



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, MARCH 14, 2017

MEMBERS PRESENT: His Worship Mayor Doug Findlater

Councillor Rusty Ensign
Councillor Duane Ophus
Councillor Bryden Winsby
Councillor Carol Zanon
Councillor Rick de Jong
Councillor Rosalind Neis

Staff Present: Jim Zaffino, 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
Neil Wyatt, IT Support Services
Shelley Schnitzler, Legislative Services Manager

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

The meeting was called to order at 1:32 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:**

3. **ADOPTION OF AGENDA:**

It was moved and seconded

THAT the agenda be adopted.

C179/17 **CARRIED UNANIMOUSLY**

4. **ADOPTION OF MINUTES:**

4.1 **Minutes of the Special Council Meeting held February 28, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Special Council Meeting held February 28, 2017 at the City of West Kelowna Council Chambers be adopted.

C180/17 **CARRIED UNANIMOUSLY**

4.2 **Minutes of the Public Hearing held February 28, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Public Hearing held February 28, 2017 at the City of West Kelowna Council Chambers be adopted.

C181/17 **CARRIED UNANIMOUSLY**

4.3 **Minutes of the Regular Council Meeting held February 28, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Regular Council Meeting held February 28, 2017 at the City of West Kelowna Council Chambers be adopted.

C182/17 **CARRIED UNANIMOUSLY**

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

5.1 **Mayor Findlater**

5.1.1 Regional District of Central Okanagan Highlights from the February 27, 2017 Regional Board Meeting

5.1.2 Regional District of Central Okanagan Highlights from the March 9, 2017 Regional Board Meeting

6. **PRESENTATIONS:**

6.1 **Dan Albas, MP**

MP Albas presented Council a Canada 150 Flag.

6.2 **Tyrion Miskell, Administrator, British Columbia Grapegrowers Association**

Ms. Miskell provided an update on the Okanagan Similkameen Starling Control Program.

6.3 **Dave Gill, RPF, General Manager, Ntityix Resources LP**

Mr. Gill provided an update on the Westbank First Nation – Forest Stewardship Plan.

7. **DELEGATIONS:**

8. **UNFINISHED BUSINESS:**

8.1 **Reconsideration of Resolution No. C153/17**

At the February 28, 2017 Regular Council Meeting, the Mayor gave notice that the matter of Recognition of West Kelowna Warriors on City Vehicles would be reconsidered at the March 14, 2017 Regular Council meeting. The Mayor withdrew this Notice of Motion and the matter was not considered.

8.2 **DP 16-29, Development Permit and Development Variance Permit, 3605, 3615, 3625, and 3635 Majoros Road**

8.2.1 Delegation:

Scott Butler, Highstreet Ventures Inc.

Mr. Butler provided information on the development proposal and on rental development in West Kelowna

8.2.2

It was moved and seconded

THAT Council authorize the issuance of a Development Permit (DP 16-29) to construct 3 four storey apartment buildings (240 units) and community amenity building at 3605, 3615, 3625 and 3635 Majoros Road (Proposed Lot 1, DL 5058, ODYD, Plan EPP65696) subject to the conditions outlined in the attached Development Permit, as amended to reflect the recent revisions; and

THAT Council authorize a variance to City of West Kelowna Zoning Bylaw No. 0154 in accordance with the Site Plan – Amenity Space Areas (*Attachment 1d*), Drawing No. A.1.30, Rev. No. 4, dated March 7, 2017, prepared by WD Fisher Architect, as follows:

- That the loading space specifications for multiple residential (s. 4.10.1(a)) specified in Table 4.10 be reduced from 8 spaces to 3 spaces; and
- That the minimum amenity space per unit (s. 10.11.5(g).2 and .3) be varied to allow for a reduction in the overall amenity space requirement for the one and two bedroom units from 5250 m² to 4921 m²; and

THAT issuance of the Development Permit be withheld pending:

- confirmation of parkland dedication to meet the condition of covenant LA1694494, which will authorize the required density bonus to accommodate the proposed development; and
- receipt of an approved landscape security in the amount of \$258,709.38; and

THAT the City acknowledges that prior to the issuance of the permit, the property owner will deposit a voluntary contribution in the amount of \$30,000.00 towards the City's future amenity improvements in Carate Park.

