.0 ASSOCIATION'S COVENANTS

5.01 Reserve Fund Payments

The money received as rent payment described in Schedule A is intended to go into reserves, however; The City reserves the right to allocate this money elsewhere.

5.02 Access by City

The Association agrees that during the term of this Lease any officials, officers, employees or authorized agents of the City may have access to and conduct inspections of the Seniors Centre.

5.03 Maintenance Assistance

The City will provide a contractor to do general cleaning and stocking of soap / paper products, but the Association agrees to assist with the maintenance of the Seniors Centre and to keep the Seniors Centre in a neat, tidy, and safe condition throughout the term of this Lease. These duties will include but are not limited to cleaning dishes, mopping up spills, wiping down counters, sweeping floors, and tidying up after themselves.

5.04 No Assignment or Subletting

The Association agrees not to assign or sublet this Lease without the consent of the City, which consent shall not be unreasonably withheld, provided that the

Seniors Centre must be used exclusively for senior citizen recreation centre purposes.

5.05 Senior Citizen's Recreation Centre Restriction

The Association acknowledges that pursuant to a term of the Crown Grant of the Seniors Centre to the City that the lands and building may only be used for senior citizen purposes (see Schedule C). The Association agrees that it will not carry on or permit to be carried on any activity or use of the Seniors Centre which is contrary to the restriction contained in the aforesaid Crown Grant.

5.06 No Nuisance

The Association agrees not to do or allow to be done anything at the Seniors Centre which may constitute a nuisance or which may increase the hazard of fire or liability of any kind or constitute a violation of any policy of insurance with respect to the Seniors Centre.

5.07 Constitution and Bylaws

The Association agrees that membership in the Association shall be in accordance with the Constitution and Bylaws of the Association

5.08 Association Management

The Association agrees that the City is not responsible in any way for managing the use of the Seniors Centre or the programs of the Association, with the exception of future seniors oriented joint programming opportunities with the Association and the City.

The Association will be responsible for all costs in relation to managing the use of the building including office supplies, program supplies, and kitchen supplies.

The City will be responsible for building maintenance and repairs as listed in Schedule B.

5.09 No Alterations

The Association agrees that no additions, alterations, renovations and/or modifications to the Seniors Centre shall be effected without the written consent of the City.

5.10 Compliance with Laws

The Association agrees that it shall at its own expense comply with all laws and regulations of any authority having jurisdiction applicable to the Seniors Centre

including any requirements of fire or other insurance underwriters and insurers. The Association agrees to comply with all notices requiring compliance whether delivered to the City or the Association.

5.11 Insurance

The Association agrees to obtain and maintain during the term of this Lease a policy of general public liability insurance against any and all claims whether for bodily injury, death or property damage arising out of the use and occupation of the Seniors Centre by the Association in an amount of not less than \$5,000,000.00 for each occurrence or such increased amount as the City may require. The City shall be named as a named insured in the insurance policy and shall be provided with a certified copy of all policies upon request.

5.12 Indemnification

The Association agrees to indemnify and save harmless the City and its respective elected representatives, officers, authorized agents and employees against all liabilities, actions, damages, claims and costs, including costs on a solicitor and own client basis, arising out of or in any way connected with the negligence of the Association.

The City agrees to indemnify and save harmless the Association and its respective elected representatives, officers, authorized agents and employees against all liabilities, actions, damages, claims and costs, including costs on a solicitor and own client basis, arising out of or in any way connected with the negligence of the City.

5.13 Builders' Liens

The Association agrees to indemnify and save harmless the City from and against any and all claims for payment for services rendered to the Association or contracts of any kind including any claims of builder's lien, wages, material supply or for any other liabilities of any kind arising out of the use and occupation of the Seniors Centre by the Association.

5.14 Builders' Lien Notices

The Association agrees that the City shall be permitted at any time to post notices that the City will not be responsible for any liability under the provisions of the *Builders' Lien Act* or other liability as described in article 5.13.

6.0 RIGHT OF RENEWAL

The parties agree that one year prior to the expiry of the term of the Lease the City and Association will enter into negotiations for a new Lease on such terms and conditions as the parties may mutually agree.

