



City of Kelowna Regular Council Meeting Minutes

Date:	Monday, March 24, 2014
Location:	Council Chamber City Hall, 1435 Water Street
Council Members Present:	Deputy Mayor Colin Basran and Councillors Andre Blanleil, Maxine DeHart, Gail Given and Gerry Zimmermann
Council Members Absent:	Mayor Walter Gray and Councillors Robert Hobson, Mohini Singh and Luke Stack
Staff Present:	City Manager, Ron Mattiussi*; City Clerk, Stephen Fleming; Infrastructure Divisional Director, John Vos*; Community Planning & Real Estate Divisional Director, Doug Gilchrist*; Corporate & Protective Services Divisional Director, Rob Mayne*; Urban Planning Manager, Ryan Smith; Cultural Services Manager, Sandra Kochan*; Subdivision, Agriculture & Environment Director, Shelley Gambacort*; Financial Services Director, Genelle Davidson*; Public Works Manager, Darryl Astofooroff*; Engineering Traffic Technician, Laurens Campbell*; Council Recording Secretary, Arlene McClelland and Council Recording Secretary, Tania Tishenko

1. Call to Order

Deputy Mayor Colin Basran called the meeting to order at 1:30 p.m.

Deputy Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Given/Seconded By Councillor Zimmermann

R186/14/03/24 THAT the Minutes of the Regular Meeting of March 17, 2014 be confirmed as circulated.

Carried

3. Public in Attendance

3.1. Lorna McParland, Artistic & Administrative Director, Alternator Centre for Contemporary Art, re: Annual Report

Lorna McParland, Artistic & Administrative Director, Alternator Centre for Contemporary Art
- Gave a presentation of the Annual Report to Council.

4. Development Application Reports & Related Bylaws

4.1. Rezoning Application No. Z13-0038 - 721-725 Francis Avenue, Aldo & Wilma Clinaz

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

Moved By Councillor Zimmermann/Seconded By Councillor Blanleil

R187/14/03/24 THAT Rezoning Application No. Z13-0038 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Strata Lots 1 and 2, District Lot 136, ODYD, Strata Plan KAS1005 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown In Form 1, located on 721-725 Francis Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone be, considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

Carried

4.1.1. Bylaw No. 10933 (Z13-0038) - 721-725 Francis Avenue, Aldo & Wilma Clinaz

Moved By Councillor DeHart/Seconded By Councillor Zimmermann

R188/14/03/24 That Bylaw No. 10933 be read a first time.

Carried

City Clerk:

- Advised that this application will be scheduled to the April 15, 2014 Public Hearing.

4.2. Rezoning Application No. Z13-0037 - 3657 Highway 97 North, Raul Holdings Inc.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor DeHart

R189/14/03/24 THAT Rezoning Application No. Z13-0037 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 35, Township 26, ODYD, Plan 19674, Except Plan 23587, located on 3657 Highway 97N, Kelowna, BC from the A1 - Agriculture 1 zone to the C10 - Service Commercial zone be, considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject property;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch and Black Mountain Irrigation District being completed to their satisfaction.

Carried

4.2.1. Bylaw No. 10934 (Z13-0037) - 3657 Highway 97 North, Raul Holdings Inc.

Moved By Councillor Given/Seconded By Councillor Zimmermann

R190/14/03/24 THAT Bylaw No. 10934 be read a first time.

Carried

City Clerk:

- Advised that this application will be scheduled to the April 15, 2014 Public Hearing.

4.3. Farm Help Housing Permit Application No. FH14-0002 - 1090 McKenzie Road, GP Sandher Holdings Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.
- Responded to questions from Council.

Moved By Councillor Zimmermann/Seconded By Councillor Blanleil

R191/14/03/24 THAT Council authorize the issuance of Farm Help Housing Permit No. FH14-0002 for Lot 2, Section 25 TWP 26 ODYD Plan 4586 Except (1) Parcel A Plan B7112 (2) Plans 19263 and 20308 located at 1090 McKenzie Road, Kelowna B.C., subject to the following:

1. The dimensions of the addition to the existing dwelling be constructed on the land be in general accordance with attached Drawings S1 to S5;
2. The Seasonal Farm Worker Housing be constructed in accordance with Seasonal Agricultural Worker Program (SAWP) / BC Agriculture Council Housing Standards, and the maximum number of workers housed is in accordance with provincial and federal housing requirements for agricultural workers, as they may be amended from time to time;
3. The improvements are in accordance with the BC Building Code, and that all conditions of the City of Kelowna Building and Permitting Services be met (letter attached);
4. Registration of a Section 219 Restrictive Covenant restricting the use of the Seasonal Farm Worker Housing to use by farm employees only, and which is restricted to a maximum occupation of 6 months of the year, and that this

restriction be applied to the entire second dwelling of the above property, described in the attached drawings S1 to S5.

