



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, November 14, 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

MEMBER ABSENT: 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
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
Lisa Siavashi, Financial Services Manager/Deputy CFO
Jeremy Frick, Building and Licensing Manager
Erin Goodwin, Facilities and Recreation Manager
Kevin Bouchier, Recreation and Culture Supervisor
Kandice Brzezynski, Senior Business Licensing and Building Official
Jason Luciw, Senior Advisor, Corporate Communications and Engagement
Christy Staunton, Community Recreation Coordinator

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

The meeting was called to order at 2:18 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. Due to technical difficulties, webcasting was unavailable at the beginning of the meeting.

2. INTRODUCTION OF LATE ITEMS

2.1 Submissions for DP 22-20, Development Permit with Variances, 2102 Shannon Ridge Drive (Item 8.3.2)

Correspondence received from:

- Jenny Pound
- Khushbu Patel
- Michael Johannson
- Yun Zhang and Yun-Ying Chan
- Jamey Taylor
- Leisa and Colin Emsley
- Dwayne Hartle
- Celice Goetzinger
- Tracy Brooks
- David Brown
- Meena Cleland

2.2 Submissions for Z 23-04, Zoning Bylaw Amendment No. 0265.18 (First and Second Reading), 2004 Bartley Road (Item 8.3.3)

Correspondence received from:

- Lailey Wallace (50 person petition)
- Chris Ensign

2.3 Re-order Item 8.3.6 Z 23-08, Zoning Bylaw Amendment No. 0265.19 (First and Second Reading), 1018 West Kelowna Road to be Item 8.3.4

2.4 Re-order Item 8.3.4 P 23-14 Proposed Amendments for STA Regulation to be Item 8.3.6

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C363/23

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

**4.1 Minutes of the Special Council Meeting held Tuesday, October 24, 2023
in the City of West Kelowna Council Chambers**

It was moved and seconded

Resolution No. C364/23

THAT the minutes of the Special Council Meeting held Tuesday, October 24, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

**4.2 Minutes of the Regular Council Meeting held Tuesday, October 24, 2023
in the City of West Kelowna Council Chambers**

It was moved and seconded

Resolution No. C365/23

THAT the minutes of the Regular Council Meeting held Tuesday, October 24, 2023 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 October 19,
2023 Regional Board Meeting**

The Mayor acknowledged that the Regional Board provided letters of support for the Okanagan Basin Water Board's calls to action on invasive mussel prevention. The Mayor said that he will arrange for a presentation from the Okanagan Basin Water Board at a future Council meeting as this is an important issue.

5.2 Regional District of Central Okanagan Highlights from the November 2, 2023 Regional Board Meeting

The Mayor addressed the RDCO Administrative Overhead policy review.

5.3 Accessibility and Inclusion Committee Update

Councillor Millsap provided an update on the Inaugural meeting of the City's new Accessibility and Inclusion Committee.

6. PRESENTATIONS

6.1 IAFF Appreciation Presentation to Councillor Friesen

Members of the International Association of Firefighters presented Councillor Friesen with an appreciation award.

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 CHIEF ADMINISTRATIVE OFFICER

8.1.1 Rose Valley Water Treatment Plant Update

The Director of Engineering and Operations provided a verbal update on the new Rose Valley Water Treatment plant which is now in operation meeting Federal, Provincial and Interior Health standards.

The Mayor expressed that this is a landmark day, and that Council and everyone at the City of West Kelowna are very excited to share the excellent news that the former Rose Valley - Lakeview System users are now receiving clean, safe, and reliable water from the new plant.

8.1.2 City Hall Project Update

The Chief Administrative Officer and Kim Rogers, Senior Project Manager, Colliers provided a verbal update on the construction progress of the new City Hall/Library project and were available to answer questions.

Several factors have delayed substantial completion and the anticipated occupancy timelines. Cost escalation from several factors has also occurred, but no new tax increases will result. City Hall staff will be transitioning to the new location in a phased approach near the end of January to mid-February, dependent on BC Hydro completing their work and the commissioning process. The local MP, MLA, Service BC and ICBC will also provide services from the new building.

