



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, June 25, 2019
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

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

MEMBERS ABSENT: Mayor Gord Milsom
Staff Present: Jim Zaffino, CAO
Tracey Batten, Deputy CAO
Nancy Henderson, GM of Development Services
Allen Fillion, GM of Engineering and Public Works
Warren Everton, CFO
Brent Magnan, Planning Manager
Bob Dargatz, Development Services/Approving Officer
Jason Brolund, Fire Chief
Chris Anderson, Public Works Manager
Kyle Reese, Roads and Drainage Supervisor
Erin Goodwin, Facilities Manager
Stacey Harding, Parks and Fleet Operations Manager
Neil Wyatt, Service Desk Technician

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

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

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

2. INTRODUCTION OF LATE ITEMS

2.1 DP 18-29, 1975 Shannon Lake Road correspondence received from:

- Beacon Geotechnical Ltd. to New Town Planning

- Barbara & Stan Clarke

2.2 DP 18-33, A 3746 Wetton Road correspondence received from:

- William Mossman
- Kiranprit Sidhu

2.3 DP 18-42, 2200 Majoros Road correspondence received from:

- Nick Romanakis
- Dale Choquette

2.4 Amendment to Bylaw Notice Enforcement Bylaw Replacement Page 297

2.5 2018 DRAFT Statement of Financial Information (SOFI) Replacement Pages 334 and 335

3. ADOPTION OF AGENDA

It was moved and seconded

Resolution No. C244/19

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the June 11, 2019 Regular Council Meeting

It was moved and seconded

Resolution No. C245/19

THAT the minutes of the Regular Council Meeting held June 11, 2019 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Councillor Johnston, Chair

Councillor Johnston thanked CAO Jim Zaffino for his years of service with the City of West Kelowna.

6. DELEGATIONS

6.1 Collin Crabbe

Mr. Crabbe provided Council with a presentation on Wildfire Mitigation in Upper Glen Canyon/Powers Creek.

7. UNFINISHED BUSINESS

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

8.1.1 DP 18-29, Development Permit with Variances, 1975 Shannon Lake Road

It was moved and seconded

Resolution No. C246/19

THAT Council agree to hear from Lee Karvonen, Treasure View Estates resident and Keith Funk, New Town Architecture and Engineering, Agent for Owner of 1975 Shannon Lake Road.

CARRIED UNANIMOUSLY

Mr. Funk addressed Council.

Mr. Karvonen addressed Council.

It was moved and seconded

Resolution No. C247/19

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 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 9.3 m (30.5 ft) and 3 storeys for Buildings 1 -9;
- A maximum of 11.4 m (37.4 ft) and 4 storeys for Buildings 10 and 11 - to accommodate access to rooftop decks; and
- A maximum of 11.5 m (37.7 ft) and 4 storeys for Buildings 12 and 13; 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 ways 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.

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.

It was moved and seconded

Resolution No. C248/19

THAT the motion be amended to add a bullet to include saying issuance of the Development Permit be withheld pending receipt of additional geotechnical information associated with the installation of services.

DEFEATED Opposed: Councillors Friesen, Zilkie, Johnston, de Jong and Zanon

QUESTION ON THE MAIN MOTION

CARRIED Opposed: Councillor Zanon

8.1.2 DP 18-33 Development Permit with Variances, A 3746 Wetton Road

It was moved and seconded

Resolution No. C249/19

THAT Council authorize the issuance of a Development Permit (DP 18-33) to construct 18 stacked townhouse units in 3 buildings, subject to the conditions in and attached to the Development Permit; and

THAT Council authorize variances to City of West Kelowna Zoning Bylaw No. 0154 as follows:

- Table 4.1 *Required Parking Spaces* to vary the number of required parking spaces from 40 spaces to 37 spaces;
- 10.9.5(f) to vary the maximum allowable building height from 9.0 m to a maximum of 3 storeys to 14.0 m to a maximum of 5 storeys for Building 2;

- 10.9.5(f) to vary the maximum allowable building height from 9.0 m to a maximum of 3 storeys to 10.9 m to a maximum of 4 storeys for Buildings 1 & 3; and
- 10.9.5(g).2 to vary the required rear parcel boundary setback from 7.5 m to 4.5 m;

THAT a Section 219 no build / no disturb covenant be registered for protection of the Smith Creek riparian corridor; and

THAT issuance of the Development Permit be withheld pending the receipt of a landscape security for the landscape plan attached to DP 18-33 as Schedule 'C' in the amount of \$79,885.00;

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.

CARRIED UNANIMOUSLY

The meeting recessed at 7:22 p.m.

The meeting reconvened at 7:31 p.m.

8.1.3 DP 18-42, Development Permit and Development Variance Permit, 2200 Majoros Road

It was moved and seconded

Resolution No. C250/19

THAT Council authorize the issuance of a Development Permit (DP 18-42) to construct three (3) four-storey apartment buildings (186 units) with surface and underground parking and an attached community amenity building for Lot A, DL 5058, ODYD, Plan EPP23944 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 Site Plan and Site Amenity Plan, as follows:

- loading space specifications for multiple residential (s. 4.10.1(a)) specified in Table 4.10 be reduced from 7 spaces to 3 spaces; and
- minimum amenity space per unit (s. 10.11.5(g)) be varied to allow for a reduction in the overall amenity space requirement from 4,105 m² to 3,708 m²; and

THAT issuance of the Development Permit be withheld pending receipt of landscape and site signage security for the landscape plan in the amount of **\$405,226.25**; and

THAT prior to the issuance of the permit, the property owner will deposit a contribution in the amount of \$40,000.00 towards the City's future amenity improvements in Carate Park; and

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

CARRIED UNANIMOUSLY

8.1.4 Z 18-11, Zoning Amendment Bylaw No. 154.84, 3040 and 3050 Boucherie Road

It was moved and seconded

Resolution No. C251/19

THAT Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.84, 2019; and

THAT Council direct staff to schedule the bylaws for public hearing.

