



CITY OF WEST KELOWNA
MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, April 6, 2021
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

Staff Present: Paul Gipps, CAO
Allen Fillion, Director of Engineering / Public Works
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Michelle Reid, Director of Human Resources
Jason Brolund, Fire Chief
Brad Savoury, Director of Legal Services
Brent Magnan, Planning Manager
Bob Dargatz, Development Services/Approving Officer
Rob Hillis, Engineering Manager
Shelley Schnitzler, Legislative Services Manager/Corporate Officer
Kari O'Rourke, Communications Manager
Mike Cain, Bylaw Services Manager
Nilton Praticante, Engineering Supervisor

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

The meeting was called to order at 2:01 p.m.

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

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public was not permitted to attend the Council meeting in person. As an open meeting, it 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. C124/21

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

The Mayor acknowledged the recent passing of Len Novakowski on March 31, 2021. Mr. Novakowski served as a Regional Director for Westbank for 11 years and as an Alternate for the Regional Director for 4 years prior to that.

4. ADOPTION OF MINUTES

4.1 Minutes of the Public Hearing held Tuesday, March 16, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C125/21

THAT the minutes of the Public Hearing held Tuesday, March 16, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.2 Minutes of the Special Council Meeting held Tuesday, March 23, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C126/21

THAT the minutes of the Special Council Meeting held Tuesday, March 23, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.3 Minutes of the Public Hearing held Tuesday, March 23, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C127/21

THAT the minutes of the Public Hearing held Tuesday, March 23, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

4.4 Minutes of the Regular Council Meeting held Tuesday, March 23, 2021 in the City of West Kelowna Council Chambers

It was moved and seconded

Resolution No. C128/21

THAT the minutes of the Regular Council Meeting held Tuesday, March 23, 2021 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Mayor Milsom

5.1.1 Regional District of Central Okanagan Highlights from the March 29, 2021 Regional Board Meeting

6. DELEGATIONS

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 Public Works provided a verbal update on the Rose Valley Water Treatment Plant.

8.2 DEVELOPMENT SERVICES

8.2.1 DVP 21-04; Development Variance Permit; 3507 Gates Road

It was moved and seconded

Resolution No. C129/21

THAT Council authorize the issuance of a Development Variance Permit (DVP 21-04) for Lot 7 District Lot 3189 ODYD Plan 41564 (3507 Gates Road) in general accordance with the attached permit to vary Zoning Bylaw No. 0154 S 3.16.2 to increase the maximum floor area of a secondary suite from 90 m² to 104.5 m².

CARRIED UNANIMOUSLY

8.2.2 DVP 21-07; Development Variance Permit; 2409 Tallus Ridge Drive

It was moved and seconded

Resolution No. C130/21

THAT Council authorize the issuance of a Development Variance Permit (DVP 21-07) for Lot 12 District Lot 2600 ODYD Plan KAP82099 (2409 Tallus Ridge Drive) in general accordance with the attached permit to vary Zoning Bylaw No. 0154 S 3.16.2 to increase the maximum floor area of a secondary suite from 90 m² to 120 m² and increase the maximum allowable percentage from 40% to 48% of the habitable floor area of the principal dwelling.

CARRIED UNANIMOUSLY

8.2.3 Fees and Charges Bylaw – Amendment to the Excessive Nuisance Abatement Fees

It was moved and seconded

Resolution No. C131/21

THAT Council gives first, second and third reading to the City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.70, 2021.

CARRIED UNANIMOUSLY

8.2.4 Long Range Planning Work Plan – 2021 Projects Update

The Planning Manager presented the Long Range Planning Work Plan with a 2021 Project Update.

The meeting recessed at 3:02 p.m.
The meeting reconvened at 3:12 p.m.

8.2.5 P 20-16; Decision Points; Short Term Rental Zoning Bylaw Amendments

Decision Point - Hosted vs. Un-Hosted

It was moved and seconded

Resolution No. C132/21

THAT Council direct staff to require all short term rentals to be principal residences.

CARRIED UNANIMOUSLY

It was moved and seconded

Resolution No. C133/21

THAT Council direct staff to revise the regulations to require all short term rentals to be hosted.

CARRIED; Councillor Zilkie opposed

Decision Point - Secondary Suites and Carriage Houses

It was moved and seconded

Resolution No. C134/21

THAT Council direct staff to revise the regulations in order to permit short term rentals on properties with secondary suites and carriage houses.

CARRIED; Councillor de Jong opposed

Decision Point - Bed and Breakfast Regulations

It was moved and seconded

Resolution No. C135/21

THAT Council direct staff to keep the existing regulations for Bed and Breakfasts within the Zoning Bylaw.

CARRIED UNANIMOUSLY

Decision Point - Definitions

It was moved and seconded

Resolution No. C136/21

THAT Council direct staff to revise the minor and major terminology proposed for short term rentals.

CARRIED UNANIMOUSLY

Decision Point - Parking Requirements

It was moved and seconded

Resolution No. C137/21

THAT Council direct staff to revise the layout for parking requirements to show .5 parking spaces per bedroom in a table format.

CARRIED UNANIMOUSLY

Decision Point - License Caps

It was moved and seconded

Resolution No. C138/21

THAT Council direct staff to bring the concept of a license cap back for Council consideration after the initial intake period is over.

CARRIED; Councillor Johnston opposed

The meeting recessed at 5:02 p.m.

The meeting reconvened at 5:12 p.m.

8.3 ENGINEERING / PUBLIC WORKS / PARKS

8.3.1 Transportation Master Plan – Contract Award

The Engineering Supervisor and the Engineering Manager provided an update on the Transportation Master Plan Contract Award.

8.4 FIRE RESCUE SERVICES

8.5 CORPORATE INITIATIVES

8.6 FINANCIAL SERVICES / RECREATION AND CULTURE

8.6.1 Draft 2021-2025 Financial Plan and Ten-Year Capital Plan

It was moved and seconded

Resolution No. C139/21

THAT the Council meeting be extended to 6:00 p.m.

CARRIED UNANIMOUSLY

It was moved and seconded

Resolution No. C140/21

THAT Council consider the feedback information from the public engagement process held between February 16th and 25th, 2021; and

THAT Council give third reading to the “City of West Kelowna Financial Plan Bylaw No. 0284, 2020, with the tax increase set at 4.05%.

CARRIED; Councillors de Jong and Findlater opposed

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Correspondence from Mayor Lisa Helps, City of Victoria, dated March 10, 2021 re Help Cities Lead Campaign

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The meeting adjourned at 6:00 p.m.

MAYOR

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER