



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, July 25, 2023
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Tasha Da Silva
Councillor Rick de Jong (virtual) (left the meeting at 8:01 p.m.)
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Garrett Millsap
Councillor Carol Zanon

Staff Present: Paul Gipps, CAO
Trevor Seibel, Deputy CAO / Deputy Corporate Officer
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Jason Brolund, Fire Chief
Brent Magnan, Director of Development Approvals
Duncan Dixon, Staff Sgt., RCMP
Rob Pikola, Inspector, RCMP
Corinne Boback, Legislative Services Manager/Corporate Officer
Chris Oliver, Planning Manager
Rob Hillis, Engineering Manager
Mike Cain, Bylaw Services Manager
Stacey Harding, Fleet Operations & Project Manager

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

The meeting was called to order at 6:00 p.m.

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

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

2. INTRODUCTION OF LATE ITEMS

2.1 Submission for A21-08 Variances, Subdivision and Non-Adhering Residential Use with Variances, 3716 and 3792 Carrall Road (Item 8.3.3)

Correspondence received from Westbank First Nation.

2.2 Councillor Johnston - Notice of Motion (Item 10.1)

The following is provided as Notice of Motion and may be scheduled for Council consideration at a future regular Council meeting:

WHEREAS Council recognizes the housing affordability challenges faced by residents within our city and this province;

and WHEREAS Council seeks to reduce barriers and remove regulations that negatively impact housing affordability in our city;

and WHEREAS the City of West Kelowna Water Regulation Bylaw No. 274, 2021, Section 7.10 currently supports the installation of water meter pits where a parcel owner fails to provide adequate, convenient, and unobstructed access to the City;

THAT Council direct staff to prepare a report on water meters in pits with options to amend the City of West Kelowna Water Regulation Bylaw No. 274, 2021, to remove the requirement to have water meters installed within water meter pits for new residential construction; and

THAT Council direct staff to bring forward a report with options to amend the City of West Kelowna Water Regulation Bylaw No. 274, 2021 back to Council for first, second and third readings for the September 12, 2023 Council Meeting.

2.3 Amendment to the Terms and Reference for the Accessibility and Inclusion Committee (Item 5.1)

THAT the Terms of Reference for the Accessibility and Inclusion Committee be amended by changing the number of voting members from seven (7) to eight (8).

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C282/23

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Special Council Meeting held Tuesday, July 11, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C283/23

THAT the minutes of the Special Council Meeting held Tuesday, July 11, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.2 Minutes of the Regular Council Meeting held Tuesday, July 11, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C284/23

THAT the Minutes of the Regular Council Meeting held Tuesday, July 11, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

The Mayor introduced an additional late item to amend the Terms of Reference for the Accessibility and Inclusion Committee.

It was moved and seconded

Resolution No. C285/23

THAT the agenda be adopted as amended to include the addition of amending the Terms of Reference for the Accessibility and Inclusion Committee.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Rise and Report

It was moved and seconded

Resolution No. C286/23

THAT the Terms of Reference for the Accessibility and Inclusion Committee be amended by changing the number of voting members from seven (7) to eight (8).

CARRIED UNANIMOUSLY

The following individuals have been selected to serve on the Accessibility and Inclusion Committee for a two-year term, ending July 22, 2025:

Ensign, Russell (Rusty)

Grassmick, Melissa

Hartwig, Karen

Henriques, Candice

Krus, Mieke

Needham, Danielle

Newman, Sonia

Spindor, Vittoria

5.2 Regional District of Central Okanagan Highlights from the Thursday, July 6, 2023 Regional Board Meeting

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 CHIEF ADMINISTRATIVE OFFICER

8.1.1 Boucherie Project Update July 25, 2023

It was moved and seconded

Resolution No. C287/23

THAT staff proceed with additional design work for the Gregory Road to Sunnyside Road shoulder widening, bank armoring and barrier placement, at an estimated cost of \$50,000, funded from the Boucherie Multi Use Path Project surplus funds; and

THAT staff proceed with the construction of the Gregory Road to Sunnyside Road shoulder widening, bank armoring and barrier

placement, at a cost not to exceed \$400,000, funded from the Boucherie Multi Use Path Project surplus funds.

