



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 28, 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
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
Brent Magnan, Planning Manager
Kirsten Jones, Communications Supervisor
Neil Wyatt, IT Support Services

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

The meeting was called to order at 6:05 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 Delegation Request from Dale Pilling, D.E. Pilling & Associates Ltd, re Benedick Road – OCP & Zoning Amendment – Z11-15 (see Item 9.2.1 under Divisions Reports)
- 2.2 Staff Report re: Application for Building Permit at 2677 Kyle Road (see Item 9.2.3 under Division Reports)
- 2.3 Rise and Report from the March 28, 2017 In-camera Meeting

3. **ADOPTION OF AGENDA:**

It was moved and seconded

THAT the agenda be adopted as amended.

C207/17 CARRIED UNANIMOUSLY

4. **ADOPTION OF MINUTES:**

4.1 **Minutes of the Regular Council Meeting held Tuesday, March 14, 2017 at the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the Minutes of the Regular Council Meeting held Tuesday, March 14, 2017 at the City of West Kelowna Council Chambers be adopted as amended (Item 9.2.1 Declaration of Conflict of Interest-remove the word “campaign” and replace with the word “financial”).

C208/17 CARRIED UNANIMOUSLY

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

5.1 **Mayor Findlater**

5.1.1 Rise and Report – From the March 28, 2017 In-camera Council Meeting

Mayor Findlater provided a rise and report on the Lion’s Hall Trust Agreement facilitating the donation and transfer of the Lion’s Hall to the City of West Kelowna.

Council resolved the following at the March 28, 2017 In-camera meeting:

“THAT Council authorize the Mayor and Corporate Officer to sign the Lion’s Hall Charitable Trust agreement; and,

THAT Council authorize the Mayor and Corporate Officer to execute all documents required to transfer the Lion’s Hall property to the City of West Kelowna.”

5.1.2 Okanagan Basin Water Board Highlights from the March 10, 2017 Board Meeting

6. **PRESENTATIONS:**

6.1 **Anna Warwick Sears, Executive Director and James Littley, Operations and Grant Manager, Okanagan Basin Water Board**

Ms. Sears and Mr. Littley provided Council with an update on the Okanagan Basin Water Board.

6.2 **Jason Schleppe, Ecoscape Environmental Consultants Ltd.**

Mr. Schleppe provided Council with a presentation titled "Foreshore Inventory and Mapping: 2016 Update of Okanagan Lake".

7. **DELEGATIONS:**

7.1 **Sean Airth, Emmanuel Church**

Mr. Airth provided Council with information on the Emmanuel Church's Cold Weather Shelter Program.

7.2 **Twyla McPherson, Travis McPherson and Troy McPherson**

Twyla McPherson and Travis McPherson presented information to Council regarding permission to fundraise for a playground and to rename Avondale Park.

It was moved and seconded

THAT Council direct staff to bring back a report on the funding and installation of a playground and the renaming of Avondale Park.

C209/17 **CARRIED UNANIMOUSLY**

The meeting recessed at 8:11 p.m.
The meeting reconvened at 8:18 p.m.

8. **UNFINISHED BUSINESS:**

9. **DIVISION REPORTS:**

9.1 CHIEF ADMINISTRATIVE OFFICER

9.1.1 Water Treatment Plant Funding Options

It was moved and seconded

THAT Council direct staff to adjust the 2017 – 2026 Draft Financial Plan to include the capital cost of constructing the water treatment plant, and;

THAT Council direct staff to fund the project using CECs, DCCs, reserves and temporary MFA financing, and:

THAT Council direct staff to prepare a Short Term Capital Borrowing bylaw to the maximum allowed under the *Community Charter* of \$1,632,750.

C210/17 CARRIED UNANIMOUSLY

It was moved and seconded

THAT Council direct staff to create a bylaw to merge Lakeview, West Kelowna Estates, Pritchard and Sunnyside local area service into one service area.

C211/17 CARRIED UNANIMOUSLY

It was moved and seconded

THAT Council direct staff to phase in the construction required to connect West Kelowna Estates, Pritchard and Sunnyside to the water treatment plant.

C212/17 CARRIED Opposed: Councillor Neis

It was moved and seconded

THAT Council direct staff to bring back to Council a business plan which includes a cash flow forecast model for this project, and identify measurable goals and outcomes, develop a logic model, and identify performance indicators and performance targets.

C213/17 CARRIED UNANIMOUSLY

9.1.2 RDCO 2015 – 2018 Strategic Priorities Plan

It was moved and seconded

THAT Council encourage the Regional District to pursue governance options as part of the service review for the Westside Wastewater Treatment Plant as agreed to in the 2015-2018 RDCO Strategic Priorities Plan.

C214/17 CARRIED UNANIMOUSLY

9.2 DEVELOPMENT SERVICES

Bylaws for Consideration of First Reading

9.2.1 Z 11-15, Official Community Plan and Zoning Bylaw Amendment, Unassigned Benedick Road

It was moved and seconded

THAT Council give first and second reading to City of West Kelowna Official Community Plan Bylaw Amendment No. 0100.18, 2017 (File Z 15-11); and

THAT Council give first and second reading to City of West Kelowna Zoning Bylaw Amendment No. 0154.15, 2017 (File: Z 11-15); and

THAT Council direct staff to schedule the Public Hearing.

