



City of Kelowna Regular Council Meeting Minutes

Date: Monday, August 11, 2014
 Location: Council Chamber
 City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh*, Luke Stack and Gerry Zimmermann

Staff Present: City Manager, Ron Mattiussi*; City Clerk, Stephen Fleming; Deputy City Manager, Paul Macklem*; Manager, Urban Planning, Ryan Smith*; Supervisor, Urban Planning, Lindsey Ganczar*; Manager, Cultural Services, Sandra Kochan*; Manager, Long Range Policy Planning, James Moore*; and Council Recording Secretary, Tania Tishenko

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the meeting to order at 1:33 pm.

Mayor Gray 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 Zimmermann/Seconded By Councillor Stack

R577/14/08/11 THAT the Minutes of the Regular Meeting of July 28, 2014 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Linda Digby, Executive Director, Kelowna Museums Society, re: Annual Report

- Presented the Annual Report and responded to questions from Council.

4. Development Application Reports & Related Bylaws

4.1. Official Community Plan Bylaw Amendment Application No. OCP14-0010 & Rezoning Application No. Z14-0020 - 1225 Lund Road, Melcor Lakeside Inc.

Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

Moved By Councillor Hobson/Seconded By Councillor Singh

R578/14/08/11 THAT Official Community Plan Bylaw Amendment No. OCP14-0010 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of Lot 47, Section 18, Township 27, ODYD, Plan KAP82430, located at 1225 Lund Road, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the MRL - Multiple Unit Residential (Low Density) designation be considered by Council;

AND THAT Rezoning Application No. Z14-0020 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 47, Section 18, Township 27, ODYD, Plan KAP82430, located at 1225 Lund Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone be considered by Council;

AND THAT the Official Community Plan Amendment Bylaw and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch, as attached to the Report of

the Urban Planning Department dated May 9, 2014, being completed to their satisfaction;

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

Carried

4.1.1. Bylaw No. 10992 (OCP14-0010) - 1225 Lund Road, Melcor Lakeside Inc.

Moved By Councillor DeHart/Seconded By Councillor Zimmermann

R579/14/08/11 THAT Bylaw No. 10992 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

4.1.2. Bylaw No. 10993 (Z14-0020) - 1225 Lund Road, Melcor Lakeside Inc.

Moved By Councillor Zimmermann /Seconded By Councillor DeHart

R580/14/08/11 THAT Bylaw No. 10993 be read a first time.

Carried

4.2. Rezoning Application No. Z14-0026 - 1280 Glenmore Drive, 561655 BC Ltd.

Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Given

R581/14/08/11 THAT Rezoning Application No. Z14-0026 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 29, Township 26, ODYD, Plan 29608, located on 1280 Glenmore Drive, Kelowna, BC from the RU1 - Large Lot Housing zone to the RM2 - Low Density Row 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 subsequent to the following:

1. Requirements of Development Engineering Branch being completed to their satisfaction;
2. Subdivision delineating the five properties;
3. A Party Wall Agreement is registered on title;

AND FURTHER THAT a Section 219 Building Use covenant be registered on each of the five parcels restricting each parcel to one dwelling unit in order to prevent any additional dwelling units to be developed within each townhome.

Carried

4.2.1. Bylaw No. 10994 (Z14-0026) - 1280 Glenmore Drive, 561655 BC Ltd.

Moved By Councillor DeHart /Seconded By Councillor Zimmermann

R582/14/08/11 THAT Bylaw No. 10994 be read a first time.

Carried

4.3. Text Amendment Application No. TA14-0009 - Boat Storage Definition

Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

Moved By Councillor Hobson/Seconded By Councillor Blanleil

R583/14/08/11 THAT Zoning Bylaw Text Amendment No. TA14-0009 to amend City of Kelowna Zoning Bylaw No. 8000 by amending Section 2 - Interpretation as outlined in the Report of the Urban Planning Department dated July 30, 2014 be considered by Council;

AND THAT the Text Amendment Bylaw be forwarded to a Public Hearing for further consideration.

Carried

4.3.1. Bylaw No. 10995 (TA14-0009) - Amendment to Zoning Bylaw No. 8000 - Boat Storage Definition

Moved By Councillor Stack/Seconded By Councillor Given

R584/14/08/11 THAT Bylaw No. 10995 be read a first time.

Carried

4.4. Bylaw No. 10947 (OCP14-0004) - Amendment to OCP 2030 Bylaw No. 10500, City of Kelowna

Moved By Councillor Given/Seconded By Councillor Stack

R585/14/08/11 THAT Bylaw No. 10947 be adopted.

Carried

4.4.1. Bylaw No. 10955 (Z13-0041) - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd.

Moved By Councillor Hobson/Seconded By Councillor Singh

R586/14/08/11 THAT Bylaw No. 10955 be adopted.