7.0 ARBITRATION IN THE EVENT OF A DISPUTE

In the event of a dispute between the City and the Association as to the interpretation of any term or condition of this Lease, such dispute shall be resolved if necessary by a single arbitrator appointed pursuant to the provisions of the *Commercial Arbitration Act*.

8.0 EARLY TERMINATION

The Association may terminate this Lease by giving the City a period of one year's notice in writing, at the expiry of which the Association shall have no further obligation to the City, save and except for any obligation arising prior to the expiry of such notice period.

The City may terminate this Lease by giving the Association a period of one year's written notice in conjunction with any notices of consideration of possible future City developments for senior facilities in West Kelowna. The City agrees that the Association will be provided an opportunity for designated representatives to participate in further feasibility and detailed design processes associated with the development of a new comprehensive community recreation facility that would have specific consideration of future seniors programming uses.

9.0 RE-ENTRY ON DEFAULT

The City shall have the right to re-enter the Seniors Centre upon default of the Association in the performance of any terms and conditions contained in this Lease and in the event of failure of the Association to remedy such default, the Association shall peacefully surrender possession of the Seniors Centre to the City upon re-entry or any termination or determination of this Lease.

10.0 RULES AND REGULATIONS

The Association agrees to comply with the rules and regulations that the City may from time to time adopt in connection with the use and occupation of the Seniors Centre, in as such that these rules and regulations do not contravene the terms of the aforementioned crown grant and spirit of this agreement.

11.0 HOLDING OVER

The Association agrees that, should it hold over and retain possession of the Seniors Centre at the end of the term or earlier determination of this Lease, and such holding over or possession and tenancy shall be a tenancy from month to month.

MISCELLANEOUS COVENANTS

11.01 Severability

Should any provisions of this Lease be found by a court to be unenforceable for any reason such provision shall be considered separate and severable from the remaining terms and conditions of this Lease, all of which shall remain in full force and effect.

11.02 Notice

Any notice required to be given hereunder shall be deemed to be sufficiently given if delivered at the time of delivery and if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

The City:

City of West Kelowna
2760 Cameron Road
West Kelowna, British Columbia, V1Z 2T6

The Association:

Westside Senior Citizens Service Association
3661 Old Okanagan Highway
Westbank, British Columbia, V4T 1P6

Or at such other address as the parties may advise each other in writing from time to time and such notice shall conclusively be deemed to have been received forty-eight (48) hours after the time and date of mailing PROVIDED ALWAYS, HOWEVER, that if at the time of mailing any notice hereunder, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow-down, lockout or other labour dispute that any notice required to be given hereunder may only be given by actual delivery thereof.

11.03 Enurement

This Lease shall enure to the benefit of and be binding upon the parties hereto and their respective successors at law and permitted assigns.

IN WITNESS WHEREOF the parties have executed this Lease Agreement _____ day
of _____, 2019.

CITY OF WEST KELOWNA
by its authorized signatories

Printed Name

Authorized Signatory

Printed Name

Authorized Signatory

WESTSIDE SENIOR CITIZENS
SERVICE ASSOCIATION
Society Number S-0010062
by its authorized signatories

Printed Name

President

Printed Name

Secretary

SCHEDULE A

The annual payments paid by the Association shall remain in reserve for improvements to the existing Seniors Centre, unless otherwise directed by the City.

Listed below is the annual rate that the City will collect from the Association.

The Association reserves the right to set what rates they will charge Seniors for memberships, however, the Association agrees to pay the City the annual rate listed below:

Year	Money Collected by CWK
2020	\$10 per member
2021	\$10 per member
2022	\$10 per member
2023	\$10 per member
2024	\$10 per member

Full payment of the annual rent is due each calendar year on April 30th.

Any monies spent by the Association on improvements to the Seniors Centre shall be in addition to and separate from the rental payments due under this Lease.