C183/17 CARRIED UNANIMOUSLY

The meeting recessed at 3:12 p.m.

The meeting reconvened at 3:19 p.m.

8.3 **Road Development Cost Charges 20 Year Priorities**

This item was originally scheduled at the February 28, 2017 regular Council meeting, however, Council postponed consideration of this item to this meeting.

It was moved and seconded

THAT Council direct staff to move Project 4C and 4B (Glenrosa Road) into the Five Year Priority Plan.

C184/17 DEFEATED; Mayor Findlater, Councillors de Jong, Ensign, Ophus, Winsby, and Zanon opposed.

It was moved and seconded

THAT the Road Development Cost Charges be referred back to staff, and to come back to Council with a revised Arterial Road DCC Priority program based on a 10 year plan with a current financial resource evaluation.

C185/17 CARRIED UNANIMOUSLY

8.4 **Public Works Yard Concept Plan – Terms of Reference**

This item was originally scheduled at the February 28, 2017 regular Council meeting, however, Council postponed consideration of this item to this meeting.

Council Decision Point #1

It was moved and seconded

THAT Council support that the Terms of Reference and concept plan to include the estimated space requirements and associated costs for projected future staffing levels.

C186/17 CARRIED UNANIMOUSLY

Council Decision Point #2

It was moved and seconded

THAT Council not support that the Terms of Reference and concept plan to include the estimated space requirements and associated costs for a Fire Department training area.

C187/17 CARRIED; Mayor Findlater, Councillors Ophus and Winsby opposed.

Council Decision Point #3

It was moved and seconded

THAT Council not support that the Terms of Reference and concept plan to include the estimated space requirements and associated costs for RCMP storage area.

C188/17 CARRIED; Councillor Ophus opposed

Council Decision Point #4

It was moved and seconded

THAT Council not support that the Terms of Reference and concept plan to include the estimated space requirements and associated costs for a fueling station.

C189/17 CARRIED UNANIMOUSLY

Council Decision Point #5

It was moved and seconded

THAT Council not support that the Terms of Reference and concept to plan include the estimated space requirements and associated costs for an Emergency Operating Centre.

C190/17 CARRIED UNANIMOUSLY

It was moved and seconded

THAT Council direct staff to release a request for proposal (RFP) to create a concept plan for a new Public Works Yard and Administration Building to be built at 2515 Bartley Road; and

THAT Council direct staff to include all Council approved decision points related to this staff report into the Terms of Reference for the Public Works Yard RFP; and

THAT Council direct staff to bring back a report for Council feedback and consideration of the drafted proposed concept plan and estimated costs.

It was moved and seconded:

THAT Council direct staff to add space to accommodate Council meetings in the Concept Plan.

C191/17 DEFEATED; Mayor Findlater, Councillors de Jong, Ensign, Ophus, Winsby, and Zanon

QUESTION ON THE MAIN MOTION:

C192/17 CARRIED UNANIMOUSLY

The meeting recessed at 5:04 p.m.
The meeting reconvened at 5:11 p.m.

It was moved and seconded

THAT the agenda be reordered to next consider Item 9.2.5, DVP 17-01.

C193/17 CARRIED UNANIMOUSLY

9.2.5 **DVP 17-01, Development Variance Permit, 1605 McNaughton Road**

It was moved and seconded

THAT Council authorize the issuance of Development Variance Permit (DVP 17-01) for 1605 McNaughton Road (Lot 42, DL 3866, ODYD, Plan 24396) to vary Zoning Bylaw No. 0154 Section 3.16.5 to allow a secondary suite without written approval from all shared access holders in accordance with the attached Development Variance Permit (Attachment 1).

C194/17 CARRIED; Councillors de Jong and Zanon opposed.

It was moved and seconded

THAT the meeting be extended to 6:30 p.m.

C195/17 CARRIED UNANIMOUSLY

8.5 **Amendment to the Business Licensing and Regulations Bylaw**

This item was originally scheduled at the February 28, 2017 regular Council meeting, however, Council postponed consideration of this item to this meeting.

It was moved and seconded

THAT Council give first reading to "City of West Kelowna Business Licensing and Regulations Bylaw No. 0087.07, 2017".

