



CITY OF WEST KELOWNA REGULAR COUNCIL AGENDA

Tuesday, June 25, 2019, 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

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

4. ADOPTION OF MINUTES

4.1 Minutes of the June 11, 2019 Regular Council Meeting

5. MAYOR AND COUNCILLOR'S REPORTS

6. DELEGATIONS

6.1 Collin Crabbe

Wildfire Mitigation in Upper Glen Canyon/Powers Creek

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 DP 18-29, Development Permit with Variances, 1975 Shannon Lake Road

Recommended Motion:

THAT Council authorize the issuance of a Development Permit (DP 18-29) to construct 97 units in 13 buildings ranging between three and four storeys in height, subject to the conditions outlined in and attached to the Development Permit; and

THAT Council authorize a variance to S10.9.5(f) of City of West Kelowna Zoning Bylaw No. 0154 to vary the maximum allowable building heights for 13 townhouse structures from 9.0 m (29.5 ft) to a maximum of 3 storeys to:

- A maximum of 9.3 m (30.5 ft) and 3 storeys for Buildings 1 -9;

- A maximum of 11.4 m (37.4 ft) and 4 storeys for Buildings 10 and 11 - to accommodate access to rooftop decks; and
- A maximum of 11.5 m (37.7 ft) and 4 storeys for Buildings 12 and 13; and

THAT issuance of the Development Permit be withheld pending:

- The receipt of landscape security for the landscape plan attached to DP 18-29 as Schedule 'C' in the amount of \$272,067.00;
- The registration to title of the following statutory rights of ways to secure:
 - A connection to an existing 200mm sanitary sewer main to the south and located on the neighbouring property;
 - A connection to an existing 250mm storm sewer main to the south and located on the neighbouring property; and
 - The accessibility in perpetuity of an approved turnaround alternative within the internal road network and the installation of signage identifying this turn around.

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.

8.1.2 DP 18-33 Development Permit with Variances, A 3746 Wetton Road

Recommended Motion:

THAT Council authorize the issuance of a Development Permit (DP 18-33) to construct 18 stacked townhouse units in 3 buildings, subject to the conditions in and attached to the Development Permit; and

THAT Council authorize variances to City of West Kelowna Zoning Bylaw No. 0154 as follows:

- Table 4.1 *Required Parking Spaces* to vary the number of required parking spaces from 40 spaces to 37 spaces;
- 10.9.5(f) to vary the maximum allowable building height from 9.0 m to a maximum of 3 storeys to 14.0 m to a maximum of 5 storeys for Building 2;
- 10.9.5(f) to vary the maximum allowable building height from 9.0 m to a maximum of 3 storeys to 10.9 m to a maximum of 4 storeys for Buildings 1 & 3; and
- 10.9.5(g).2 to vary the required rear parcel boundary setback from 7.5 m to 4.5 m;

THAT a Section 219 no build / no disturb covenant be registered for protection of the Smith Creek riparian corridor; and

THAT issuance of the Development Permit be withheld pending the receipt of a landscape security for the landscape plan attached to DP 18-33 as Schedule 'C' in

the amount of \$79,885.00;

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.

8.1.3 DP 18-42, Development Permit and Development Variance Permit, 2200 Majoros Road

Recommended Motion:

THAT Council authorize the issuance of a Development Permit (DP 18-42) to construct three (3) four-storey apartment buildings (186 units) with surface and underground parking and an attached community amenity building for Lot A, DL 5058, ODYD, Plan EPP23944 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 Plan and Site Amenity Plan, as follows:

- loading space specifications for multiple residential (s. 4.10.1(a)) specified in Table 4.10 be reduced from 7 spaces to 3 spaces; and
- minimum amenity space per unit (s. 10.11.5(g)) be varied to allow for a reduction in the overall amenity space requirement from 4,105 m² to 3,708 m²; and

THAT issuance of the Development Permit be withheld pending receipt of landscape and site signage security for the landscape plan in the amount of **\$405,226.25**; and

THAT prior to the issuance of the permit, the property owner will deposit a contribution in the amount of \$40,000.00 towards the City's future amenity improvements in Carate Park; and

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

8.1.4 Z 18-11, Zoning Amendment Bylaw No. 154.84, 3040 and 3050 Boucherie Road

Recommended Motion:

THAT Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.84, 2019; and

THAT Council direct staff to schedule the bylaws for public hearing.