SCHEDULE B

Maintenance and Repair

The City will be responsible for but not limited to maintain the following:

Grounds Repair and Maintenance

- Parking Lot
- Exterior Lighting
- Sidewalks
- Snow Removal
- Turf Maintenance
- Line Painting
- Tree Pruning
- Irrigation
- Fencing
- Garbage Collection / Disposal

Building Repair and Maintenance

- HVAC
- Utilities (water, gas, sewer)
- Security System
- Locks and Keys
- Roofs, Eaves, and Drainage Systems
- Foundations
- Supporting Structures
- Fire Alarm and Sprinklers
- Fire Extinguishers
- Plumbing Fixtures
- Electrical Fixtures
- Light Replacement
- Exterior and Interior Finishes
- Cleaning Contractor
- Cleaning Supplies
- General Building Repairs
- General Equipment Repairs
- Floor Maintenance and Repairs
- Capital Purchases

SCHEDULE C
Crown Grant

MAR-01-02 FRI 11:13

RDCO PARKS

FAX NO. 12508880012

P. 01/06

MAR 1 2002 10:17AM

No. 7238 P. 2

For application to register charges, see Form 47 on the back of this instrument.



No. 4567

1213

Province of British Columbia
CROWN GRANT OF AN ESTATE IN FEE SIMPLE

LAND ACT
and
MINISTRY OF LANDS, PARKS AND HOUSING ACT

Thomas H. G. G. G.
Manager, H. G. G. G.
Survey and Lands Branch
Registry of Lands, Parks and Housing

THIS GRANT dated the 12th day of July, 1985

BETWEEN: HER MAJESTY THE QUEEN IN RIGHT OF
THE PROVINCE OF BRITISH COLUMBIA

(herein called the "Grantor")

A.N.D.: REGIONAL DISTRICT OF CENTRAL OKANAGAN, of
540 Groves Avenue
Kelowna, British Columbia V1Y 4Y7

(herein called the "Grantee")

WITNESSES that in consideration of the sum of \$1.00 lawful money of Canada now paid by the Grantee to the Grantor (the receipt of which the Grantor acknowledges), the Grantor grants to the Grantee, in fee simple, the parcel of land and premises situated in Kelowna Assessment Area in the Province of British Columbia, described as follows:

Block C of Lot 5055, Okanagan Division of Yale District, except thereout Amended Plan H17428

as shown on the official plan confirmed by the Surveyor-General of the Province of British Columbia and coloured red on the amended plan.

For so long as the land is used for senior citizen recreation centre purposes.

PROVIDED THAT the estate herein granted is subject to:

- (a) any conditional or final water license or substituted water license issued or given under the Water Act, or any prior or subsequent enactment of the Province of British Columbia or like effect, and to the rights of the holder of it to enter on the land and to maintain, repair and operate any works permitted on the land under the license at the date hereof;
- (b) all subsisting grants to, or subsisting rights of, any person made or acquired under the Mineral Act, Mining (Pioneer) Act, Coal Act or Petroleum and Natural Gas Act or under any prior or subsequent enactment of the Province of British Columbia or like effect;



