



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, August 24, 2015  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given\*, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Cultural Services Manager, Sandra Kochan\*; Suburban & Rural Planning Manager, Todd Cashin\*; Community Planning Supervisor, Lindsey Ganczar\*; Building Inspections Supervisor, Terry Kowal\*; Financial Services Director, Genelle Davidson\*; Divisional Director, Corporate & Protective Services, Rob Mayne\*; Property Management Manager, Mike Olson\*; Real Estate Director, Derek Edstrom\*

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 1:32 p.m.

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.

Councillor Given joined the meeting at 1:35 p.m.

### 2. Confirmation of Minutes

Moved By Councillor Stack/Seconded By Councillor Hodge

R639/15/08/24 THAT the Minutes of the Regular Meetings of August 10, 2015 be confirmed as circulated.

Carried

### 3. Public in Attendance

#### 3.1 Kelowna-Kasugai Sister City Association

Sandra Kochan, Cultural Services Manager

- Introduced Kelowna-Kasugai Sister City Association President, Cathy Jennens and Website Committee Chair, Ken Fix

Cathy Jennens, President, Ken Fix, Website Committee Chair, Kelowna-Kasugai Sister City Association

- Provided a PowerPoint Presentation summarizing the annual report highlights and responded to questions from Council.

#### 4. Development Application Reports & Related Bylaws

##### 4.1 1838 Heimlich Road, A15-0004 - Don & Diane Hickey

Staff:

- Displayed a PowerPoint presentation summarizing the application, reasons for staff's non-support and responded to questions from Council.

Don Hickey, Applicant

- Clarified that the property is 2 acres and not 6 acres.
- Confirmed he obtained permits and inspections for the office/suite space.
- Confirmed that there is a gas stove in the space.
- This is a good example of first class affordable housing. Confirmed the space has not been rented and that he is the only person that has lived in the suite.
- Confirmed he does not have farm status.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Sieben

**R640/15/08/24** THAT Agricultural Land Reserve Appeal Application No. A15-0004 for *Lot 4 Section 8 TWP 26 ODYD Plan 22958*, located at *1838 Heimlich Road* for 'Non-Farm Use', pursuant to Section 20 of the *Agricultural Land Commission Act*, NOT be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

##### 4.2 1629-1649 KLO Road, A15-0006 - Western Global Enterprises Inc.

Staff:

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

Moved By Councillor Singh/Seconded By Councillor Hodge

**R641/15/08/24** THAT Agricultural Land Reserve Appeal Application No. A15-0006 for *Block 57 District Lot 131 ODYD Plan 186, Except Parcels C and D Plan B1813 and Plan KAP78678*, located at 1629 - 1649 KLO Road, for a Non-Farm Use of agricultural land in the Agricultural Land Reserve, pursuant to Section 20(3) of the *Agricultural Land Commission Act*, be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

Carried

##### 4.3 285 Sadler Road, Z15-0032 - Thorsten Tropf

Staff:

- Provided a PowerPoint Presentation summarizing the application.

Moved By Councillor Donn/Seconded By Councillor DeHart

R642/15/08/24 THAT Rezoning Application No. Z15-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 26, Township 26, ODYD

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

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated August 24, 2015;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of the Ministry of Transportation and Infrastructure being completed to their satisfaction;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the requirements of Rutland Waterworks District being completed to their satisfaction.

Carried

4.4 285 Sadler Road, BL11132 (Z15-0032) - Thorsten Tropf

Moved By Councillor Gray/Seconded By Councillor Hodge

R643/15/08/24 THAT Bylaw No. 11132 be read a first time.

Carried

4.5 540 Osprey Avenue, Z15-0005 - 0958123 BC Ltd.

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Sieben

R644/15/08/24 THAT Rezoning Application No. Z15-0005 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 14 ODYD Plan EPP14200, located at 540 Osprey Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial zone be, considered by Council.

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

AND THAT the final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning department dated August 24, 2015;

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

Carried

4.6 540 Osprey Avenue, BL11133 (Z15-0005) - 958123 BC Ltd.

Moved By Councillor Hodge/Seconded By Councillor Gray

R645/15/08/24 THAT Bylaw No. 11133 be read a first time.

Carried

5. Bylaws for Adoption (Development Related)

5.1 BL11100 (TA14-0021) - New CD25 Light Industrial-Residential Mixed Use Zone

Moved By Councillor Donn/Seconded By Councillor Hodge

R646/15/08/24 THAT Bylaw No. 11100 be adopted.

Carried

5.2 205 Lougheed Road, BL11101 (OCP14-0023) Watermark Ventures Ltd.

Moved By Councillor Donn/Seconded By Councillor Gray

R647/15/08/24 THAT Bylaw No. 11101 be adopted.

Carried

5.3 205 Lougheed Road, BL11102 (Z14-0048) - Watermark Ventures Ltd.