Carried

4.4. Farm Help Housing Permit Application No. FH14-0003 - 1240 Latta Road, GP Sandher Holdings Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor DeHart

R192/14/03/24 THAT Council authorize the issuance of Farm Help Housing Permit No. FH14-0003 for Lot 26 Section 36 TWP 26 ODYD Plan 1760 except Plan 30358 located at 1240 Latta Road, Kelowna B.C., subject to the following:

1. The dimensions of the addition to the existing dwelling be constructed on the land be in general accordance with the attached sketch;
2. The Seasonal Farm Worker Housing be constructed in accordance with Seasonal Agricultural Worker Program (SAWP) / BC Agriculture Council Housing Standards, and the maximum number of workers housed is in accordance with provincial and federal housing requirements for agricultural workers, as they may be amended from time to time;
3. The improvements are in accordance with the BC Building Code, and that all conditions of the City of Kelowna Building and Permitting Services be met (letter attached);
4. Registration of a Section 219 Restrictive Covenant restricting the use of the Seasonal Farm Worker Housing to use by farm employees only, and which is restricted to a maximum occupation of 6 months of the year, and that this restriction be applied to the entire dwelling, described in the attached sketch.

Carried

5. Bylaws for Adoption (Development Related)

5.1. Bylaw No. 10916 (Z14-0003) - 4377 Gordon Drive, Richard & Michelle Kooistra

Moved By Councillor Zimmermann/Seconded By Councillor Given

R193/14/03/24 THAT Bylaw No. 10916 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1. 2014 Carryovers

Staff:

- Displayed a PowerPoint presentation summarizing the report before Council.
- Responded to questions from Council.

Divisional Director, Infrastructure:

- Responded to questions from Council.

Divisional Director, Community Planning & Real Estate:

- Responded to questions from Council.

Moved By Councillor Blanleil/Seconded By Councillor Given

R194/14/03/24 THAT the 2014 Financial Plan be increased by \$3,221,190 to provide for operating carryover projects and \$90,332,640 for capital carryover projects as summarized in Financial Plan Volume 2.

Carried

6.2. Lakeshore Road - Dehart to McClure

Divisional Director, Infrastructure:

- Displayed a PowerPoint presentation summarizing the report before Council.

Moved By Councillor Zimmermann/Seconded By Councillor DeHart

R195/14/03/24 THAT Council receives the report of the Infrastructure Division Director dated March 24, 2014 regarding Lakeshore Road from Dehart to McClure Roads;

AND THAT Council approves proceeding with the design and the construction of this section of Lakeshore in 2014 and 2015;

AND THAT Council approve the amendments to the 2014 Financial Plan in the amount of \$700,000 with \$577,142 from Sector B DCC Roads Reserve and \$122,858 from the

Arterial Road Reserve to cover the costs of predesign, land acquisition and start of detailed design;

AND THAT Council direct staff to bring forward budget submissions to the 2015 Provisional Budget for the completion of design and construction of this section of Lakeshore.

Carried

6.3. New Council Policy No. 373 - Tourist Oriented Destination Signs

Staff:

- Displayed a PowerPoint presentation summarizing the report before Council.
- Responded to questions from Council.

Moved By Councillor Blanleil/Seconded By Councillor Zimmermann

R196/14/03/24 THAT Council receives, for information, the Report from the Public Works Manager dated March 11, 2014 with respect to tourist oriented destination signs;

AND THAT Council adopts Council Policy No. 373, being Tourist Oriented Destination Signs, as outlined in the Report from the Public Works Manager, dated March 11, 2014.

Carried

7. Mayor and Councillor Items

Councillor Given:

- Commented on her attendance at the Okanagan Arts Awards with Councillor Basran.

8. Termination

This meeting was declared terminated at 2:31 p.m.

Deputy Mayor Basran

City Clerk