It was moved and seconded

Resolution No. C366/23

THAT Council receive the revised project budget and endorse the financial strategy as contained in this report.

CARRIED UNANIMOUSLY

8.1.3 West Kelowna Economic Development Corporation - Update

This item was moved further down the agenda.

8.2 FINANCIAL SERVICES

8.3 DEVELOPMENT SERVICES

8.3.1 Application No. DP 21-01 – Development Permit with Variances (2405 Bering Road)

It was moved and seconded

Resolution No. C367/23

THAT Council authorize the issuance of a Westbank Urban Centre Development Permit (DP 21-01) for a townhouse development at 2405 Bering Road, subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize a variance to the City of West Kelowna Zoning Bylaw No. 0265 in accordance with the attached permit, as follows, that the:

- exterior side parcel boundary setback be decreased from 6.0 m to 0.9m.
- front parcel boundary setback be decreased from 6.0 m to 0.1m.
- minimum distance parking must be from the exterior side parcel boundary be reduced from 3.0m to 1.5m.
- required number of standard parking spaces be reduced from 17 to 15.
- minimum two-way access aisle width be reduced from 7.0m to 1.5m along the lane.

- maximum permitted driveway width for townhouse uses be increased from 7.0m to 30.61m along the lane; and

THAT issuance of the Development Permit be withheld pending receipt of:

- Landscaping security in the amount of \$22,140.94; and

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

DEFEATED: Councillors de Jong, Millsap, Johnston and Da Silva opposed

It was moved and seconded

Resolution No. C368/23

THAT Council postpone the issuance of a Westbank Urban Centre Development Permit (DP 21-01) with variances for a townhouse development at 2405 Bering Road.

CARRIED UNANIMOUSLY

8.3.2 DP 22-20; Development Permit with Variances; 2102 Shannon Ridge Drive)

It was moved and seconded

Resolution No. C369/23

THAT Council authorize the issuance of a Multiple Family and Intensive Residential, Hillside, and Sensitive Terrestrial Ecosystem Development Permit (DP 22-20) for a townhouse development at 2102 Shannon Ridge Drive, subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize a variance to the City of West Kelowna Zoning Bylaw No. 0265 in accordance with the attached permit, as follows, that the:

- maximum retaining wall height be increased from 2.5m to 6.84m;
- maximum building height be increased from 12.0m to a maximum of 3 storeys to 18.87m to a maximum of 4 storeys;

- minimum interior side parcel boundary setback be reduced from 4.5m to 2.83m;
- minimum dimensions for a two-way access aisle be reduced from 7.0m to 6.0m; and
- minimum distance parking and loading spaces shall be from any front parcel boundary be reduced from 3.0m to 0.37m; and

THAT issuance of the Development Permit be withheld pending receipt of:

- Landscape Security in the amount of \$85,308.05;
- Remediation Security in the amount of \$7,975.00; and
- Registration of an environmental no disturb covenant on the rear of the subject property; and

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

CARRIED UNANIMOUSLY

The meeting recessed at 3:59 p.m.

The meeting reconvened at 4:17 p.m.

8.3.3 Z 23-04, Zoning Bylaw Amendment No.0265.18 (First and Second Reading), 2004 Bartley Road

The applicant Alex Richardson provided a verbal update and clarification on the proposed bylaw amendment and was available for questions and comments from Council.

It was moved and seconded

Resolution No. C370/23

THAT Council deny the proposed Zoning Amendment Bylaw No.0265.18 (Z 23-04) at 2004 Bartley Road to permit heavy vehicle and equipment storage in an Agricultural Zone (A1) on approximately 1 acre of the subject property; and

THAT Council direct staff to close the file.

CARRIED UNANIMOUSLY

8.3.4 Z 23-08, Zoning Bylaw Amendment No.0265.19 (First and Second Reading), 1018 West Kelowna Road

Kyle Blanleil, spoke on behalf of the applicants, Lori and Brian Pinnell, and provided a verbal update on the proposed zoning amendment and was available for questions and comments from Council.