Carried

4.4.2. Development Permit Application No. DP13-0182 - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd.

Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

Moved By Councillor Hobson/Seconded By Councillor Zimmermann

R587/14/08/11 THAT Final Adoption of OCP Amending Bylaw No. 10947 and Zoning Amending Bylaw No. 10955 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP13-0182 for Lots 1 & 2, District Lot 138, ODYD, Plan 6809, located at 979 & 989 Laurier Avenue, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
5. The lots be consolidated prior to issuance of the Development Permit.

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

Carried

- 4.5. Bylaw No. 10976 (OCP13-0017) - 901-911 Stremel Road, Tamdan Ventures Ltd.

Moved By Councillor Hobson/Seconded By Councillor Singh

R588/14/08/11 THAT Bylaw No. 10976 be adopted.

Carried

- 4.5.1. Bylaw No. 10977 (Z13-0040) - 901-911 Stremel Road,
Tamdans Ventures Ltd.

Moved By Councillor Blanleil/Seconded By Councillor Basran

R589/14/08/11 THAT Bylaw No. 10977 be adopted.

Carried

4.5.2. Development Permit Application No. DP13-0181 - 911 Stremel Road,
Tandam Ventures Ltd.

Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Zimmermann

R590/14/08/11 THAT final adoption of Official Community Plan Amending Bylaw No.10976 be considered by Council;

AND THAT final adoption of Zone Amending Bylaw No.10977 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP13-0181 for Lot 1 Section 34, Township 26, ODYD Plan EPP35554, located on 911 Stremel Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit Application in order for the permit to be issued.

Carried

4.6. Area Structure Plan Application No. ASP10-0001 and Official Community Plan Bylaw Amendment Application No. OCP13-0019, Supplementary Report

Councillor Singh declared a conflict of interest as she lives in the proposed area and left the meeting at 2:36 pm.

Moved By Councillor Basran/Seconded By Councillor Hobson

R591/14/08/11 THAT Council endorses Area Structure Plan No. ASP10-0001;

AND THAT further to discussions following the July 15, 2014 Public Hearing and adoption consideration of ASP10-0001 and OCP13-0019, Council directs staff as follows:

1. THAT trail access to the Lake from the Park be provided in accordance with City standards;
2. AND THAT the Bennett Road access be limited via gate to emergency vehicles only until such time as the Clifton Road extension is constructed and open to public traffic;
3. AND THAT staff bring forward a road safety improvement plan for McKinley and Clifton Roads prior to initial consideration by Council of the initial rezoning application;
4. AND FURTHER THAT staff be directed to work with the applicant to ensure the Clifton Road extension be completed as quickly as possible, while considering any necessary upgrades to existing roads.

Carried

Councillor Singh rejoined the meeting at 2:38pm.

5. Non-Development Reports & Related Bylaws

5.1. Suncor Energy Services Airport Use Agreement

Deputy City Manager

- Provided an overview of the Air Carrier Airport Use Agreement to Council.

Moved By Councillor Stack/Seconded By Councillor Given

R592/14/08/11 THAT Council approves the City entering into an Air Carrier Airport Use Agreement with Suncor Energy Services Inc. in the form attached to the report of the Airport Director dated August 11, 2014, allowing Suncor Energy Services Inc. to operate at Kelowna International Airport;

AND THAT the Mayor and City Clerk be authorized to execute the Air Carrier Airport Use Agreement.

Carried

6. Bylaws for Adoption (Non-Development Related)

- 6.1. Bylaw No. 10873 - A Bylaw to Rescind Ownership Housing Agreement Bylaw Nos. 9525, 9694, 9713, 9737, 9834, 9884, 10182, 10183 & 10601

Moved By Councillor Basran/Seconded By Councillor Blanleil

R593/14/08/11 THAT Bylaw No. 10873 be adopted.

Carried

7. Mayor and Councillor Items

Councillor Stack:

- Spoke to his attendance, along with Councillor DeHart, at the Bernard Avenue Block Party this past Saturday. Expressed kudos to DKA for a job well done.

Councillor Zimmerman:

- Spoke to his attendance at the Fifth Annual Colin Basran Charity Golf Tournament, which raised \$25,000 for mental health and KGH.

Councillor DeHart:

- Spoke to her attendance, along with Councillor Stack, at the Bernard Avenue Block Party.

Councillor Blanleil:

- Spoke to all of the great initiatives occurring downtown.

Councillor Basran:

- Kudos to Festivals Kelowna for taking arts and culture to the community.

Councillor Singh:

- Gay Pride festival celebration this coming weekend, and Councillor Basran will be Council representative.

Mayor Gray:

- Spoke to his attendance at the BC Tree Fruits ribbon cutting this past Saturday, and the emphasis on redevelopment downtown north of Clement over the next four years.

8. Termination

This meeting was declared terminated at 2:48 p.m.

Mayor

City Clerk

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