



**CITY OF WEST KELOWNA**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**

Tuesday, April 23, 2019  
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:** Jim Zaffino, CAO  
Nancy Henderson, GM of Development Services  
Allen Fillion, GM of Engineering and Public Works  
Warren Everton, CFO  
Bob Dargatz, Development Services/Approving Officer  
Rob Hillis, Engineering Manager  
Brent Magnan, Planning Manager  
Brandon Mayne, Help Desk Assistant  
Shelley Schnitzler, Legislative Services Manager  
Steven Gubbels, Design and Inspection Technologist

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**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 6:02 p.m.

**2. INTRODUCTION OF LATE ITEMS**

**2.1 DP 18-41, Development Permit with Variances, 3623 Elliott Road**

Letters received from the following:

- Dianne Kort and Trevor Bott
- Larry Bennett
- Anita McGregor

- Angela Bremner
- Brian Turley
- Ed and Sharon Trautman
- Frank Quesnelle
- Jonathan Eugene and Jamie Peterson
- Duane Peters and Tracy Hansen

## **2.2 Replacement Page No. 179**

### **3. ADOPTION OF AGENDA**

It was moved and seconded

Resolution No. C165/19

**THAT** the agenda be adopted as amended.

CARRIED UNANIMOUSLY

### **4. ADOPTION OF MINUTES**

It was moved and seconded

Resolution No. C166/19

**THAT** the minutes of the April 9, 2019 regular Council meeting, held 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 Snow Star Presentations**

Mayor Milsom presented a certificate and gift card to the following Snow Star recipients:

- Mike DeShutter
- Le-Ann Morcom

Additional Snow Star recipients who were not in attendance at the meeting are:

- Jack Blackburne
- Steve McKenny
- Gordon Leverington
- Peter Neukomm

## **5.1.2 Regional District of Central Okanagan**

Highlights of the April 11, 2019 Regional Board Meeting

### **6. DELEGATIONS**

### **7. UNFINISHED BUSINESS**

### **8. DIVISION REPORTS**

#### **8.1 DEVELOPMENT SERVICES**

##### **8.1.1 Amend the Non-Medical Cannabis Retail Store Rezoning Policy**

It was moved and seconded

Resolution No. C167/19

**THAT** Council rescind "Non-Medical Cannabis Retail store Rezoning Policy", dated October 2, 2018; and

**THAT** Council adopt "Non-Medical Cannabis Retail Store Rezoning Policy", dated April 23, 2019.

CARRIED; Councillors de Jong and Findlater opposed

##### **8.1.2 Z 19-06, Zoning Amendment Bylaw No. 0154.77, #14-2528 Main Street**

It was moved and seconded

Resolution No. C168/19

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

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

CARRIED UNANIMOUSLY

##### **8.1.3 Z 19-07, Zoning Amendment Bylaw No. 0154.78, 3710 Hoskins Road**

It was moved and seconded

Resolution No. C169/19

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

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

CARRIED UNANIMOUSLY

**8.1.4 Z 19-09, Zoning Amendment Bylaw No. 0154.80, 1195 Industrial Road**

It was moved and seconded

Resolution No. C170/19

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

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

CARRIED UNANIMOUSLY

**8.1.5 Z 19-10, Zoning Amendment Bylaw No. 0154.81, 1192 Industrial Road**

It was moved and seconded

Resolution No. C171/19

**THAT** Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.81, 2019 (Canndara, Z 19-10);

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

CARRIED UNANIMOUSLY

**8.1.6 Z 19-08, Zoning Amendment Bylaw No. 0154.79, 1812 Byland Road**

It was moved and seconded

Resolution No. C172/19

**THAT** Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.79, 2019 (Cheeba Cheeba, Z 19-08);

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

**CARRIED UNANIMOUSLY**

**8.1.7 Z 19-02, Site Specific Text Amendment Bylaw No. 0154.82, Okanagan Lake Abutting 1449 Green Bay Road**

It was moved and seconded

Resolution No. C173/19

**THAT** Council give first and second readings to Site Specific Text Amendment Bylaw No. 0154.82, 2019 (File: Z 19-02); and

**THAT** Council direct staff to schedule the proposed bylaw amendment for Public Hearing.

**CARRIED UNANIMOUSLY**

**8.1.8 Z 18-04, Official Community Plan Amendment Bylaw No. 0100.53 and Zoning Amendment Bylaw No. 0154.71, 2749 & 2769 Shannon Lake Road**

It was moved and seconded

Resolution No. C174/19

**THAT** Council adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.53, 2018 (File: Z 18-04); and

**THAT** Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.71, 2018 (File: Z 18-04).

**CARRIED UNANIMOUSLY**

**8.1.9 DP 18-41, Development Permit with Variances, 3623 Elliott Road**

It was moved and seconded

Resolution No. C175/19

**THAT** Council authorize the issuance of a Development Permit (DP 18-41) to construct 193 units in four buildings ranging between three to six storeys in height with underground, under building, and surface parking located at 3623 Elliott Road, 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 Plans, as follows:

- That the definition of Parking, Non-surface be varied to permit an underground parking structure height to be increased from 0.6 m to 2.0 m above grade;
- That the number of loading spaces be reduced from 7 to 4; and
- That the required amenity space be reduced from 4,255 m<sup>2</sup> to 2,176 m<sup>2</sup>.

