



CITY OF WEST KELOWNA

MINUTES OF THE REGULAR MEETING OF COUNCIL
HELD AT THE CITY OF WEST KELOWNA COUNCIL CHAMBERS,
2760 CAMERON ROAD, WEST KELOWNA, BC
ON TUESDAY, JANUARY 24, 2017

MEMBERS PRESENT: His Worship Mayor Doug Findlater

Councillor Rusty Ensign
Councillor Duane Ophus
Councillor Bryden Winsby
Councillor Carol Zanon

MEMBERS ABSENT: Councillor Rick de Jong
Councillor Rosalind Neis

Staff Present: Jim Zaffino, CAO
Tracey Batten, Deputy CAO
Nancy Henderson, GM of Development Services
Allen Fillion, GM of Engineering and Public Works
Lisa Pleadwell, CFO
Rob Hillis, Engineering Manager
Bob Dargatz, Development Services/Approving Officer
Brent Magnan, Planning Manager
Erin Goodwin, Facilities Manager
Jarod Kawalle, Design & Inspection Technologist
Neil Wyatt, IT Support Services

1. **CALL THE COUNCIL MEETING TO ORDER:**

The meeting was called to order at 6:23 p.m.

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

2. **INTRODUCTION OF LATE ITEMS:**

2.1 Letter/e-mail from Fausto Mauro, Don McDonald and Rob Moyor, Directors, Strategic BC and Em-Power re: Rick Reece representing Strategic BC or Em-Power Financial (see item 7.2.1 under Delegations)

3. **ADOPTION OF AGENDA:**

It was moved and seconded

THAT the agenda be adopted as amended.

C126/17 **CARRIED UNANIMOUSLY**

4. **ADOPTION OF MINUTES:**

4.1 **Minutes of the Regular Council Meeting held Tuesday, January 10, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Regular Council Meeting held Tuesday, January 10, 2017 at the City of West Kelowna Council Chambers be adopted.

C127/17 **CARRIED UNANIMOUSLY**

5. **MAYOR AND COUNCILLOR'S REPORTS:**

5.1 **Mayor Findlater**

Regional District of Central Okanagan Highlights from the January 12, 2017 Regional Board Meeting

6. **PRESENTATIONS:**

6.1 **Tracy Wall, Deputy Assessor, Thompson Okanagan Region, and Corey Cook, Appraiser, BC Assessment**

Ms. Wall and Mr. Cook provided Council with a presentation entitled "City of West Kelowna Property Assessment".

7. **DELEGATIONS:**

7.1 **Doug Waines**

Mr. Waines provided Council with information on a New City Hall/Civic Centre/Administration Building and paper titled "The City of West Kelowna; A Practical Business Plan for New City Hall".

7.2 **Rick Reece**

Mr. Reece provided a statement on the Civic Centre and pending consultant's report to Council.

7.2.1 Letter/E-mail from Fausto Mauro, Don McDonald and Rob Moyer, Directors, Em-Power and Strategic BC

7.3 **Gord Milsom**

Mr. Milsom provided information to Council on the benefits of a new City Hall.

8. **UNFINISHED BUSINESS:**

9. **DIVISION REPORTS:**

9.1 CHIEF ADMINISTRATIVE OFFICER

9.1.1 City Hall Construction, Next Steps

It was moved and seconded

THAT Council direct staff not to pursue the phased in approach to construct a City Hall, and;

THAT Council direct staff to bring back a business plan to construct a City Yards on the City owned Bartley property, located at 2515 Bartley Road; and,

THAT Council authorize the early expenditure of capital expenditure C2017-46 Bartley Property-Concept Plan (\$65,000) to allow for operational efficiency.

C128/17 CARRIED UNANIMOUSLY

The meeting recessed at 7:48 p.m.
The meeting reconvened at 7:55 p.m.

Councillor Ensign was not in attendance when the meeting reconvened.

9.2 DEVELOPMENT SERVICES

Bylaws for Consideration of First Reading

9.2.1 Z 16-09, Official Community Plan and Zoning Amendment Bylaws, 2735 Shannon Lake Road

Councillor Ensign returned to the meeting at 8:10 p.m.

It was moved and seconded

THAT Council give first and second readings to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.46, 2017 (File: Z 16-09); and

THAT Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.47, 2017; and

THAT Council direct staff to schedule the bylaws for public hearing following submission of an enhanced linear parkland dedication plan.

C129/17 CARRIED UNANIMOUSLY

Planning

9.2.2 TUP 16-05, Temporary Use Permit, 3624 Glenrosa Road

It was moved and seconded

THAT Council approve a Temporary Use Permit (TUP 16-05) to allow for both a modular home and single detached dwelling at 3624 Glenrosa Road (Lot 3, DL 3191, ODYD, Plan KAP43543) for a period of four months subject to the conditions outlined in the attached permit (Attachment 1).