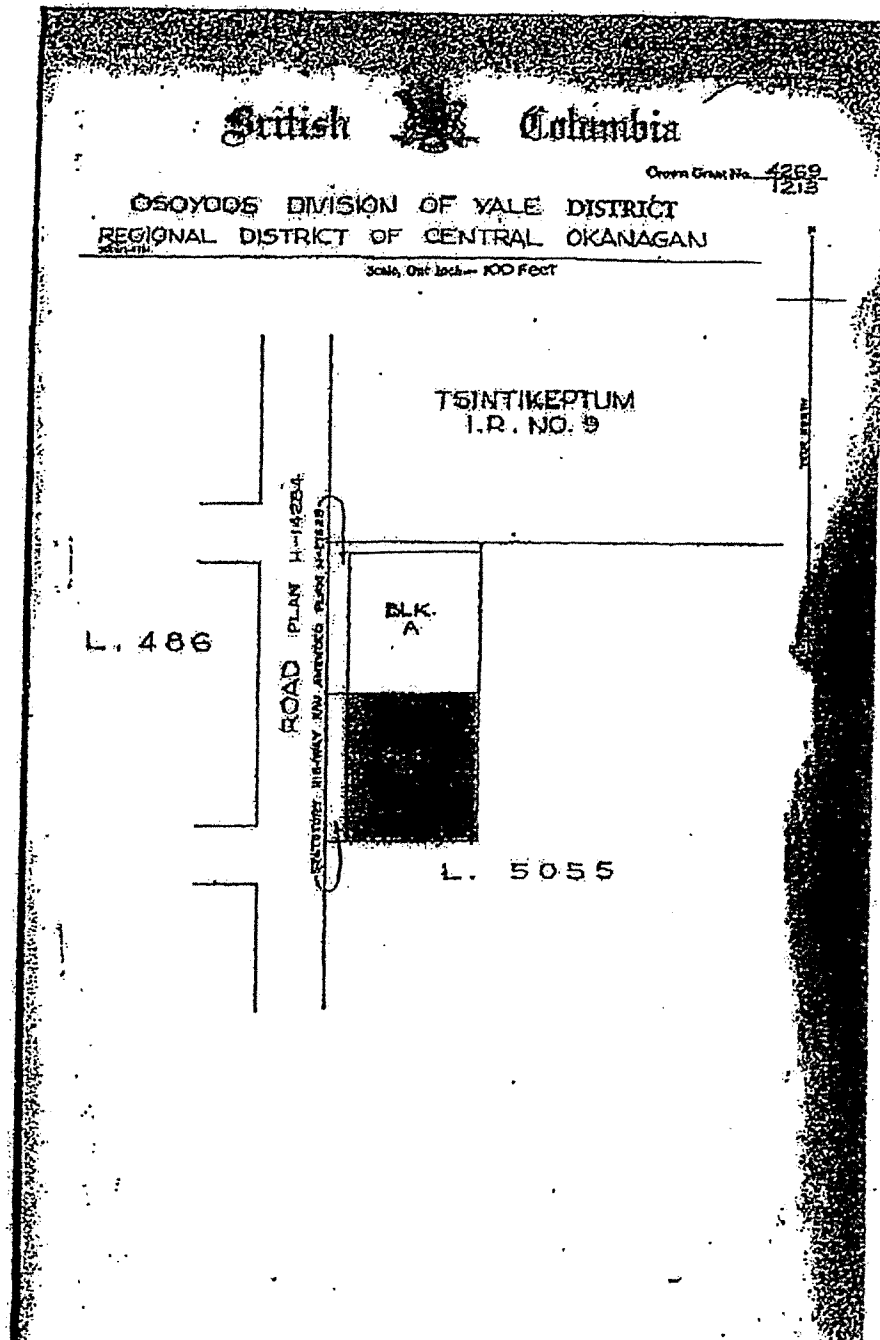
IN WITNESS WHEREOF

Mar. 1, 2002 10:18AM

No. 7431 P. 3

Section 173(1) of the Land Title Act also contains provision for issuance of a Duplicate Certificate of Title (which is an original document) by the Registrar on the request of the owner in certain cases. Section 173(1) reads as follows:

"On every registration of title in fee-simple, the Registrar shall issue a certificate of title in the prescribed form which the Registrar shall keep in the register and may at any time on application in writing of the owner in fee-simple named in the certificate of title, issue a true copy of the certificate of title to be known as the "duplicate certificate of title" where the title to the land is not subject to a registered mortgage or agreement for sale";



KAR-01-02 FRI 11:14
Mar. 1, 2002 10:20AM

RDXO PARKS

FAX NO. 12508680012

P. 04/06

No. 7338 P. 5



297

K03014

Province of British Columbia

APPLICATION

LAND TITLE ACT

Form 17
(Section 122 (1))

Nature of Interest:

CHARGE	THIRD PARTY S/A
Possibility of Reversion (Section 122 (1))	
CHARGE	THIRD PARTY S/A
CHARGE	THIRD PARTY S/A
CHARGE	THIRD PARTY S/A
CHARGE	THIRD PARTY S/A

Registered as: N/A

Address of person entitled to be registered as owner, if different than shown in
instrument, c/o Minister of Lands, Parks and Housing, Parliament Buildings, Victoria,
B.C. V8V 1X4.