8.1.5 Z 19-06 (Prime Cannabis), Zoning Amendment Bylaw No. 154.77, #14 - 2528 Main Street

Recommended Motion:

THAT Council give third reading to City of West Kelowna Zoning Amendment

Bylaw No. 0154.77, 2019 (Prime Cannabis, Z 19-06); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

8.1.6 Z 19-07 (Flora), Zoning Amendment Bylaw No. 154.78, 3710 Hoskins Road

Recommended Motion:

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.78, 2019 (Flora, Z 19-07); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

8.1.7 Z 19-08 (Cheeba Cheebas), Zoning Amendment Bylaw No. 154.79 (Z 19-08), 1812 Byland Road

Recommended Motion:

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.79, 2019 (Cheeba Cheebas, Z 19-08); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

8.1.8 Z 19-09 (Spirit Leaf), Zoning Amendment Bylaw No. 154.80, 1195 Industrial Road

Recommended Motion:

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.80, 2019 (Spirit Leaf, Z 19-09); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

8.1.9 Z 19-10 (Canndara), Zoning Amendment Bylaw No. 154.81, 1192 Industrial Road

Recommended Motion:

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.81, 2019 (Candara, Z 19-10); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

8.1.10 Z 18-07, Official Community Plan Amendment Bylaw No. 0100.52 and Zoning Amendment Bylaw No. 154.70, Casa Palmero Drive

Recommended Motion:

THAT Council adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.52, 2018 (File: Z 18-07); and

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.70, 2018 (File: Z 18-07).

8.1.11 Housing, Health and Social Initiatives Update

Information Report from the GM of Development Services

8.1.12 Creation of a Community Safety Manager Position

Recommended Motion:

THAT Council authorize the hiring of a Community Safety manager; and

THAT the position be classified as a term position ending December 31, 2021.

8.2 ENGINEERING AND PUBLIC WORKS

8.2.1 Relocation of Bylaw Services to Westbank Lions Community Centre

Information Report from the Parks, Recreation and Culture Manager

8.2.2 Draft Road Maintenance Policies and Project Status Update

Information Report from the Roads and Drainage Supervisor

8.2.3 Multi-Sport Facility Update - #10, June

Information Report from the Flood Remediation Supervisor

8.2.4 Westbank Cemetery Bylaw Service Review

Recommended Motion:

THAT Council adopt the Westbank Cemetery Amendment Bylaw No. 0166.03, 2019.

8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES

8.3.1 Amendment to Bylaw Notice Enforcement Bylaw

Recommended Motion:

THAT Council give first, second and third reading to "Bylaw Notice Enforcement Amendment Bylaw No. 0093.44, 2019".

8.3.2 Good Neighbour Amendment Bylaw No. 151.01

Recommended Motion:

THAT Council give first, second and third reading to "City of West Kelowna Good Neighbour Amendment Bylaw No. 151.01, 2019".

8.3.3 RCMP Boiler Replacement - Emergency Work

Recommended Motion:

THAT Council approve the Capital Expenditure of \$52,726.75 for RCMP Detachment Boiler to be funded by equipment reserve; and

THAT Council direct staff to amend the 2019 Financial Plan to include the expenditure.

8.3.4 2018 DRAFT Statement of Financial Information (SOFI)

Recommended Motion:

THAT Council approve the 2018 DRAFT Statement of Financial Information report for the City of West Kelowna.

8.4 CHIEF ADMINISTRATIVE OFFICER

8.4.1 Response to the Neighbourhood Association Requests

Information Report from the CAO

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The next Council meeting is scheduled for Tuesday, July 9, 2019, at 1:30 p.m., in the City of West Kelowna Council Chambers