Moved By Councillor Donn/Seconded By Councillor Gray

R648/15/08/24 THAT Bylaw No. 11102 be adopted.

Carried

5.4 3699 Highway 97 North, BL11111 (Z15-0028) - University Business Park Ltd.

Moved By Councillor DeHart/Seconded By Councillor Singh

R649/15/08/24 THAT Bylaw No. 11111 be adopted.

Carried

5.5 BL11114 (TA15-0006) - New C3rls - Community Commercial (Retail Liquor Sales) and C3lp - Community Commercial (Liquor Primary)

Moved By Councillor DeHart/Seconded By Councillor Singh

R650/15/08/24 THAT Bylaw No. 11114 be adopted.

Carried

5.6 2124 Pandosy Street, BL11124 (HRA15-0001) - F. Devillier Medical Prof. Corp. et al

Moved By Councillor Hodge/Seconded By Councillor Donn

R651/15/08/24 THAT Bylaw No. 11124 be amended at third reading.

Carried  
Councillor Gray - Opposed

Moved By Councillor Hodge/Seconded By Councillor Donn

R652/15/08/24 THAT Bylaw No. 11124 as amended be adopted.

Carried  
Councillor Gray - Opposed

## 6. Non-Development Reports & Related Bylaws

### 6.1 Principles and Strategies for Financial Strength & Stability

Staff:

- Provided a summary of the principles and strategies for financial strength and stability; displayed a one page "Strategy" document and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Gray

R653/15/08/24 THAT Council approve and endorse the City of Kelowna Principles & Strategies for Financial Strength & Stability documents as outlined in the Report from the Financial Services Director dated August 24, 2015.

Carried

### 6.2 155 Gray Road, Rutland Health Unit - Lease to Interior Health Authority

Staff:

- Provided a PowerPoint presentation summarizing the Interior Health Authority Lease.

Moved By Councillor Stack/Seconded By Councillor Sieben

R654/15/08/24 THAT Council approves the City entering into a five (5) year Lease Agreement, with Interior Health Authority, for the Rutland Health Unit, with the option to renew for an additional two (2) year terms of five (5) years each, in the form attached to the Report of the Manager, Property Management, dated August 19, 2015;

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

Carried

### 6.3 1659 - 1683 Ethel Street -Proposed Road Closure and Land Exchange

Moved By Councillor Gray/Seconded By Councillor DeHart

R655/15/08/ THAT Council receives, for information, the Report from the Manager, Real Estate Services dated August 10, 2015, recommending that Council adopt the proposed road closure of a portion of lane adjacent to 1659 - 1683 Ethel Street;

AND THAT Bylaw No. 11130, being proposed road closure of a portion of land adjacent to 1659 - 1683 Ethel Street, be given reading consideration.

Carried

### 6.4 1659-1683 Ethel Street (Portion of), BL11130 - Road Closure Bylaw

Moved By Councillor Singh/Seconded By Councillor Hodge

R656/15/08/24 THAT Bylaw No. 11130 be given first, second and third reading.

Carried

7. Bylaws for Adoption (Non-Development Related)

7.1 BL11116 - Amendment No. 1 to Fire and Life Safety Bylaw No. 10760

Moved By Councillor Singh/Seconded By Councillor Sieben

R657/15/08/24 THAT Bylaw No. 11116 be adopted.

Carried

7.2 BL11117 - Amendment No. 11 to Bylaw Enforcement Bylaw No. 10475

Moved By Councillor Stack/Seconded By Councillor DeHart

R658/15/08/24 THAT Bylaw No. 11117 be adopted.

Carried

7.3 BL11125 - Amendment No. 1 to Sanitary Sewer Specified Area No. 18 Bylaw No. 7724 (Caramillo)

Moved By Councillor Stack/Seconded By Councillor DeHart

R659/15/08/24 THAT Bylaw No. 11125 be adopted.

Carried

7.4 1525 Dickson Avenue, BL11127, Housing Agreement Authorization Bylaw - Dickson Avenue Holdings Ltd.

Moved By Councillor Donn/Seconded By Councillor Gray

R660/15/08/24 THAT Bylaw No. 11127 be adopted.

Carried

7.5 2127 Ethel Street, BL11128, Housing Agreement Authorization Bylaw - Simple Pursuits Inc.

Moved By Councillor Donn/Seconded By Councillor Hodge

R661/15/08/24 THAT Bylaw No. 11128 be adopted.

Carried

8. Mayor and Councillor Items

Councillor Sieben:

- Spoke to his attendance at the Uptown Rutland Classic Car Show on August 16th and gave kudos to the event organizers.

Councillor Gray:

- Noted the Car Show at the Okanagan Sikh Temple on Saturday, August 29th at 10:00 a.m.

Mayor Basran:

- Spoke to his attendance at the Celebration of Life for Rene Bourgault last week.

9. Termination

This meeting was declared terminated at 3:06 p.m.

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Mayor

/scf/acm

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City Clerk