CARRIED UNANIMOUSLY

8.1.5 Z 19-06 (Prime Cannabis), Zoning Amendment Bylaw No. 154.77, #14 - 2528 Main Street

It was moved and seconded

Resolution No. C252/19

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.77, 2019 (Prime Cannabis, Z 19-06); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

8.1.6 Z 19-07 (Flora), Zoning Amendment Bylaw No. 154.78, 3710 Hoskins Road

It was moved and seconded

Resolution No. C253/19

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.78, 2019 (Flora, Z 19-07); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

8.1.7 Z 19-08 (Cheeba Cheebas), Zoning Amendment Bylaw No. 154.79 (Z 19-08), 1812 Byland Road

It was moved and seconded

Resolution No. C254/19

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.79, 2019 (Cheeba Cheebas, Z 19-08); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

8.1.8 Z 19-09 (Spirit Leaf), Zoning Amendment Bylaw No. 154.80, 1195 Industrial Road

It was moved and seconded

Resolution No. C255/19

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.80, 2019 (Spirit Leaf, Z 19-09); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

8.1.9 Z 19-10 (Canndara), Zoning Amendment Bylaw No. 154.81, 1192 Industrial Road

It was moved and seconded

Resolution No. C256/19

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.81, 2019 (Candara, Z 19-10); and

THAT Council direct staff to schedule the bylaw for consideration and adoption following approval by the Ministry of Transportation and Infrastructure.

CARRIED UNANIMOUSLY

8.1.10 Z 18-07, Official Community Plan Amendment Bylaw No. 0100.52 and Zoning Amendment Bylaw No. 154.70, Casa Palmero Drive

It was moved and seconded

Resolution No. C257/19

THAT Council adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.52, 2018 (File: Z 18-07); and

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.70, 2018 (File: Z 18-07).

CARRIED UNANIMOUSLY

8.1.11 Housing, Health and Social Initiatives Update

Information Report from the GM of Development Services

By consensus, Council agreed to move Item 8.4.1 forward in the agenda to be dealt with next.

The meeting recessed at 9:30 p.m.

The meeting reconvened at 9:40 p.m.

8.4.1 Response to the Neighbourhood Association Requests

Information Report from the CAO

It was moved and seconded

Resolution No. C258/19

THAT the meeting be extended to 10:30 p.m.

CARRIED UNANIMOUSLY

8.1.12 Creation of a Community Safety Manager Position

It was moved and seconded

Resolution No. C259/19

THAT consideration of the hiring of a Community Safety Manager be deferred to a future meeting.

CARRIED UNANIMOUSLY

8.2 ENGINEERING AND PUBLIC WORKS

8.2.1 Relocation of Bylaw Services to Westbank Lions Community Centre

Information Report from the Parks, Recreation and Culture Manager

8.2.2 Draft Road Maintenance Policies and Project Status Update

Information Report from the Roads and Drainage Supervisor

It was moved and seconded

Resolution No. C260/19

THAT the ending time of the meeting be extended to 11:00 p.m.

CARRIED UNANIMOUSLY

8.2.3 Multi-Sport Facility Update - #10, June

Information Report from the Flood Remediation Supervisor

8.2.4 Westbank Cemetery Bylaw Service Review

It was moved and seconded

Resolution No. C261/19

THAT Council adopt the Westbank Cemetery Amendment Bylaw No. 0166.03, 2019.

CARRIED UNANIMOUSLY

8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES

8.3.1 Amendment to Bylaw Notice Enforcement Bylaw

It was moved and seconded

Resolution No. C262/19

THAT Council give first, second and third reading to "Bylaw Notice Enforcement Amendment Bylaw No. 0093.44, 2019".

CARRIED UNANIMOUSLY

8.3.2 Good Neighbour Amendment Bylaw No. 151.01

It was moved and seconded

Resolution No. C263/19

THAT Council give first, second and third reading to "City of West Kelowna Good Neighbour Amendment Bylaw No. 151.01, 2019".

CARRIED UNANIMOUSLY

8.3.3 RCMP Boiler Replacement - Emergency Work

It was moved and seconded

Resolution No. C264/19

THAT Council approve the Capital Expenditure of \$52,726.75 for RCMP Detachment Boiler to be funded by equipment reserve; and

THAT Council direct staff to amend the 2019 Financial Plan to include the expenditure.

CARRIED UNANIMOUSLY

8.3.4 2018 DRAFT Statement of Financial Information (SOFI)

It was moved and seconded

Resolution No. C265/19

THAT Council approve the 2018 DRAFT Statement of Financial Information report for the City of West Kelowna.

CARRIED UNANIMOUSLY

8.4 CHIEF ADMINISTRATIVE OFFICER

8.4.1 Response to the Neighbourhood Association Requests

Information Report from the CAO

This item was dealt with earlier on in the meeting, following item 8.1.11.

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 10:48 p.m.

MAYOR

DEPUTY CAO/CORPORATE OFFICER