



## CITY OF WEST KELOWNA REGULAR COUNCIL AGENDA

Tuesday, April 23, 2019, 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

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### 1. CALL THE REGULAR COUNCIL MEETING TO ORDER

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

### 3. ADOPTION OF AGENDA

Recommended Motion:

**THAT** the agenda be adopted as presented.

### 4. ADOPTION OF MINUTES

Recommended Motion:

**THAT** the minutes of the April 9, 2019 regular Council meeting, held in the City of West Kelowna Council Chambers, be adopted.

### 5. MAYOR AND COUNCILLOR'S REPORTS

#### 5.1 Mayor Milsom

##### 5.1.1 Snow Star Presentations

##### 5.1.2 Regional District of Central Okanagan

Highlights of the April 11, 2019 Regional Board Meeting

### 6. DELEGATIONS

### 7. UNFINISHED BUSINESS

### 8. DIVISION REPORTS

#### 8.1 DEVELOPMENT SERVICES

##### 8.1.1 Amend the Non-Medical Cannabis Retail Store Rezoning Policy

Recommended Motion:

**THAT** Council rescind "Non-Medical Cannabis Retail store Rezoning Policy", dated October 2, 2018; and

**THAT** Council adopt "Non-Medical Cannabis Retail Store Rezoning Policy", dated April 23, 2019.

**8.1.2 Z 19-06, Zoning Amendment Bylaw No. 0154.77, #14-2528 Main Street**

Recommended Motion:

**THAT** Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.77, 2019 (Prime Cannabis, Z 19-06);

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

**8.1.3 Z 19-07, Zoning Amendment Bylaw No. 0154.78, 3710 Hoskins Road**

Recommended Motion:

**THAT** Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.78, 2019 (Flora, Z 19-07);

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

**8.1.4 Z 19-09, Zoning Amendment Bylaw No. 0154.80, 1195 Industrial Road**

Recommended Motion:

**THAT** Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.80, 2019 (Spirit Leaf, Z 19-09);

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

**8.1.5 Z 19-10, Zoning Amendment Bylaw No. 0154.81, 1192 Industrial Road**

Recommended Motion:

**THAT** Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.81, 2019 (Candara, Z 19-10);

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

**8.1.6 Z 19-08, Zoning Amendment Bylaw No. 0154.79, 1812 Byland Road**

Recommended Motion:

**THAT** Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.79, 2019 (Cheeba Cheeba, Z 19-08);

**THAT** Council direct staff to schedule the bylaw for public hearing; and

**THAT** Council consider the notification and public hearing as consultation for both the rezoning application and the British Columbia Liquor and Cannabis Regulation Branch license.

**8.1.7 Z 19-02, Site Specific Text Amendment Bylaw No. 0154.82, Okanagan Lake Abutting 1449 Green Bay Road**

Recommended Motion:

**THAT** Council give first and second readings to Site Specific Text Amendment Bylaw No. 0154.82, 2019 (File: Z 19-02); and

**THAT** Council direct staff to schedule the proposed bylaw amendment for Public Hearing.

**8.1.8 Z 18-04, Official Community Plan Amendment Bylaw No. 0100.53 and Zoning Amendment Bylaw No. 0154.71, 2749 & 2769 Shannon Lake Road**

Recommended Motion:

**THAT** Council adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.53, 2018 (File: Z 18-04); and

**THAT** Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.71, 2018 (File: Z 18-04).

**8.1.9 DP 18-41, Development Permit with Variances, 3623 Elliott Road**

Recommended Motion:

**THAT** Council authorize the issuance of a Development Permit (DP 18-41) to construct 193 units in four buildings ranging between three to six storeys in height with underground, under building, and surface parking located at 3623 Elliott Road, subject to the conditions outlined in the attached Development Permit; and

**THAT** Council authorize a variance to City of West Kelowna Zoning Bylaw No. 0154 in accordance with the attached Site Plans, as follows:

- That the definition of Parking, Non-surface be varied to permit an underground parking structure height to be increased from 0.6 m to 2.0 m above grade;

- That the number of loading spaces be reduced from 7 to 4; and
- That the required amenity space be reduced from 4,255 m<sup>2</sup> to 2,176 m<sup>2</sup>.

**THAT** issuance of the Development Permit be withheld pending the following:

- a. Receipt of landscape security for the landscape plan in the amount of **\$289,773.10**; and
- b. Receipt of a financial contribution in lieu of amenity space specific for the development of a child’s playground at Westbank Centre Park in the amount of **\$75,000.00**; and
- c. Receipt of a financial contribution in lieu of 23 parking spaces in accordance with the optional parking standards for Westbank Centre in Section 4.12.2 of the Zoning Bylaw in the amount of **\$230,000.00**.

**THAT** if the Development Permit has not been issued within one year from the date of approval, the Permit shall be deemed to have been refused and the file closed.

## **8.2 ENGINEERING AND PUBLIC WORKS**

### **8.2.1 Glenrosa Road Improvements - Design Services Award**

Recommended Motion:

**THAT** Council authorize the Mayor and Corporate Officer to execute an agreement with Allnorth Consultants Limited for consulting services for the design of Glenrosa Road and McIver Pedestrian Improvements in the amount of Two Hundred and Seventy Three Thousand, Six Hundred and Ninety Nine Dollars (\$273,699).

### **8.2.2 Community Clean Up, Pitch-In Week**

Information Report from the Parks, Recreation and Culture Manager

## **8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES**

### **8.3.1 Adoption of the 2019-2028 Financial Plan**

Recommended Motion:

**THAT** Council adopt the City of West Kelowna "Financial Plan Bylaw 0263, 2019" with the tax rate increase set at 3.88%, which will result in a tax requisition of \$33,009,059.

### **8.3.2 2019 Tax Rate Bylaw No. 0264, 2019**

Recommended Motion:

**THAT** Council give first, second and third reading to "City of West Kelowna Tax Rates Bylaw No. 0264, 2019".

### **8.3.3 Sterile Insect Release Parcel Tax Bylaw No. 0266**

Recommended Motion:

**THAT** Council give first, second and third readings to the "City of West Kelowna Sterile Insect Release Parcel Tax Bylaw No. 0266, 2019".

**8.3.4 Transfer Station Parcel Tax Bylaw No. 0267**

Recommended Motion:

**THAT** Council give first, second and third readings to the "City of West Kelowna Transfer Station Parcel Tax Bylaw No. 0267, 2019".

**8.3.5 RDCO Solid Waste and Recycling Program Parcel Tax Bylaw No. 0268**

Recommended Motion:

**THAT** Council give first, second and third readings to the "City of West Kelowna RDCO Solid Waste and Recycling Program Parcel Tax Bylaw No. 0268, 2019".

**8.3.6 Bylaw No. 0175.02, Council Remuneration and Expense Amendment**

Recommended Motion:

**THAT** Council give first, second and third reading to "City of West Kelowna Council Remuneration Amendment Bylaw No. 0175.02, 2019".

**8.3.7 Fees and Charges Bylaw No. 0028.62**

Recommended Motion:

**THAT** "City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.62, 2019" be adopted.

**8.4 CHIEF ADMINISTRATIVE OFFICER**

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**9.1 Greater Westside Board of Trade**

Letter dated April 9, 2019 from Karen Beaubier, Executive Director, requesting the City of West Kelowna sponsor one of the Key Business Awards.

**10. NOTICE OF MOTION**

**11. ADJOURNMENT OF THE REGULAR MEETING**

The next Council meeting is scheduled for Tuesday, May 14, 2019 at 1:30 p.m. in the City of West Kelowna Council Chambers.