



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, January 14, 2020
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon
Councillor Jayson Zilkie

Paul Gipps, CAO
Tracey Batten, Deputy CAO / Corporate Officer
Allen Fillion, Director of Engineering / Public Works
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Brent Magnan, Planning Manager
Bob Dargatz, Development Services/Approving Officer
Jason Brolund, Fire Chief
Rob Hillis, Engineering Manager
Brandon Mayne, Help Desk Assistant
Michelle Reid, Director of Human Resources
Mark Koch, Director of Development Directors
John Perrott, Economic Development & Tourism Manager
Chris Oliver, Planner
Steven Gubbels, Design & Inspection Technologist
Bob Kusch, Recreation & Culture Manager
Kevin Bouchier, Recreation Manager
Erin Goodwin, Facilities Manager

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

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

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

The meeting was called to order at 1:33 p.m.

2. INTRODUCTION OF LATE ITEMS

2.1 DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1)

Submissions received from the following:

- Craig Taschuk
- Mike and Willy Folkema
- Wendy Jobs
- Tyler Chinski
- Bruce Baker
- Petition (12 signatures)
- Kristen and Rob Rietman
- Angela Taschuk
- Greg Schneuker

2.2 DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1)

Delegation request from Gale and Kieren Armour, Lakesider Brewing Co.

2.3 DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1)

Delegation request from Patrick McCusker, Patrick McCusker Inc.

2.4 Z 19-11, Site Specific Text Amendment (Adoption), 2475 Dobbin Road, (see item 8.1.4), Remove 2nd Recommended Motion

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C003/20

THAT the Agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Special Council meeting held December 10, 2019 in the City of West Kelowna Committee Room

It was moved and seconded

Resolution No. C004/20

THAT the minutes of the Special Council meeting held December 10, 2019 in the City of West Kelowna Committee Room be adopted.

CARRIED UNANIMOUSLY

4.2 Minutes of the Special Council meeting held December 10, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C005/20

THAT the minutes of the Special Council meeting held December 10, 2019 in the West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.3 Minutes of the Regular Council meeting held December 10, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C006/20

THAT the minutes of the Regular Council meeting held December 10, 2019 in the West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.4 Minutes of the Special Council meeting held December 16, 2019 in the City of West Kelowna Committee Room

It was moved and seconded

Resolution No. C007/20

THAT the minutes of the Special Council meeting held December 16, 2019 in the West Kelowna Committee Room be adopted.

CARRIED UNANIMOUSLY

4.5 Minutes of the Special Council meeting held December 16, 2019 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C008/20

THAT the minutes of the Special Council meeting held December 16, 2019 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 DP 14-12.05, Development Permit with Variances, 845 Anders Road

8.1.1.1 Delegation Request from Wendy Jobs or Stan Dosman, Lakeview Heights Community Association

8.1.1.2 Delegation Request from Rob Chetner, CERJ Shipping Centers

8.1.1.3 Delegation request from Gale and Kieren Armour, Lakesider Brewing Co.

8.1.1.4 Delegation request from Patrick McCusker, Patrick McCusker Inc.

It was moved and seconded

Resolution No. C009/20

THAT Council afford an opportunity for the 4 delegation requests to speak to Council:

- Wendy Jobs/Stan Dosman, Lakeview Heights Community Association
- Delegation Request from Rob Chetner, CERJ Shopping Centers
- Gale and Kieren Armour, Lakesider Brewing Co.
- Patrick McCusker, Patrick McCusker Inc.

CARRIED UNANIMOUSLY

Ms. Jobs addressed Council in regards to DP 14-12.05.

Mr. and Ms. Armour addressed Council in regards to DP 14-12.05.

Mr. Chetner addressed Council in regards to DP 14-12.05.

Mr. McCusker addressed Council in regards to DP 14-12.05.

It was moved and seconded

Resolution No. C010/20

THAT Council authorize the issuance of a Development Permit Amendment (DP 14-12.05) to construct a commercial building at 845 Anders Road (Lot 2, DL 2689, ODYD Plan EPP76307), 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 permit to:

- Reduce the number of parking spaces from 15 to 7 (variance of 8 spaces) to accommodate general commercial uses; and
- Reduce the number of loading spaces from 2 to 0.

THAT the number of parking spaces be reduced from 40 to 7 (variance of 33 spaces) to accommodate a brewery and accessory uses.

CARRIED UNANIMOUSLY

8.1.2 DP 19-17, Development Variance Permit, 3156 Shetler Drive

It was moved and seconded

Resolution No. C011/20

THAT Council authorize the issuance of a Hillside Development Permit (File: DP 19-17) to permit the construction of a carriage house on Lot 14, DL 2697, ODYD, Plan 33644 (3156 Shetler Drive), subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize a variance to Zoning Bylaw No. 0154, S. 3.26.4(b), to permit a carriage house and on site sewerage disposal system on a parcel area under 1 ha, with issuance of the permit subject to

the registration of a no-build no-disturb covenant over the back up septic field area identified in *Attachment 5*.

