



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, November 3, 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, Luke Stack and Gerry Zimmermann

Council Members Absent: Councillor Mohini Singh

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Supervisor, Lindsey Ganczar\*; Planner, Adam Cseke\*; Manager, Long Range Policy Planning, James Moore\*; Sustainability Coordinator, Tracy Guidi\*; Manager, Property Management, John Saufferer\*; Planner Specialist, Pat McCormick\*; Park & Landscape Planner, Barb Davidson\*; and Council Services Coordinator, Sandi Horning

(\* denotes partial attendance)

### 1. Call to Order

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

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 Stack/Seconded By Councillor Hobson

R791/14/11/03 THAT the Minutes of the Regular PM Meeting of October 27, 2014 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1. Rezoning Application No. Z14-0044 - 1250-1298 Ellis Street, Whitworth Holdings Ltd.

Staff:

- Displayed a Power Point Presentation summarizing the application before Council.

Moved By Councillor Given/Seconded By Councillor Hobson

R792/14/11/03 THAT Rezoning Application No. Z14-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the property legally know as Lot 1, District Lot 139, ODYD, Plan 660, located on 1250 - 1298 Ellis St., Kelowna, BC from the C10 - Service Commercial zone to C10lp - Service Commercial (Liquor Primary) zone be considered by Council;

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

Carried

3.1.1. Bylaw No. 11025 (Z14-0044) - 1250-1298 Ellis Street, Whitworth Holdings Ltd.

Moved By Councillor Given/Seconded By Councillor Stack

R793/14/11/03 THAT Bylaw No. 11025 be read a first time.

Carried

City Clerk:

- Advised that the application will be forwarded to the December 9, 2014 Public Hearing.

3.2. Text Amendment No. TA14-0019 - Proposed Zoning Bylaw Text Amendment, C3, C6 and C10 Zones

Staff:

- Displayed a Power Point Presentation summarizing the application before Council.

Moved By Councillor Hobson/Seconded By Councillor Zimmermann

R794/14/11/03 THAT Zoning Bylaw Text Amendment No. TA14-0019 to amend City of Kelowna Zoning Bylaw No. 8000 by amending Section 14.10.2 C10 - Service Commercial zone, Section 14.6.2 C6 - Regional Commercial, and Section 14.3.2 C3 - Community Commercial, as outlined in Schedule 'A' attached to the Report of the Urban Planning Department dated September 22, 2014, be considered by Council;

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

Carried

3.2.1. Bylaw No. 11026 (TA14-0019) - Breweries and Distilleries, Minor in C3, C6 and C10 Zones

Moved By Councillor DeHart/Seconded By Councillor Zimmermann

R795/14/11/03 THAT Bylaw No. 11026 be read a first time.

Carried

City Clerk:

- Advised that the application will be forwarded to the December 9, 2014 Public Hearing.

4. Bylaws for Adoption (Development Related)

4.1. Bylaw No. 10997 (TA14-0016) - Amendments to Health District Zone in City of Kelowna Zoning Bylaw No. 8000

Moved By Councillor DeHart/Seconded By Councillor Zimmermann

R796/14/11/03 THAT Bylaw No. 10997 be adopted.

Carried

4.2. Bylaw No. 11007 (OCP14-0012) - 1650 KLO Road, Danco Developments Ltd.

Moved By Councillor Hobson/Seconded By Councillor Basran

R797/14/11/03 THAT Bylaw No. 11007 be adopted.

Carried

4.3. Bylaw No. 11008 (Z14-0025) - 1650 KLO Road, Danco Developments Ltd.

Moved By Councillor Basran/Seconded By Councillor Blanleil

R798/14/11/03 THAT Bylaw No. 11008 be adopted.

Carried

4.4. Bylaw No. 11013 (TA14-0018) - Amendments to the Zoning Bylaw No. 8000 - Section 16 - Public & Institutional Zones

Moved By Councillor Blanleil/Seconded By Councillor Basran

R799/14/11/03 THAT Bylaw No. 11013 be adopted.

Carried

- 4.5. Bylaw No. 11021 (Z14-0035) - 2271 Harvey Avenue, Orchard Park Shopping Centre Holdings Ltd.

Moved By Councillor Stack/Seconded By Councillor Given

R800/14/11/03 THAT Bylaw No. 11021 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1. 2014 Community Trends Report

Staff:

- Displayed a Power Point Presentation summarizing the community trends.
- Responded to questions from Council.
- Advised that the next Official Community Plan review is scheduled for 2017 and confirmed that there will be opportunities for community involvement throughout the review process.

Moved By Councillor Given/Seconded By Councillor Basran

R801/14/11/03 THAT Council receives, for information, the report from the Long Range Policy Planning Manager dated October 17, 2014, with respect to Kelowna's 2014 Community Trends Report.

Carried

5.2. 2015 Rental Housing Grants

Staff:

- Provided an overview of the 2015 Rental Housing Grants process.

Moved By Councillor Stack/Seconded By Councillor Given

R802/14/11/03 THAT Council receives the report from the Department Manager, Policy and Planning dated October 22, 2014 regarding a Rental Housing Grant Recommendation for 2015;

AND THAT Council approves the 2015 Rental Housing Grants as identified in the report from the Department Manager, Policy and Planning dated October 22, 2014, in accordance with the Housing Opportunities Reserve Fund Bylaw No. 8593 and Council Policy No. 335, Rental Housing.

Carried

5.3. Westcorp Hotel - License of Occupation

Councillor DeHart declared a conflict of interest as she is employed in the hotel/motel industry and left the meeting at 2:06 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the License of Occupation and responded to questions from Council.

**Moved By Councillor Zimmermann/Seconded By Councillor Hobson**

**R803/14/11/03** THAT Council approve the City entering into a fifteen (15) year License of Occupation with 1324632 Alberta Inc. ("Westcorp Hotel"), with the option to renew for three additional 15-year terms, in the form attached as Schedule A to the Report of the Manager, Property Management, dated November 3, 2014;

AND THAT the Mayor and City Clerk be authorized to execute the agreement.

**Carried**

Councillor DeHart rejoined the meeting at 2:09 p.m.

**5.4. City Park Concept Plan**

Staff:

- Distributed a large-scale sketch of the proposed City Park Concept Plan to Council.
- Displayed a PowerPoint Presentation summarizing the Concept Plan.
- Responded to questions from Council.

**Moved By Councillor Hobson/Seconded By Councillor Basran**

**R804/14/11/03** THAT Council receives, for information, the Report of the Urban Design Planner dated October 29, 2014 with respect to the City Park Concept Plan;

AND THAT Council endorses the City Park Concept Plan as a guide to investment in the Park over the next ten years;

AND FURTHER THAT pending Council's consideration of the proposed Concept Plan, staff be directed to complete an assessment of current Park facilities and report back to Council in conjunction with the next update to the 10-year Capital Plan, including a recommended phasing plan and cost estimate of upgrades to the Park.

**Carried**

**6. Mayor and Councillor Items**

Mayor Gray:

- Made comment regarding the success of the Skate Canada event recently held in Kelowna.

**7. Termination**

This meeting was declared terminated at 2:58 p.m.

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Mayor

/slh

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City Clerk