C196/17 CARRIED UNANIMOUSLY

8.6 **Board of Variance**

This item was originally scheduled at the February 28, 2017 regular Council meeting, however, Council postponed consideration of this item to this meeting.

It was moved and seconded

THAT the Board of Variance continue with the current four members for the remainder of 2017.

C197/17 **CARRIED UNANIMOUSLY**

9. **DIVISION REPORTS:**

9.1 **CHIEF ADMINISTRATIVE OFFICER**

9.1 **Strategic Plan 2016 – 2018; Fourth Quarter Update**

Information Report from the CAO

9.2 **DEVELOPMENT SERVICES**

Bylaws for Consideration of First Reading

9.2.1 **Z 16-11, Rezoning Application, 2406 Drought Road**

Pursuant to Section 100 of the *Community Charter*, Councillor Ensign declared a conflict of interest regarding File Z 16-11, Zoning Amendment Bylaw No. 0154.48 as the applicant for this file was his financial manager.

Councillor Ensign left the meeting at 6:03 p.m.

It was moved and seconded

THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.48, 2017 (File: Z 16-11); and

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

C198/17 **CARRIED UNANIMOUSLY**

Councillor Ensign returned to the Council table at 6:10 p.m.

9.2.2 **Z 16-12, Rezoning Application, 3037 McBain Road**

It was moved and seconded

THAT Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.49, 2017 (File: Z 16-12); and

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

C199/17 CARRIED; Councillor de Jong opposed

9.2.3 **Addition of Ticketable Offence to Bylaw Notice Enforcement Bylaw and Municipal Ticket Information Utilization Bylaw for Non-Compliance with an Issued Development Permit**

It was moved and seconded

THAT the fine for Failure to Comply with a DP in the “City of West Kelowna Ticket Information Utilization Amendment Bylaw No. 0095.30” be amended from \$500.00 to \$1,000.00.

C200/17 CARRIED; Councillor Ophus opposed

It was moved and seconded

THAT Council give first, second and third readings to “Bylaw Notice Enforcement Amendment Bylaw No. 0093.34, 2017”; and

THAT Council give first, second and third readings to “City of West Kelowna Ticket Information Utilization Amendment Bylaw No. 0095.30”.

C201/17 CARRIED; Councillor Ophus opposed

Bylaws for Consideration of Third Reading

9.2.4 **OCP 17-01, OCP Amendment: Proposed Changes to Hillside Development Permit Guidelines**

It was moved and seconded

THAT Council give third reading as amended to “City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.42, 2017”.

C202/17 CARRIED UNANIMOUSLY

Planning

9.2.5 **DVP 17-01, Development Variance Permit, 1605 McNaughton Road**

This item was considered earlier in the meeting and followed Item 8.4 in the minutes.

9.2.6 **Draft Regional Growth Strategy Priority Projects Plan**

Information Report from the Senior Planner

It was moved and seconded

THAT the meeting be extended to 7:00 p.m.

C203/17 **CARRIED**; Councillor Zanon opposed.

Councillor Zanon left the meeting at 6:36 p.m.

It was moved and seconded

THAT Council not support Project numbers 3, 5, 6, and 8.

It was moved and seconded

THAT Council not support Project number 9.

C204/17 CARRIED; Ophus opposed

QUESTION ON THE MAIN MOTION AS AMENDED:

C205/17 **CARRIED UNANIMOUSLY**

It was moved and seconded

THAT a Regional Solid Waste Management Action Plan be included in the Regional Growth Strategy Priority Projects Plan.

C206/17 **CARRIED UNANIMOUSLY**

9.3 **ENGINEERING AND PUBLIC WORKS**

9.3.1 **Town Centre Vandalism**

Information Report from the Parks and Fleet Supervisor

9.4 **FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES**

10. **CORRESPONDENCE AND INFORMATION ITEMS:**

10.1 Letter from Dustin Khadikin, Corporate Contract Manager, Emcon Services Inc., dated March 2, 2017 re **City of West Kelowna Road Maintenance Program**

11. **NOTICE OF MOTION:**

12. **OTHER BUSINESS:**

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

The meeting adjourned at 6:56 p.m.

M A Y O R

CERTIFIED CORRECT:

LEGISLATIVE SERVICES MANAGER