



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, September 12, 2023
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Tasha Da Silva
Councillor Rick de Jong
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Garrett Millsap
Councillor Carol Zanon

Staff Present: Paul Gipps, CAO
Trevor Seibel, Deputy CAO / Deputy Corporate Officer
Allen Fillion, Director of Engineering / Operations
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Jason Brolund, Fire Chief
Brad Savoury, Director of Legal Services
Brent Magnan, Director of Development Approvals
Corinne Boback, Legislative Services Manager/Corporate Officer
Bob Dargatz, Development Manager/Approving Officer
Chris Oliver, Planning Manager
Rob Hillis, Engineering Manager
Mike Cain, Bylaw Services Manager
Mark Roberts, Parks Manager
Stacey Harding, Fleet Operations and Project Manager
Carla Eaton, Senior Planner - Long Range
Natasha Patricelli, Legislative Services Assistant

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

The meeting was called to order at 1:36 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

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C303/23

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Public Hearing held Thursday, July 20, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C304/23

THAT the Minutes of the Public Hearing held Thursday, July 20, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.2 Minutes of the Special Council Meeting held Tuesday, July 25, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C305/23

THAT the Minutes of the Special Council Meeting held Tuesday, July 25, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.3 Minutes of the Regular Council Meeting held Tuesday, July 25, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C306/23

THAT the Minutes of the Regular Council Meeting held Tuesday, July 25, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.4 Minutes of the Special Council Meeting held Tuesday, August 29, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C307/23

THAT the Minutes of the Special Council Meeting held Tuesday, August 29, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.5 Minutes of the Special Regular Council Meeting held Tuesday, August 29, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C308/23

THAT the Minutes of the Special Regular Council Meeting held Tuesday, August 29, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

Mayor Milsom on behalf of Council, thanked the community for staying strong and remaining compassionate during the McDougall Creek Wildfire, which remains out of control. The Emergency Operations Centre continues to work in consultation with the BC Wildfire Service, West Kelowna Fire Rescue, and other agencies to get those still on evacuation order safely home as soon as possible. Heartfelt condolences go out to all who have lost structures. Council also thanked West Kelowna Fire Rescue, BC Wildfire Service and many other responders who saved thousands of homes, ensured no loss of life and all who are now working to help our community to rebuild and recover.

Mayor Milsom congratulated Collette Beggs on completing her Local Government Administration Certificate with Capilano University.

- 5.1 **Regional District of Central Okanagan Highlights from the Thursday, August 3, 2023 Regional Board Meeting**
- 5.2 **Regional District of Central Okanagan Highlights from the Thursday, September 7, 2023 Regional Board Meeting**
- 5.3 **Rise and Report - Westbank Centre Park - Community Garden and Dog Park Relocation**

The Parks Manager provided a PowerPoint presentation and was available for questions and comments from Council.

6. DELEGATIONS

7. UNFINISHED BUSINESS

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

This item was deferred from the July 25, 2022 Regular Council meeting and was before Council for consideration.

It was moved and seconded

Resolution No. C309/23

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).

CARRIED UNANIMOUSLY

7.2 Councillor Johnston

At the July 25, 2023 Regular Council Meeting, Councillor Johnston provided the following Notice of Motion, which was before Council for consideration.

It was moved and seconded

Resolution No. C310/23

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 assess the merits of 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 October 10, 2023 Council Meeting.

CARRIED; Mayor Milsom opposed

8. DIVISION REPORTS

8.1 CHIEF ADMINISTRATIVE OFFICER

8.1.1 Good Neighbour Bylaw Amendments

It was moved and seconded

Resolution No. C311/23

THAT Council give first, second, and third reading to the “City of West Kelowna Good Neighbour Amendment Bylaw No. 0151.04, 2023”; and

THAT Council give first, second, and third reading to the “City of West Kelowna Ticket Information Utilization Amendment Bylaw No. 0095.51, 2023”; and

THAT Council give first, second, and third reading to the “Bylaw Enforcement Notice Bylaw Amendment Bylaw No. 0093.53, 2023”.