DEFEATED Opposed: Councillors Ophus, Zanon, de Jong and Mayor Findlater

Pursuant to Section 131 of the *Community Charter*, the Mayor asked for reconsideration of the motion.

The motion was brought back on the floor for discussion.

It was moved and seconded

THAT Council postpone first and second reading of the proposed Zoning Bylaw and Official Community Plan Amendments and direct staff to seek a decision from the Regional District of Central Okanagan on the drainage proposal and to provide Council with additional information on the issue of the proposed civic infrastructure.

C215/17 CARRIED UNANIMOUSLY

It was moved and seconded

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

C216/17 CARRIED UNANIMOUSLY

Planning

9.2.2 **A 16-01, Agricultural Land Reserve (ALR) Exclusion and Inclusion, Corner of Gellatly and Boucherie Roads**

Delegation:

Brad Elenko, Senior Planner, McElhanney Consulting Services Ltd.

Mr. Elenko addressed Council on application A 16-01.

It was moved and seconded

THAT Council allow the owner representative, Paul Eddison, to speak to Council.

C217/17 **CARRIED** Opposed: Councillors Ophus, de Jong and Mayor Findlater

It was moved and seconded

THAT Council support the request to exclude Lot 1, DL 5072, ODYD, Plan KAP13222 from the Agricultural Land Reserve and support the inclusion of 3196 Shetler Road (2.88 ha) in the Agricultural Land Reserve; and,

THAT Council direct staff to forward a local government report to the Agricultural Land Commission for consideration.

C218/17 **CARRIED UNANIMOUSLY**

9.2.3 **Application for Building Permit at 2677 Kyle Road**

It was moved and seconded

WHEREAS the Council considers that the building permit application for 2677 Kyle Road received by the City on March 27, 2017 conflicts with Zoning Amendment Bylaw No. 0154.46, 2017 as indicated in the Council Report from the General Manager of Development Services dated March 27, 2017;

BE IT RESOLVED THAT Council authorize staff to withhold the building permit for 2677 Kyle Road, for which the application received on March 27, 2017, for a period of 30 days in accordance with Section 463 of the *Local Government Act*; and,

BE IT RESOLVED THAT Council instructs staff to report again within 30 days of the date of this resolution with a recommendation on whether the building permit should be withheld for a further 60 days or whether the permit should be issued subject to recommended conditions that would be in the public interest.

C219/17 **CARRIED** Opposed; Councillors Neis and Ensign

9.3 ENGINEERING AND PUBLIC WORKS

9.4 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES

9.4.1 Bylaw Enforcement Policy Review

It was moved and seconded

THAT Council support quarterly reporting of Bylaw Enforcement activities to Council.

C220/17 CARRIED UNANIMOUSLY

It was moved and seconded

THAT Council support greater detail in reporting to include:

- a) The amount of fines issued/collection efficiency
- b) The number of pro-active files and the number of complaint files
- c) Trends in enforcement activity
- d) Business Licenses processed/declined
- e) Bylaw adjudication statistics
- f) Staff hours spent in court

C221/17 CARRIED UNANIMOUSLY

It was moved and seconded

THAT Council support establishing annual priorities for Bylaw Enforcement as part of its Strategic Planning.

C222/17 CARRIED UNANIMOUSLY

It was moved and seconded

THAT Council supports the inclusion of a business case in Council's budget deliberations when new or additional proactive enforcement strategies are requested.

C223/17 CARRIED Opposed: Councillor Ensign

9.4.2 Amendment to the Business Licensing and Regulations Bylaw

It was moved and seconded

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

C224/17 CARRIED Opposed: Councillor Neis

10. **CORRESPONDENCE AND INFORMATION ITEMS:**

11. **NOTICE OF MOTION:**

11.1 **Councillor Neis:**

It was moved and seconded

THAT Council waive the notice requirement and consider Councillor Neis' motion at this meeting.

C225/17 **CARRIED UNANIMOUSLY**

It was moved and seconded

THAT the ending time of the meeting be extended to 11:15 p.m.

C226/17 **CARRIED UNANIMOUSLY**

It was moved and seconded

Be it that the success of Pritchard Park has impacted local residential parking such that:

Council direct staff to implement a method of parking restrictions such as resident only parking on one side of the street, or some other means as agreed to by staff and local residents to address this issue prior to the coming summer season.

It was moved and seconded

THAT the motion be amended by removing the words "or some other means as agreed to by staff and local residents".

C227/17 **CARRIED** Opposed: Councillors Neis and Winsby

QUESTION ON THE MAIN MOTION AS AMENDED

C228 /17 **CARRIED** Opposed: Councillor de Jong

12. **OTHER BUSINESS:**

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

The meeting adjourned at 11:12 p.m.

MAYOR

CERTIFIED CORRECT:

DEPUTY CAO/CORPORATE OFFICER