It was moved and seconded

Resolution No. C371/23

THAT Zoning Amendment Bylaw No. 265.19, 2023 be given first and second reading; and

THAT Council direct staff to schedule the bylaw for consideration of third reading.

CARRIED UNANIMOUSLY

8.3.5 ALR exclusion – 3737 and 3743 Old Okanagan Hwy

It was moved and seconded

Resolution No. C372/23

THAT Council support the request to exclude City owned parcels, Lot 2, Plan KAP4740, DL5066, ODYD (3737 Old Okanagan Hwy) and Block A, DL 5066, ODYD (3743 Old Okanagan Highway), from the Agricultural Land Reserve (CWK File: P23-01); and

THAT Council directs staff to forward the exclusion application to the Agricultural Land Commission for consideration.

CARRIED UNANIMOUSLY

The meeting moved to item 8.5.1

8.5.1 Local Area Service Inclusion - 1045 Bear Creek Road

It was moved and seconded

Resolution No. C373/23

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 Lot 4 – Plan KAP17835, District Lot 3871, ODYD, Except Plan 18666 21206 & 23715 (PID 008-347-701); and

THAT “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Amendment Bylaw No. 0280.03, 2023” be given first, second and third reading.

CARRIED UNANIMOUSLY

The meeting moved to item 8.5.2

8.5.2 Local Area Service Inclusion – 1931 Bartley Road

It was moved and seconded

Resolution No. C374/23

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 LOT 2 DISTRICT LOT 2188 ODYD PLAN 1612 (PID 011-503-041); and

THAT “City of West Kelowna Rose Valley Water Treatment Plant Local Area Service Establishment Amendment Bylaw No. 0280.04, 2023” be given first, second and third reading.

CARRIED UNANIMOUSLY

The meeting moved to item 8.4.1

8.4.1 City of West Kelowna Holiday Events 2023

The Facilities and Recreation Manager introduced the Recreation and Culture Supervisor along with the Senior Program and Event Coordinator who provided a PowerPoint presentation on the City of West Kelowna Holiday Events for 2023 and were available for questions and comments from Council.

The meeting recessed at 5:34 pm

The meeting reconvened at 6:00 pm

The meeting moved to item 8.1.3

8.3.6 P 23-14 Proposed Amendments for STA Regulation

This item was moved down on the agenda.

8.4 RECREATION AND CULTURE

8.4.1 City of West Kelowna Holiday Events 2023

This item moved ahead on the agenda.

8.5 ENGINEERING / PUBLIC WORKS / PARKS

8.5.1 Local Area Service Inclusion - 1045 Bear Creek Road

This item moved ahead on the agenda.

8.5.2 Local Area Service Inclusion – 1931 Bartley Road

This item moved ahead on the agenda.

8.1.3 West Kelowna Economic Development Corporation - Update

It was moved and seconded

Resolution No. C375/23

THAT Council endorse Option #1 for the 2024 Budget for the West Kelowna Economic Development Corporation (WKEDC).

CARRIED UNANIMOUSLY

The meeting then moved to item 8.3.6

8.3.6 P 23-14 Proposed Amendments for STA Regulation

It was moved and seconded

Resolution No. C376/23

THAT the meeting be extended to 7:15 p.m.

CARRIED UNANIMOUSLY

It was moved and seconded

Resolution No. C377/23

THAT Council direct staff to remove the ability for a principal resident to be away from the property for 14 days in one month to a maximum of 30 days in one year; and

THAT Council direct staff to require the principal resident to be present when the remainder of the dwelling is rented on a short term basis.

CARRIED; Councillor Friesen opposed

It was moved and seconded

Resolution No. C378/23

THAT Council direct staff to merge the Bed and Breakfast regulations with the revised Short-Term Accommodation regulations; and

THAT Council direct staff to require a building inspection to be complete for every proposed Short-Term Accommodation unit.

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 6:57 p.m.

MAYOR

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER