



CITY OF WEST KELOWNA REGULAR COUNCIL AGENDA

Tuesday, May 14, 2019, 1:30 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

Recommended Motion:

THAT the agenda be adopted as presented.

4. ADOPTION OF MINUTES

Minutes of the Regular Council meeting held Tuesday, April 23, 2019 in the City of West Kelowna Council Chambers.

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Mayor Milsom

5.1.1 Regional District of Central Okanagan Highlights from the April 29, 2019 Regional Board Meeting

5.1.2 Regional District of Central Okanagan Highlights from the May 9, 2019 Regional Board Meeting

5.1.3 Southern Interior Local Government Association (SILGA) Update

5.2 Councillor Findlater

5.2.1 Airport Advisory Committee Update

6. DELEGATIONS

6.1 David Bond, CPA, CA, Managing Partner, KPMG LLP

Audit Findings Report for the year ended December 31, 2018.

6.1.1 2018 Draft Consolidated Financial Statements - Audited

Recommended Motion:

THAT Council accept the 2018 Draft Consolidated Financial Statements for the City of West Kelowna as attached in "Attachment 1".

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 Z 17-07, Official Community Plan Amendment Bylaw No. 0100.49 and Zoning Amendment Bylaw No. 0154.59 and 0154.66, 2211 Campbell Road

Recommended Motion:

THAT Council give second reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.49, 2018 (Z 17-07); and

THAT Council give second reading as amended to City of West Kelowna Zoning Amendment Bylaw No. 0154.59, 2018 (Z 17-07); and

THAT Council give second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.66, 2018 (Z 17-07); and

THAT Council direct staff to schedule the bylaws for Public Hearing subject to:

- Receipt of the Ministry of Transportation and Infrastructure (MOTI) comments regarding the revised Traffic Impact Assessment (TIA);
- Submission of the following technical reports/modeling to the satisfaction of the General Manager of Development Services:
 - a. Geotechnical Report Phase 2, with Landslide Assurance Statement;
 - b. Sanitary Sewer Modeling from Regional District of Central Okanagan; and
 - c. Water Modelling from the City's Water Consultant.

8.1.2 Z 18-10, Zoning Amendment Bylaw No. 0154.73, 3370 Gates Road

Recommended Motion:

THAT Council give third reading and adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.73, 2019 (File: Z 18-10).

8.1.3 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 S.4.10.3(b) of City of West Kelowna Zoning Bylaw No. 0154 to vary the requirement for all truck and van loading spaces to be located to the rear and side of principal buildings to allow five of the six required spaces to be located along the shared private access road across from the development; 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 11.4 m (37.4 ft) and 4 storeys for Unit Types A_R, B1_R and B2_R - to accommodate access to rooftop decks;
- A maximum of 9.3 m (30.5 ft) and 3 storeys for Unit Types A, B1 and B2; and
- A maximum of 11.5 m (37.7 ft) and 4 storeys for Unit Type C; 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 way 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; 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.

8.1.4 DP 18-40, Development Permit with Variance, Phase 13 McDougall Road, 1506 Rose Meadow Drive

Recommended Motion:

THAT Council authorize the issuance of a Development Permit (DP 18-40) to construct three duplexes and two tiered retaining walls, subject to the conditions outlined in and attached to the Development Permit; and

THAT Council authorize a variance to S.3.12.1 of City of West Kelowna Zoning Bylaw No. 0154 to allow the development of a two-tiered retaining wall from a maximum collective height of 2.5 m (8.2 ft) to 4.4 m (14.4 ft), subject to the

conditions outlined in and attached to the Development Permit; and

THAT issuance of the Development Permit be withheld pending the receipt of landscape security for the landscape plan attached to DP 18-40 as Schedule 'C' in the amount of \$75,362.81.

8.2 ENGINEERING AND PUBLIC WORKS

8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES

8.3.1 2019 Tax Rate Bylaw No. 0264, 2019

Recommended Motion:

THAT Council adopt "City of West Kelowna Tax Rates Bylaw No. 0264, 2019".

8.3.2 Transfer Station Parcel Tax Bylaw No. 0267

Recommended Motion:

THAT Council adopt the "City of West Kelowna Transfer Station Parcel Tax Bylaw No. 0267, 2019".

8.3.3 RDCO Solid Waste and Recycling Program Parcel Tax Bylaw No. 268

Recommended Motion:

THAT Council adopt the "City of West Kelowna RDCO Solid Waste and Recycling Program Parcel Tax Bylaw No. 0268, 2019".

8.3.4 Sterile Insect Release Parcel Tax Bylaw No. 266

Recommended Motion:

THAT Council adopt the "City of West Kelowna Sterile Insect Release Parcel Tax Bylaw No. 0266, 2019".

8.3.5 Bylaw No. 175.02, Council Remuneration and Expense Amendment

Recommended Motion:

THAT Council adopt the "City of West Kelowna Council Remuneration Amendment Bylaw No. 0175.02, 2019

8.3.6 Appointment of Financial Officer

Recommended Motion:

THAT Council appoint Warren Everton, Chief Financial Officer, as the Financial Officer under Section 149 of the *Community Charter* for the City of West Kelowna.

8.3.7 2019 Citizens' Survey

Recommended Motion:

THAT Council direct staff to conduct an online 2019 Citizens' Survey to run from

June 10 - 28, 2019, and concurrently distribute to 1,000 randomly selected homes, a direct-mail survey, with processing and analysis completed internally, and the results of both surveys provided to Council.

8.3.8 UBCM Community Excellence Award Application

Recommended Motion:

THAT the City of West Kelowna supports an application to the Union of British Columbia Municipalities' Community Excellence Awards in the category of Excellence in Governance for the City of West Kelowna's Annual Citizens' Survey.

8.3.9 Peachland Ladder Agreement Renewal

Recommended Motion:

THAT Council authorize the Mayor and Deputy CAO to execute an agreement with the District of Peachland for fire services for a 5 year term, commencement upon signing.

8.4 CHIEF ADMINISTRATIVE OFFICER

8.4.1 Regulation to Discharging Firearms and Use of Bows and Arrows Bylaw Within West Kelowna Boundaries

Recommended Motion:

THAT Council direct staff to add to the 2020 Strategic Priorities for discussion, a bylaw to restrict the discharging of firearms and the use of bows and arrows within the boundaries of West Kelowna.

8.4.2 Creation of a Community Safety Manager Position

Recommended Motion:

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

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

8.4.3 2019 Priorities: First Quarter Update

Information Report from the CAO

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Letter from Anna Warwick Sears, Executive Director, Okanagan Basin Water Board

Reducing Conflict Between Native Mussel Protection and Invasive Milfoil Control in the Okanagan

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The next Committee of the Whole meeting is scheduled for 3:00 p.m., Tuesday, May 21, 2019 in the City of West Kelowna Council Chambers.

The next Council meeting is scheduled for 6:00 p.m., Tuesday, May 28, 2019 in the City of West Kelowna Council Chambers.