Full name, address, telephone number of person preparing application

Ann Louise Childs, Crown Grants, Services and Lands Branch,
Ministry of Lands, Parks and Housing, Parliament Buildings,
Victoria, B.C. V8V 2Y9

Phone: 367-4963

A. L. Childs
Signature of applicant, or
attorney-in-fact, or agent

MAR-01-02 FRI 11:14

ROGO PARKS

FAX NO. 12508580012

P.05/06



LAND TITLE ACT

Sr. Citoyens

STATE OF TITLE CERTIFICATE

TO:

REGIONAL DIST OF CENTRAL OK.
590 GROVES AVE
KELOWNA, B.C.
V1Y 4Y7

LAND TITLE OFFICE, KAMLOOPS BRITISH COLUMBIA

CERTIFICATE NO: 1999

TITLE NO.: X43613

THIS IS TO CERTIFY THAT AT 11:42 ON 16 AUGUST, 1985,
THE STATE OF THE TITLE TO THE LAND DESCRIBED HEREIN IS AS STATED AND IS SUBJECT
TO THE NOTATIONS APPEARING BELOW. THIS CERTIFICATE IS TO BE READ SUBJECT TO THE
PROVISIONS OF SECTION 23(1) OF THE LAND TITLE ACT AS AMENDED AND THE LAND ACT
SECTIONS 47, AND 52-57 (SEE R.S.B.C. 1979, CHAPTER 214).

[Signature]

REGISTRAR

APPLICATION FOR REGISTRATION RECEIVED ON: 31 JULY, 1985

ENTERED: 08 AUGUST, 1985

REGISTERED OWNER IN FEE-SIMPLE:

REGIONAL DISTRICT OF CENTRAL OKANAGAN
590 GROVES AVENUE
KELOWNA B.C.
V1Y 4Y7

DETERMINABLE: SEE DD X43613

W.E. Dr. Col.
(1985-87)



DESCRIPTION OF LAND:

KELOWNA ASSESSMENT AREA

PARCEL IDENTIFIER 001-972-901
BLOCK C OF DISTRICT LOT 5055 OSUYOOS DIVISION YALE DISTRICT EXCEPT
PLAN H17426

LEGAL NOTATIONS: NONE

CHARGES, LIENS, AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER

DATE AND TIME OF APPLICATION

POSSIBILITY OF REVERTER

31/07/1985

13:55

REGISTERED OWNER OF CHARGE:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
REMARKS: SEE 143613; INCLUDES RESTRICTIONS ON TRANSFERS

Duplicate indefeasible title: NONE

TRANSFERS: NONE

NOTATIONS

AMENDMENTS: NONE

CONTINUED ON PAGE 2

MAR-01-02 FRI 11:14

RDCO PARKS

FAX NO. 12508680012

P. 06/08

PAGE:



LAND TITLE ACT

STATE OF TITLE CERTIFICATE

LAND TITLE OFFICE, KAMLOOPS BRITISH COLUMBIA

CERTIFICATE NO: 1994

TITLE NO.: X49613

CORRECTIONS: NONE

PENDING APPLICATIONS: NONE



COUNCIL REPORT
Corporate Services
For the January 28, 2020 Council Meeting

DATE: January 21, 2020
TO: Paul Gipps, CAO
FROM: Tracey Batten, Deputy CAO/Corporate Officer
RE: Council Appointment of Bylaw Enforcement Officer

RECOMMENDED MOTION:

THAT Council appoint Patti Nelson as a Bylaw Enforcement Officer for the City of West Kelowna.

RATIONALE:

In accordance with Section 264 of the *Community Charter*, Bylaw Enforcement Officer positions require appointment by Council for the purpose of issuing a ticket for a bylaw infraction and in accordance with Section 28 of the *Offence Act* for the purpose of serving a summons.

BACKGROUND:

Patti Nelson has recently filled the position of Business Licensing Compliance Officer in the City's Bylaw Compliance department.

FINANCIAL IMPLICATIONS:

This position is a current position within the Bylaw Compliance department and is included in the draft 2020 City of West Kelowna Financial Plan.

ALTERNATE MOTIONS:

- THAT Council postpone consideration of Ms. Nelson's Bylaw Officer appointment and requests further information from staff.