CARRIED; Councillor Friesen opposed

It was moved and seconded

Resolution No. C288/23

THAT staff proceed with the construction of the Mission Hill Road and Boucherie Road safety improvements, at an estimated cost of \$400,000, funded from the Improvement Restricted Reserve.

CARRIED UNANIMOUSLY

8.1.2 2023 Department Statistics – 2nd Quarter

The Chief Administrative Officer introduced the 2nd Quarter, 2023 Department Statistics and informed Council that staff were present to answer questions.

8.2 FINANCIAL SERVICES

8.2.1 Reserve Funds Overview

The Director of Finance / Chief Financial Officer provided a PowerPoint presentation update on the Reserve Fund Overview and was available for questions and comments from Council.

8.3 DEVELOPMENT SERVICES

8.3.1 P 22-05; City of West Kelowna Housing Strategy (Draft Strategy)

The Director of Development Approvals introduced Nancy Henderson and Meredith Baldwin (virtual) from Urban Systems who provided a PowerPoint presentation on the overview of the City of West Kelowna's Housing Strategy discussing the four Key Directions for City housing policy and were available for questions and comments from Council.

The Director of Development Approvals provided an update on the Proposed Housing Accelerator Fund (HAF) Initiative update and was available for questions and comments from Council.

The meeting recessed at 8:01 p.m.

The meeting reconvened at 8:12 p.m.

8.3.2 Z 22-08; Zoning Amendment Bylaw No. 02565.12, 2023 (Second Reading); 2741 Auburn Road

The Director of Development Approvals provided an overview for Council and introduced Tom Baumgartner from Align Engineering.

Tom Baumgartner provided a PowerPoint presentation on the traffic analysis.

The Director of Development Approvals and Tom Baumgartner were available for questions and comments from Council.

It was moved and seconded

Resolution No. C289/23

THAT Council postpone second reading to the City of West Kelowna Zoning Amendment Bylaw No. 0265.12, 2023 (File: Z 22-08).

CARRIED; Councillor Millsap opposed

8.3.3 A 21-08 w/ Variances, Subdivision and Non-Adhering Residential Use with Variances, 3716 and 3792 Carrall Road

Following the PowerPoint presentation from the Planning Manager, Kirstin Wakal and Natasha Kendal, the Applicant(s) provided a verbal presentation on the request for a lot line adjustment to Council and were available for questions and comments.

It was moved and seconded

Resolution No. C290/23

THAT Council provide support for the Subdivision and Non-Adhering Residential Use in the Agricultural Land Reserve and forward the application to the Agricultural Land Commission for consideration; and

THAT Council approve and authorize issuance of a Development Variance Permit to Zoning Bylaw No. 0265 S.3.19.2 to increase the size of a Carriage House (located at 3792 Carrall Road) from 90m² to 131m² and to S.3.19.9 to include a patio greater than 0.6m in height on an A1 – Agricultural zoned property, subject to Agricultural Land Commission approval of the Subdivision and Non-Adhering Residential Use application; and

THAT Covenant LB386881 be discharged subject to Agricultural Land Commission approval of the Subdivision and Non-Adhering Residential Use; and

THAT the applicant apply for a Subdivision application with the City's Development Engineering department subject to Agricultural Land Commission approval of the Subdivision and Non-Adhering Residential Use.