CARRIED Opposed: Councillor de Jong

8.1.3 Z19-01, Official Community Plan Amendment Bylaw No. 0100.50 and Zoning Amendment Bylaw No. 0154.83, 3060 Seclusion Bay Road

It was moved and seconded

Resolution No. C012/20

THAT Council give third reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.50, 2019;

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.83, 2019; and

THAT Council direct staff to schedule the bylaws for consideration of adoption following:

- Acquisition of necessary water and sewerage approvals from the Province;
- Registration of a blanket Statutory Right of Way will be registered across the Upper Development Area for pedestrian access to provide for future regional trail connections between the District of Peachland and Goats Peak Regional Park;
- Registration of a S. 219 No Build-No Disturb Covenant within the Upper Development Area to ensure environmental protection of sensitive areas; and
- Registration of a S. 219 No Build Covenant, with the exception of 1 unit, on the property to be discharged following substantial completion of upgrades to the private access road, in accordance with *Attachment 6* and recommendations of Traffic Impact Assessment, prepared by CTQ Consultants, dated December 12, 2017.
- Registration of a S. 219 covenant to ensure the recommendations of the geotechnical reporting followed.

CARRIED Opposed: Councillors de Jong and Zanon

The meeting recessed at 3:01 p.m.

The meeting reconvened at 3:13 p.m.

8.1.4 Z 19-11, Site Specific Text Amendment (Adoption), 2475 Dobbin Road

It was moved and seconded

Resolution No. C013/20

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.85, 2019 (Z19-11).

CARRIED Opposed: Councillors Zanon, Friesen and Findlater

8.1.5 FEX 17-01, Floodplain Exemption, 1310 Green Bay Road

It was moved and seconded

Resolution No. C014/20

THAT Council authorize the Floodplain Exemption to S. 3.24(a) of Zoning Bylaw No. 0154 for Lot 38, DL 523, ODYD, Plan 11988 (1310 Green Bay Road) subject to the registration to title of an indemnity covenant and geotechnical report.

CARRIED UNANIMOUSLY

8.1.6 Rose Valley Water System Merger Amendment Bylaw No. 239.05, 2010 Bartley Road (SUB 19-13) Local Area Service Inclusion

It was moved and seconded

Resolution No. C015/20

THAT Council adopt "City of West Kelowna Rose Valley Water System Merger Amendment Bylaw No. 0239.05, 2019".

CARRIED UNANIMOUSLY

8.2 ENGINEERING / PUBLIC WORKS / PARKS

8.2.1 Glenrosa Road Improvements and Associated Projects Design Update

It was moved and seconded

Resolution No. C016/20

THAT Council direct staff to complete the design of the Glenrosa Road Improvements as shown in the conceptual plans and present the plans to the public at an Open House.

CARRIED Opposed: Councillor Friesen

8.3 FIRE RESCUE SERVICES

8.4 CORPORATE INITIATIVES

8.5 FINANCIAL SERVICES

8.5.1 2020 Early Capital Approval - Elliott Rd. Trailer Installation

It was moved and seconded

Resolution No. C017/20

THAT Council authorize staff to proceed with capital expenditure C2020-41 Elliott Operations – Locker Room Trailer Installation.

CARRIED UNANIMOUSLY

8.6 CORPORATE SERVICES / RECREATION AND CULTURE

8.6.1 Naming Rights to Multi-Sport Facility

It was moved and seconded

Resolution No. C018/20

THAT Council authorize staff to undertake the issuance of a Request for Proposals to seek a naming rights sponsor for the West Kelowna Multi Sport Centre and;

THAT Council agree to a minimum acceptable naming rights sponsorship amount be established at \$15,000 per year for a five year term with a total sponsorship commitment of \$75,000.

CARRIED UNANIMOUSLY

8.6.2 Lease Agreement with West Kelowna Pickleball Club

It was moved and seconded

Resolution No. C019/20

THAT Council authorize the Mayor and Corporate Officer to execute the lease agreement with the West Kelowna Pickleball Club for use of the Mt Boucherie Pickleball courts for a 5-year term commencing March 1, 2020 with the removal of the words “The City shall only utilize this clause should the City be put in a position whereby it cannot provide the facilities to the Club due to unforeseen or catastrophic events that are beyond the City’s control” from section 7.3.2.

CARRIED UNANIMOUSLY

8.7 CHIEF ADMINISTRATIVE OFFICER

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 SILGA - Call for Resolutions for 2020 Convention

9.2 SILGA Convention - Call for Nominations 2020

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The next Regular Council meeting is scheduled for Tuesday, January 28, 2020 at 6:00 p.m.

The meeting adjourned at 4:50 p.m.

MAYOR

DEPUTY CAO/CORPORATE OFFICER