REVIEWED AND APPROVED BY:

Tracey Batten, Deputy CAO/Corporate Officer
Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒



COUNCIL REPORT
Office of the CAO
For the January 28, 2020 Council Meeting

DATE: January 21, 2020
TO: Mayor and Council
FROM: Paul Gipps, CAO
RE: 2020 – 2022 Strategic Priorities

RECOMMENDED MOTION:

THAT Council adopt the 2020 – 2022 Strategic Priorities document as attached.

RATIONALE:

The 2020 – 2022 Strategic Priorities of Council sets out the framework to move forward with key priorities both in the short and long-term. The goal of establishing and implementing Council's priorities is to continue to position the City for future success as the Greater Westside community grows and changes over time.

The 2020 – 2022 Strategic Priorities presented in this document are organized under four distinct pillars developed by Council with support from staff and its consultant. These pillars and priorities reflect Council's sense of future challenges and opportunities. Adoption of Council's 2020 – 2022 Strategic Priorities speak to a continued shared vision of West Kelowna as a vibrant and resilient community.

BACKGROUND:

In 2019, Council outlined their 2019 Strategic Priorities that determined the corporate direction, objectives, priorities and resource alignment to accomplish their goals. Having completed the first year of the four-year term, Council sought to update their strategic priorities for the remaining 2020 – 2022 term.

In fall 2019, staff retained Neilson Strategies Inc. to facilitate two workshops with Council and develop an updated strategic priorities document based on Council's current direction. Four key pillars were identified along with initiatives and projects reflecting Council's priorities from 2020 through 2022:

- **Invest in Infrastructure** – to invest in building, improving and maintaining quality infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations;

- **Economic Growth and Prosperity** – to advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute toward prosperity for all;
- **Strengthen Our Community** – to provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future; and
- **Foster Safety and Well-being** – to pursue through direction action, advocacy, and partnerships with Westbank First Nation and local service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being.

Priority projects and initiatives are also identified under each pillar, some of which are underway. Council has set their direction that staff continue to support with transparency, accountability and flexibility to meet the changing needs in West Kelowna.

Staff will also be informing and engaging stakeholders and the public about Council's priorities in the months and years ahead, and annual reporting will demonstrate our progress and accountability as we move forward to meet Council's objectives.

COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
February 21, 2019	2019 – 2022 Strategic Plan	

FINANCIAL IMPLICATIONS:

- Effects on budget, reserves or other financial aspects.
- Chief Financial Officer review.

ALTERNATE MOTIONS(S):

- Other options available to Council

REVIEWED AND APPROVED BY:

Paul Gipps, CAO

Powerpoint: Yes ☐ No ☒

Attachments: 2020 – 2022 Strategic Priorities



CITY OF WEST KELOWNA 2020-2022 STRATEGIC PRIORITIES

January 28, 2020



**INVEST IN
INFRASTRUCTURE**



**ECONOMIC GROWTH
AND PROSPERITY**



**STRENGTHEN
OUR COMMUNITY**



**FOSTER SAFETY
AND WELL-BEING**

MESSAGE FROM THE MAYOR

On behalf of the City of West Kelowna Municipal Council, it is my privilege to present the City of West Kelowna's *2020-2022 Strategic Priorities*.

The residents and businesses of West Kelowna look to the City to provide important local government services and to set a course for the future development of the community. Residents and businesses trust the City to use public dollars wisely, making sure to maximize through fiscal discipline, careful planning, and collaborative partnerships the return to the community.

City Council understands and takes seriously its responsibilities to the community. Council's strategic priorities, and the process through which they were developed, underscore the care with which Council approaches its role as West Kelowna's local governing body.

The strategic priorities presented in this document are organized and presented under four distinct pillars:

- > Invest in Infrastructure
- > Economic Growth and Prosperity
- > Strengthen Our Community
- > Foster Safety and Well-being

These pillars and the priorities were developed by Council, with input from senior staff, over the course of two facilitated strategic planning workshops in the fall of 2019. Taken together, the pillars and priorities reflect Council's sense of future challenges and

opportunities, and speak to a shared vision of West Kelowna as a vibrant and resilient community. Strengthening Council's partnership with Westbank First Nation is also important to our way forward. The pillars and priorities reflect Council's commitment to building an inclusive, engaged community of individuals and families who work together to prosper and who care for one another.