DEFEATED; Mayor Milsom, Councillors Friesen and Millsap opposed

It was moved and seconded

Resolution No. C291/23

THAT Council deny application (A 21-08) for a two-lot subdivision in the ALR; and

THAT Council deny application (A 21-08) for a Non-Adhering Residential Use; and

THAT Council deny the application for a variance to Zoning Bylaw No. 0265 S. 3.19.2 to increase the size of a Carriage House from 90m² to 131m² and to S.3.19.9 to include a patio greater than 0.6m in height for the dwelling at 3792 Carrall Road; and

THAT Council direct staff not to discharge the existing covenant LB386881 restricting the use of the accessory dwelling for agricultural purposes (Agricultural Worker Dwelling); and

THAT Council direct staff to close the file for application (A 21-08).

DEFEATED; Councillors Da Silva, Johnston and Zanon opposed

It was moved and seconded

Resolution No. C292/23

THAT Council defer consideration of the application (A 21-08).

CARRIED UNANIMOUSLY

8.3.4 Additional Construction Requirements for Construction Sites

It was moved and seconded

Resolution No. C293/23

THAT Council adopt City of West Kelowna Building Regulation Bylaw Amendment No. 0086.07, 2023; and

THAT Council adopt City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.75, 2023; and

THAT Council adopt City of West Kelowna Good Neighbour Amendment Bylaw No. 0151.03, 2023; and

THAT Council adopt City of West Kelowna Ticket Information Utilization Amendment Bylaw No. 0095.49, 2023; and

THAT Council adopt City of West Kelowna Ticket Information Utilization Amendment Bylaw No. 0095.50, 2023; and

THAT Council adopt City of West Kelowna Bylaw Enforcement Notice Bylaw Amendment Bylaw No. 0093.51, 2023; and

THAT Council adopt City of West Kelowna Bylaw Enforcement Notice Bylaw Amendment Bylaw No. 0093.52, 2023.

CARRIED UNANIMOUSLY

8.4 RECREATION AND CULTURE

8.4.1 Fees and Charges Bylaw Amendments – Bylaw No.0028.77, 2023 – Recreation and Culture

It was moved and seconded

Resolution No. C294/23

THAT Council adopt City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.77, 2023.

CARRIED UNANIMOUSLY

8.5 ENGINEERING / PUBLIC WORKS / PARKS

8.5.1 Local Area Service Inclusion - 1135 Westside Road

It was moved and seconded

Resolution No. C295/23

THAT Council receives the Certificate of Sufficiency from the Corporate Officer pertaining to the owner initiated Local Area Service

(LAS) petition to provide water service to District Lot 668, ODYD, Portion N 210 Ft, Except Plan 43386 (PID 011-555-190); and

THAT Amendment Bylaw No. 0280.02 being “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Bylaw No. 0280 2020” be given first, second and third reading.

CARRIED UNANIMOUSLY

8.5.2 Summer 2023 Water Supply Update

The Engineering Manager provided an update on the Summer 2023 Water Supply and was available for questions and comments from Council.

8.6 CORPORATE INITIATIVES

8.7 FIRE RESCUE SERVICES

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

10.1 Councillor Johnston

The following was provided as Notice of Motion and is scheduled for Council consideration at the August 22, 2023 regular Council meeting:

WHEREAS Council recognizes the housing affordability challenges faced by residents within our city and this province;

and WHEREAS Council seeks to reduce barriers and remove regulations that negatively impact housing affordability in our city;

and WHEREAS the City of West Kelowna Water Regulation Bylaw No. 274, 2021, Section 7.10 currently supports the installation of water meter pits where a parcel owner fails to provide adequate, convenient, and unobstructed access to the City;

THAT Council direct staff to prepare a report on water meters in pits with options to amend the City of West Kelowna Water Regulation Bylaw No. 274, 2021, to remove the requirement to have water meters installed within water meter pits for new residential construction; and

THAT Council direct staff to bring forward a report with options to amend the City of West Kelowna Water Regulation Bylaw No. 274, 2021 back to Council for first, second and third readings for the September 12, 2023 Council Meeting.

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 9:58 p.m.

MAYOR

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER