



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, March 24, 2020
LIONS COMMUNITY CENTRE
2466 MAIN STREET, WEST KELOWNA, BC

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

Paul Gipps, CAO
Tracey Batten, Deputy CAO / Corporate Officer
Sandy Webster, Director of Corporate Initiatives
Jason Brolund, Fire Chief
Michelle Reid, Director of Human Resources
Mark Koch, Director of Development Services
Lisa Siavashi, Finance Manager
Bob Dargatz, Development Services/Approving Officer
Brent Magnan, Planning Manager
Rob Hillis, Engineering Manager
Brandon Mayne, Help Desk Assistant

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

The meeting was called to order at 6:02 p.m.

In accordance with the City of West Kelowna Procedure Bylaw No. 258, Mayor Milsom authorized attendance by telephone for Councillors Zilkie and Johnston at today's meeting.

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

This meeting was available to the public via the City's live streaming services so the public could see and hear the proceedings. This necessary measure to restrict all in person public access to the Council meeting including the media was based on the

recommendations and mandate from health authorities to prevent the spread of COVID-19. The webcast is archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

- 2.1 E-mail received from Jaime Crocker and Tyler Odegard, dated March 20, 2020, re DP 19-23, Multiple Residential Development Permit with Variances, 2750 Olalla Road (see Item 8.1.1 under Development Services)**
- 2.2 Letter received from Bev Guest, re DP 19-23, Multiple Residential Development Permit with Variances, 2750 Olalla Road (see Item 8.1.1 under Development Services)**
- 2.3 E-mail received from Arnold Nesdoly, dated March 23, 2020, re DP 19-23, Multiple Residential Development Permit with Variances, 2750 Olalla Road (see Item 8.1.1 under Development Services)**
- 2.4 Letter received from Jody Dozois re DP 19-23, Multiple Residential Development Permit with Variances, 2750 Olalla Road (see Item 8.1.1 under Development Services)**
- 2.5 Notice of Motion from Councillor de Jong (see Item 10.1 under Notice of Motion)**

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C087/20

THAT the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

- 4.1 Minutes of the Special Council Meeting held Tuesday, March 10, 2020 in the City of West Kelowna Committee Room**

It was moved and seconded

Resolution No. C088/20

THAT the minutes of the Special Council Meeting held Tuesday, March 10, 2020 in the City of West Kelowna Committee Room be adopted.

CARRIED UNANIMOUSLY

- 4.2 Minutes of the Regular Council Meeting held Tuesday, March 10, 2020 in the City of West Kelowna Council Chambers**

It was moved and seconded

Resolution No. C089/20

THAT the minutes of the Regular Council Meeting held Tuesday, March 10, 2020 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Regional District of Central Okanagan Highlights from the March 12, 2020 Regional Board Meeting

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 DP 19-23; Multiple Residential Development Permit with Variances; 2750 Olalla

It was moved and seconded

Resolution No. C090/20

THAT Council authorize the issuance of a Development Permit (DP 19-23) to construct 100 units in two buildings stepping from two to six storeys in height with underground parking located at 2750 Olalla Road, 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 Site Plans, as follows:

- I. Increase the maximum permitted number of stories for a rooftop access and storage area on Building 2 from 2 stories to 3 stories (CD9 S.4.2);
- II. Reduce the minimum setback distance for sixth floor deck spaces from 32m to 28.8m (CD9 S.4.2);
- III. Increase the maximum permitted height for the first two stories abutting an A1 Zone or ALR from 6.0m to 7.3m (CD9 S.4.6(v));
- IV. Reduce the minimum interior side parcel setback for buildings and structures from the north parcel boundary on Site 4 from 3.0m to 1.5m (CD9 S.4.3); and
- V. Reduce the number of required loading spaces from 5 to 3 (S.4.10.1).

THAT issuance of the Development Permit be withheld pending receipt of landscape security for the landscape plan in the amount of \$429,826.25; and

THAT if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

CARRIED UNANIMOUSLY

8.1.2 CDP 14-01 and OCP 20-01; Comprehensive Development Plan and Official Community Plan and Official Community Plan Amendment Bylaw No.0100.57; Smith Creek

It was moved and seconded

Resolution No. C091/20

THAT Council rescind second reading of City of West Kelowna Official Community Plan Bylaw No. 0100.57, 2020 and re-read a second reading as amended; and

THAT Council direct staff to schedule the amendment bylaw for Public Hearing when and how appropriate.

CARRIED UNANIMOUSLY

8.2 ENGINEERING / PUBLIC WORKS / PARKS

8.3 FIRE RESCUE SERVICES

8.4 CORPORATE INITIATIVES

8.5 FINANCIAL SERVICES

8.5.1 Adoption of Water Rates Bylaw No. 0028.66, 2020

It was moved and seconded

Resolution No. C092/20

THAT Council postpone consideration of adoption of “City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.66, 2020” (Schedule 8) until the next Council meeting.

CARRIED UNANIMOUSLY

8.5.2 2020 Parcel Tax Roll Review Panel

It was moved and seconded

Resolution No. C093/20

THAT Council appoint Councillors Findlater, de Jong and Zanon to form a Parcel Tax Roll Review Panel; and

THAT Council direct staff to schedule a meeting of the Parcel Tax Roll Review Panel for 5:45 pm on Tuesday, April 21st; and further

THAT Council direct staff to give notice of the meeting in accordance with Section 94 of the *Community Charter*.

CARRIED UNANIMOUSLY

8.6 CORPORATE SERVICES / RECREATION AND CULTURE

8.7 CHIEF ADMINISTRATIVE OFFICER

8.7.1 Rose Valley Water Treatment Plant

Information Report from the CAO

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

10.1 Notice of Motion from Councillor de Jong

It was moved and seconded

Resolution No. C094/20

THAT Council waive policy and consider Councillor de Jong's Notice of Motion at tonight's meeting.

CARRIED UNANIMOUSLY

It was moved and seconded

Resolution No. C095/20

THAT in recognition of the hardships, financial and otherwise, created by COVID-19, Council direct staff to explore measures to help support local residents and businesses in the immediate future and the longer term, with a report coming back to Council.

CARRIED UNANIMOUSLY

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 8:12 p.m.

MAYOR

DEPUTY CAO/CORPORATE OFFICER