- The existing single detached dwelling be demolished and removed before the TUP expires; and
- A \$12,175.62 performance security be provided to ensure the existing single detached dwelling is demolished and removed.

C130/17 **CARRIED UNANIMOUSLY**

9.2.3 DVP 16-20, Development Variance Permit, 1365 Hudson Road

It was moved and seconded

THAT Council authorize the issuance of Development Variance Permit (DVP 16-20) for 1365 Hudson Road (Lot A, DL 506, ODYD, Plan KAP58421) to vary Zoning Bylaw No. 0154 Section 10.4.5.(g).3 to reduce the minimum required siting distance for an existing dwelling from 1.5m to 1.06m to facilitate the construction of a carport that will join the existing dwelling and garage in accordance with the attached Development Variance Permit (Attachment 1).

C131/17 **CARRIED UNANIMOUSLY**

9.2.4 DVP 16-21, Development Variance Permit, 2411 Hayman Road

It was moved and seconded

THAT Council authorize the issuance of Development Variance Permit (DVP 16-21) for 2411 Hayman Road (Lot 1, DL 1118, ODYD, Plan EPP61871) to vary Zoning Bylaw No. 0154 Section 3.16.3(b) to allow the secondary suite entrance to face the same highway as the front entry to the principal dwelling unit in accordance with the attached Development Variance Permit (Attachment 1).

C132/17 **CARRIED UNANIMOUSLY**

9.2.5 **DVP 16-22, Development Variance Permit, 2439 Ironridge Road**

It was moved and seconded

THAT Council authorize the issuance of Development Variance Permit (DVP 16-22) for 2439 Ironridge Road (Lot 38, DL 3485, ODYD, Plan EPP12207) to vary Zoning Bylaw No. 0154 Section 3.16.3(b) to allow the secondary suite entrance to face the same highway as the front entry to the principal dwelling unit in accordance with the attached Development Variance Permit (Attachment 1).

C133/17 **CARRIED UNANIMOUSLY**

9.2.6 **Gellatly Village Study and Draft Growth Management Designation for Gellatly Village**

It was moved and seconded

THAT Council direct staff to bring forward an Official Community Plan Amendment for a new Growth Management Designation specific to Gellatly Bay for Council's consideration.

C134/17 **CARRIED UNANIMOUSLY**

9.3 **ENGINEERING AND PUBLIC WORKS**

9.3.2 **Ten Year Pedestrian Improvement Program**

It was moved and seconded

THAT Council direct staff to select pedestrian improvement projects based on Appendix B – 10 Year Pedestrian Priority Summary.

It was moved and seconded

THAT the motion be amended by changing the order of sidewalk construction to move

- McIver Road #18 to priority #6; and,
- Horizon Drive Phase 1 #6 to priority 10; and,
- Horizon Drive Phase 2 #10 to priority 11; and,
- Horizon Drive Phase 3 #11 to priority 18.

C135/17 **CARRIED** Opposed: Mayor Findlater and Councillor Ophus

C136/17 **QUESTION ON THE MAIN MOTION AS AMENDED**
CARRIED Opposed: Councillor Ophus

9.3.1 **Ten Year Road Rehabilitation Plan**

It was moved and seconded

THAT Council direct staff to proceed with the 10 Year Road Rehabilitation Plan as presented.

C137/17 **CARRIED UNANIMOUSLY**

9.4 **FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES**

Finance

9.4.1 **Adoption of the Fees and Charges Bylaw No. 0028.48, 2017**

It was moved and seconded

THAT Council adopt "City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.48, 2017"

C138/17 **CARRIED UNANIMOUSLY**

10. **CORRESPONDENCE AND INFORMATION ITEMS:**

10.1 Letter from Marg Spina, Past President, SILGA, Southern Interior Local Government Association, dated December 16, 2016 re **Call for Resolutions for 2017 Convention**

It was moved and seconded

THAT Council appoint a three person committee to the 2017 CWK SILGA Resolutions Committee:

- Mayor Findlater
- Councillor Winsby
- Councillor Zanon

C139/17 **CARRIED UNANIMOUSLY**

10.2 Letter from Southern Interior Local Government Association (SILGA) dated January 10, 2017 re **SILGA Convention – Call for Nominations**

11. **NOTICE OF MOTION:**

12. **OTHER BUSINESS:**

13. **ADJOURNMENT OF THE REGULAR MEETING:**

The meeting adjourned at 10:55 p.m.

M A Y O R

CERTIFIED CORRECT:

DEPUTY CAO/CORPORATE OFFICER