Every year Council will review the *Strategic Priorities* to reflect on outcomes and challenges, and to consider adjustments in course. All outcomes, challenges, and adjustments will be identified in annual progress reports.

I wish to thank all Council members and staff who participated in the strategic planning workshops, and who helped to develop this *2020-2022 Strategic Priorities* document for West Kelowna. Progress on the priorities set out in this document will help to achieve Council's vision, and will position the community for continued success and prosperity.



Gordon Milsom
Mayor

VISION

The City of West Kelowna is a responsive, solution-oriented local government that works in partnership with the community and others to create opportunities for growth and prosperity.

MISSION

To plan for the future while taking care of today as the city develops and operates as a modern, urban city that retains its rural character.

PILLARS

The City of West Kelowna Municipal Council has identified four pillars to help guide the use of city resources, and to organize the city's strategic priorities.



**Invest in
Infrastructure**

We will invest in building, improving and maintaining quality infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.



**Strengthen Our
Community**

We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.



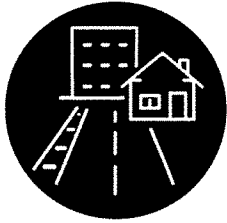
**Economic Growth
and Prosperity**

We will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.



**Foster Safety and
Well-being**

We will pursue through direct action, advocacy, and partnerships with Westbank First Nation and local service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.



INVEST IN INFRASTRUCTURE

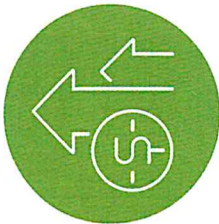
We will invest in building, improving and maintaining quality infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

COUNCIL PRIORITIES

We will invest in annual capital programs that maintain core assets, extend sidewalk and active transportation networks, improve roadways, provide parks and recreation opportunities, and support numerous other infrastructure needs.

In addition to these ongoing investments, we will pursue the following priority projects this term:

- Rose Valley Water Treatment Plant
- Major Roadworks (Gellatly Rd, Glenrosa Rd, Shannon Lake Rd and Stevens Rd/Bartley Rd Roundabout)
- Public Works Yard
- Fire Hall #32
- Plan for City Hall



ECONOMIC GROWTH AND PROSPERITY

We will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

COUNCIL PRIORITIES

We support initiatives that promote the community's livability, local business growth, agriculture, wineries, natural beauty, amenities, rich culture, and other attributes that position West Kelowna as a place to live, invest, work and play.

This term, we will focus on initiatives and efforts aimed at achieving:

- Increased vitality in core city and neighbourhood centres
- Growth in local businesses
- Quality, innovative urban development
- Policies and advocacy to enhance economic prosperity
- Continued growth in tourism



STRENGTHEN OUR COMMUNITY

We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

COUNCIL PRIORITIES

Council supports efforts to engage residents of all ages and backgrounds in community programs, long-term visioning, and long-term community planning.

This term, Council will focus resources on developing and supporting:

- Community building partnerships with Westbank First Nation, local governments and organizations in the region, and strengthening our Federal and Provincial partnerships
- Events and festivals in West Kelowna community parks
- Community Visioning
- Official Community Plan Update
- Mayor's Youth Council



FOSTER SAFETY AND WELL-BEING

We will pursue through direct action, advocacy, and partnerships with Westbank First Nation and local service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

COUNCIL PRIORITIES

Council supports efforts, taken in collaboration with provincial ministries, Interior Health, BC Housing, Westbank First Nation, non-profit societies, and others, aimed at creating a safe and healthy community for all residents.

This term, Council will direct resources to support the following priorities:

- Influence increased access to health care services and networks, including advocating for an urgent and primary care centre
- Advocate for social housing facilities, including subsidized and seniors housing, and services to reduce homelessness
- Wildfire mitigation measures
- Review and enhance protective services
- Fostering a culture of environmental stewardship, including review of the climate action charter



Mayor and Council
City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

mayorandcouncil@westkelownacity.ca
www.westkelownacity.ca