**THAT** issuance of the Development Permit be withheld pending the following:

1. Receipt of landscape security for the landscape plan in the amount of **\$289,773.10**; and
2. Receipt of a financial contribution in lieu of amenity space specific for the development of a child's playground at Westbank Centre Park in the amount of **\$75,000.00**; and
3. Receipt of a financial contribution in lieu of 23 parking spaces in accordance with the optional parking standards for Westbank Centre in Section 4.12.2 of the Zoning Bylaw in the amount of **\$230,000.00**.

**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

## **8.2 ENGINEERING AND PUBLIC WORKS**

### **8.2.1 Glenrosa Road Improvements - Design Services Award**

It was moved and seconded

Resolution No. C176/19

**THAT** Council authorize the Mayor and Corporate Officer to execute an agreement with Allnorth Consultants Limited for consulting services for the design of Glenrosa Road and McIver Pedestrian Improvements in the amount of Two Hundred and Seventy Three Thousand, Six Hundred and Ninety Nine Dollars (\$273,699).

CARRIED UNANIMOUSLY

### **8.2.2 Community Clean Up, Pitch-In Week**

Information Report from the Parks, Recreation and Culture Manager

## **8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES**

**8.3.1 Adoption of the 2019-2028 Financial Plan**

It was moved and seconded

Resolution No. C17719

**THAT** Council adopt the City of West Kelowna "Financial Plan Bylaw 0263, 2019" with the tax rate increase set at 3.88%, which will result in a tax requisition of \$33,009,059.

CARRIED; Councillors de Jong and Findlater opposed

**8.3.2 2019 Tax Rate Bylaw No. 0264, 2019**

It was moved and seconded

Resolution No. C178/19

**THAT** Council give first, second and third reading to "City of West Kelowna Tax Rates Bylaw No. 0264, 2019".

CARRIED UNANIMOUSLY

**8.3.3 Sterile Insect Release Parcel Tax Bylaw No. 0266**

It was moved and seconded

Resolution No. C179/19

**THAT** Council give first, second and third readings to the "City of West Kelowna Sterile Insect Release Parcel Tax Bylaw No. 0266, 2019".

CARRIED UNANIMOUSLY

**8.3.4 Transfer Station Parcel Tax Bylaw No. 0267**

It was moved and seconded

Resolution No. C180/19

**THAT** Council give first, second and third readings to the "City of West Kelowna Transfer Station Parcel Tax Bylaw No. 0267, 2019".

CARRIED UNANIMOUSLY

**8.3.5 RDCO Solid Waste and Recycling Program Parcel Tax Bylaw No. 0268**

It was moved and seconded

Resolution No. C181/19

**THAT** Council give first, second and third readings to the "City of West Kelowna RDCO Solid Waste and Recycling Program Parcel Tax Bylaw No. 0268, 2019".

CARRIED UNANIMOUSLY

**8.3.6 Bylaw No. 0175.02, Council Remuneration and Expense Amendment**

It was moved and seconded

Resolution No. C182/19

**THAT** Council give first, second and third reading to "City of West Kelowna Council Remuneration Amendment Bylaw No. 0175.02, 2019".

CARRIED; Councillor de Jong opposed

**8.3.7 Fees and Charges Bylaw No. 0028.62**

It was moved and seconded

Resolution No. C183/19

**THAT** "City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.62, 2019" be adopted.

CARRIED UNANIMOUSLY

**8.4 CHIEF ADMINISTRATIVE OFFICER**

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**9.1 Greater Westside Board of Trade**

Letter dated April 9, 2019 from Karen Beaubier, Executive Director, requesting the City of West Kelowna sponsor one of the Key Business Awards.

It was moved and seconded

Resolution No. C184/19

**THAT** Council sponsor \$1,000 to the Greater Westside Board of Trade for the Community and Public Service Award category.

CARRIED UNANIMOUSLY

**10. NOTICE OF MOTION**

**11. ADJOURNMENT OF THE REGULAR MEETING**

The meeting adjourned at 8:00 p.m.

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MAYOR

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LEGISLATIVE SERVICES MANAGER