CARRIED UNANIMOUSLY

8.1.2 Casa Loma Emergency Egress Project

It was moved and seconded

Resolution No. C312/23

THAT Council award the “Casa Loma Emergency Egress” civil construction contract to R&L Construction Ltd in the amount of \$1,186,713.10 (excluding GST); and

THAT Council approved additional budget of \$180,000 for contingency (\$100,000.00), archaeological monitoring (\$50,000.00), and geotechnical investigation and testing (\$30,000.00); and

THAT the City’s 84% share (\$835,800) of the original budget of \$995,000 for the “Casa Loma Emergency Egress” project be funded from the Capital Reserve; and

THAT the City’s 84% share (\$312,239) of the additional \$371,713.10 project costs be funded from the Future Expenditures Reserve.

CARRIED UNANIMOUSLY

8.1.3 State of Local Emergency Extension 2023

It was moved and seconded

Resolution No. C313/23

THAT Council endorse the extension of the State of Local Emergency for the McDougall Creek wildfire authorized by Mayor Gord Milsom extended on September 8, 2023, for a further week set to expire on September 14, 2023; and

THAT Council authorize a further week extension for the State of Local Emergency for the McDougall wildfire until September 21, 2023.

CARRIED UNANIMOUSLY

The meeting recessed at 2:40 p.m.

The meeting reconvened at 2:54 p.m.

8.2 FINANCIAL SERVICES

8.3 DEVELOPMENT SERVICES

8.3.1 Z 20-08; OCP and Zoning Amendment Bylaws No. 100.62, 265.16, and 265.17 (Rescind Third Reading, Give Third Reading as Amended and Adopt); 2211 Campbell Road

It was moved and seconded

Resolution No. C314/23

THAT Council adopt the City of West Kelowna Official Community Plan Amendment Bylaw No. 100.62, 2021;

THAT Council rescind third reading to the City of West Kelowna Zoning Amendment Bylaws No. 154.96 and 154.97, 2021;

THAT Council give third reading as amended to the City of West Kelowna Zoning Amendment Bylaws No. 265.16 and 265.17, 2023; and

THAT Council adopt the City of West Kelowna Zoning Amendment Bylaws No. 265.16 and 265.17, 2023.

CARRIED UNANIMOUSLY

8.3.2 P 21-01, Official Community Plan Bylaw No. 300 (3rd as amended and Adopt)

This item was originally scheduled for the August 22, 2023 Regular Council meeting which was postponed due to the McDougall Creek Wildfire. This item was before Council for consideration.

Requires a majority of all members of Council (4)

It was moved and seconded

Resolution No. C315/23

THAT Council give third reading to “City of West Kelowna Official Community Plan Bylaw No. 0300, 2023”, as amended; and

THAT Council adopt “City of of West Kelowna Official Community Plan Bylaw No. 0300, 2023”.

CARRIED; Councillor de Jong opposed

8.4 RECREATION AND CULTURE

8.5 ENGINEERING / PUBLIC WORKS / PARKS

8.5.1 Bartley Road Rehabilitation Tender Award

This item was originally scheduled for the August 22, 2023 Regular Council meeting which was postponed due to the McDougall Creek Wildfire. This item was before Council for consideration.

It was moved and seconded

Resolution No. C316/23

THAT the contract for the Bartley Road paving and civil construction be awarded to Mackinley Clark Paving Ltd in the amount of \$413,829.00 (excluding GST); and

THAT the Mayor and Corporate Officer be authorized to execute the contract on behalf of the City of West Kelowna.

CARRIED UNANIMOUSLY

8.6 CORPORATE INITIATIVES

8.7 FIRE RESCUE SERVICES

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 3:49 p.m.

MAYOR

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER