



Minutes

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Regular Council Meeting
held at City Hall, Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, August 6, 2024
at 1:00 p.m.

Present: Mayor Bloomfield
Deputy Mayor Watt
Councillor Boulton
Councillor Gilbert
Councillor Graham
Councillor Konanz

Leave of Absence: Councillor Miller

Staff: Anthony Haddad, City Manager
Angie Collison, Corporate Officer
Angela Campbell, Director of Finance & Administration
Scott Boyko, Public Works Manager
Blake Laven, Director of Development Services
Kelsey Johnson, Director of Community Services
Hayley Anderson, Legislative Assistant

1. Call to Order

The Mayor called the Regular Council Meeting to order at 1:00 p.m.

2. Introduction of Late Items

3. Adoption of Agenda

209/2024

It was MOVED and SECONDED

THAT Council adopt the agenda for the Regular Council Meeting held on August 6, 2024 as amended by adding item 6.1 RDOS and Library Board Appointments.

CARRIED UNANIMOUSLY

4. Adoption of Minutes:

4.1 Minutes of the July 16, 2024 Regular Council Meeting

210/2024

It was MOVED and SECONDED

THAT Council adopt the Regular Council Meeting minutes of July 16, 2024 as presented.

CARRIED UNANIMOUSLY

5. Consent Agenda:

211/2024

It was MOVED and SECONDED

THAT Council approve the Consent Agenda:

1. Minutes of the July 16, 2024 Committee of the Whole Meeting;
2. Minutes of the July 10, 2024 Accessibility Committee Meeting; and
3. Minutes of the July 24, 2024 Parks and Recreation Advisory Committee Meeting.

CARRIED UNANIMOUSLY

6. Staff Reports:

6.1 RDOS and Library Board Appointments

212/2024

It was MOVED and SECONDED

THAT Council appoint Councillor Isaac Gilbert as municipal director for the Regional District of Okanagan-Similkameen (RDOS) with a vote distribution of four (4);
AND THAT Council appoint Councillor James Miller as an Alternate Director.

THAT Council appoint Ryan Graham to the Penticton Library Board.

CARRIED UNANIMOUSLY

6.2 Grant Administration Agreement

Delegation: Aaron McRann, Chief Executive Officer, Community Foundation of the South Okanagan Similkameen

213/2024

It was MOVED and SECONDED

THAT Council direct Staff to draft a Municipal Grant Operating Agreement with the Community Foundation of the South Okanagan Similkameen;
AND THAT Staff bring back the draft agreement to an upcoming Council meeting.

CARRIED

Councillors Boulton and Konanz, Opposed

6.3 2024-2034 Community Works Fund Agreements (Gas Tax)

214/2024

It was MOVED and SECONDED

THAT Council authorize the Mayor and Corporate Officer to execute the 2024-2034 Community Works Fund Agreement with the Union of BC Municipalities.

CARRIED UNANIMOUSLY

6.4 RDOS Fire Service Agreement (FSA) Electoral Area F (West Bench)

215/2024

It was MOVED and SECONDED

THAT Council approve the RDOS Fire Services Agreement Renewal for Electoral Area F (West Bench) for the term January 1, 2024 – December 31, 2024.

CARRIED UNANIMOUSLY

6.5 License to Use Agreement: Interior Health Authority
Re: 1701 Government Street

216/2024

It was MOVED and SECONDED

THAT Council approve the five (5) year License to Use Agreement, with Interior Health Authority, for the use of a portion of the Ellis Creek Walkway located at 1701 Government Street (The Moog & Friends Hospice House);

AND THAT Council authorize the Director of Finance and Administration and Corporate Officer to execute the License to Use agreement.

CARRIED UNANIMOUSLY

6.6 Q2 2024 – Financial and Corporate Business Plan Update

217/2024

It was MOVED and SECONDED

THAT Council receive into record the report dated August 6, 2024 titled “Q2 2024 - Financial and Corporate Business Plan Update”;

AND THAT Council approve amending the 2024 - 2028 Financial Plan to provide for budget amendments noted in the report including

- reserve draw from the Asset Emergency Reserve of \$25,000 for the PTCC hot water tank replacement
- reserve draw from the Asset Sustainability Reserve of \$26,000 for Okanagan Lake retaining wall design work
- reserve draw from the Growing Communities Reserve of \$144,000 for the inflationary increases realized on the SOEC flooring replacement and expanded seasonal lighting display.

CARRIED
Councillor Boulton, Opposed

6.7 Q2 2024 – Capital Update

218/2024

It was MOVED and SECONDED

THAT Council receive into the record the report dated August 6, 2024, titled “Q2 2024- Capital Update”.

CARRIED UNANIMOUSLY

6.8 Q2 2024 – Economic Development Update

219/2024

It was MOVED and SECONDED

THAT Council receive into the record the report dated August 6, 2024, titled “Q2 2024 - Economic Development Update”.

CARRIED UNANIMOUSLY

6.9 Q2 2024 – Public Safety and Partnerships Division Update

220/2024

It was MOVED and SECONDED

THAT Council receive into the record the report, dated August 6, 2024 titled “Q2 2024 – Public Safety and Partnerships Division Update”.

CARRIED UNANIMOUSLY

6.10 Q2 2024 – RCMP Update

221/2024

It was MOVED and SECONDED

THAT Council receive into the record the report dated August 6, 2024, titled “Q2 2024 - RCMP Update” from the Officer in Charge, Penticton RCMP Detachment.

CARRIED UNANIMOUSLY

6.11 Penticton RCMP 2024-2027 Strategic Plan

222/2024

It was MOVED and SECONDED

THAT Council endorse the Penticton RCMP Strategic Plan for 2024-2027.

CARRIED UNANIMOUSLY

The Mayor recessed the meeting at 3:56 p.m. and reconvened at 4:15 p.m.

6.12 Potential future Projects on City-Owned Land in North Gateway

223/2024

It was MOVED and SECONDED

THAT Council receive into the record the “North Gateway Central District Future Development Options” concept report (Attachment C);

AND THAT Council direct staff to continue to advance the following projects within the North Gateway, as one of the City’s primary growth areas:

- Alberni St/Eckhardt Ave and Comox St/Eckhardt Ave intersection upgrades;
- Arena feasibility study;
- Opportunity for a new hotel connected to the Penticton Trade and Convention Centre;
- Social (workforce) housing development at Eckhardt and Comox.

CARRIED UNANIMOUSLY

6.13 Process for an attached hotel at the Penticton Trade and Convention Centre (PTCC)

224/2024

It was MOVED and SECONDED

That Council receive into the record the report dated August 6, 2024, titled “Process for an attached hotel at the Penticton Trade and Convention Centre (PTCC)”;

AND THAT Council approve \$75,000 towards initial design work of a hotel attached to the PTCC and for public information materials to be prepared for assent voting (referendum) at the 2026 general election to allow a hotel on lands impacted by the Trust/Indenture.

**CARRIED
Councillor Watt, Opposed**

6.14 Development Permit PL2024-9793

Re: 372 Martin Street

225/2024

It was MOVED and SECONDED

THAT Council approve “Development Permit PL2024-9793” for Lot 17 Block 9 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 269, and Lots 18, 19, 20 and 21 Block 9 District Lot 20 Similkameen Division Yale District Plan 269, located at 372, 378, 384, 390 Martin Street and 89 Wade Avenue West, a permit to approve the form and character of a 6-storey, 75-unit mixed-use rental apartment building;

AND THAT Council authorize the modification of restrictive covenant CA6850784 to remove the obligation to provide 27 parking spaces on the subject site in favour of the adjacent property at 399 Main Street ('Lofts on Main');
AND THAT Council direct staff to issue "Development Permit PL2024-9793" subject to consolidation of the five separate properties into one lot and modification of restrictive covenant CA6850784.

CARRIED UNANIMOUSLY

6.15 Postponed from July 16, 2024: Development Variance Permit PL2024-9556
Re: 332 & 336 Sudbury Avenue

226/2024

It was MOVED and SECONDED

THAT Council approve "Development Variance Permit PL2024-9556" for Lot 19 and Lot 20, District Lot 189, Similkameen Division Yale District, Plan 996, located at 332 Sudbury Avenue and 336 Sudbury Avenue, a permit to vary the following sections of Zoning Bylaw 2024-22:

- Section 10.1.2 .3: to increase the lot coverage from 40% to 52.5%
- Section 10.1.2 .6: to reduce the minimum front yard from 4.5m to 3m

AND THAT Council direct staff to issue "Development Variance Permit PL2024-9556".

CARRIED UNANIMOUSLY

6.16 Zoning Amendment Bylaw No. 2024-27
Re: 2210 Main Street

227/2024

It was MOVED and SECONDED

THAT Council give first, second, third reading to "Zoning Amendment Bylaw No. 2024-27", a bylaw to add the site-specific provisions, within the C4 (General Commercial) zone, as follows:

1. "Section 11.4.4.3, In the case of Lot C District Lot 251 Similkameen Division Yale District Plan KAP80315, located at 2210 Main Street, and Lot 1 District lot 251 Similkameen Division Yale District Plan EPP84085, located at 98 Warren Ave E, dwelling units on the first storey shall be permitted.";
2. "Section 11.4.4.4, In the case of Lot C District Lot 251 Similkameen Division Yale District Plan KAP80315, located at 2210 Main Street, and Lot1 District lot 251 Similkameen Division Yale District Plan EPP84085, located at 98 Warren Ave E, a maximum height of 20 m shall be permitted.";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-27".

CARRIED UNANIMOUSLY

6.17 Development Variance Permit PL2024-9805
Re: 894 Forestbrook Drive

228/2024

It was MOVED and SECONDED

THAT Council approve "Development Variance Permit PL2024-9805" for Lot 1 District Lot 249 Similkameen Division Yale District Plan 9522, located at 894 Forestbrook Drive, a permit to vary Section 10.2.2.9 of Zoning Bylaw 2024-22 to reduce the rear yard setback for a principal building from 6.0m to 1.5m, in order to facilitate the construction of an attached garage with secondary suite above to the single family dwelling;

AND THAT Council direct staff to issue "Development Variance Permit PL2024-9805".

CARRIED UNANIMOUSLY

6.18 Development Variance Permit PL2024-9815
Re: 2468 South Main Street

229/2024

It was MOVED and SECONDED

THAT Council approve "Development Variance Permit PL2024-9815" for Lot 6 District Lot 251 Similkameen Division Yale District Plan 13740, located at 2468 South Main Street, a permit to vary Section 10.1.2.7 and Section 10.1.2.9 of Zoning Bylaw 2024-22 to reduce the accessory building side yard setback from 1.2m to 0.8m and to reduce the accessory building rear yard setback from 1.5 to 0.7m;

AND THAT Council direct staff to issue "Development Variance Permit PL2024-9815".

CARRIED
Councillor Boulton, Opposed

Councillor Watt declared a conflict of interest due to a business relationship with the applicant and left the meeting at 5:11 p.m.

6.19 Agricultural Land Reserve (ALR) Non-Adhering Residential Use – PL9816
Re: 31 Middle Bench Road South

230/2024

It was MOVED and SECONDED

THAT Council authorize "ALR Non-Adhering Residential Use – PL9816", for Lot B District Lot 188 Similkameen Division Yale District Plan 32182, located at 31 Middle Bench Road South, to proceed to the Agricultural Land Commission with support.

CARRIED UNANIMOUSLY

Councillor Watt returned to the meeting at 5:16 p.m.

7. Public Question Period

8. Recess to a Closed Meeting

231/2024

It was MOVED and SECONDED

THAT Council recess at 5:16 p.m. to a closed meeting of Council pursuant to the provisions of the *Community Charter* as follows: Section 90(1)

- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED UNANIMOUSLY

9. Reconvene the Regular Council Meeting following the Public Hearing at 6:00 p.m.

The Mayor reconvened the meeting at 6:49 p.m.

10. Bylaws and Permits

- 10.1 Official Community Plan Amendment Bylaw No. 2024-23
Zoning Amendment Bylaw No. 2024-24
Re: 813, 825, 877 Westminster Avenue West

232/2024

It was MOVED and SECONDED

THAT Council give second and third reading to "Official Community Plan Amendment Bylaw No. 2024-23";

AND THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2024-24".

CARRIED
Councillor Boulton, Opposed

- 10.2 Zoning Amendment Bylaw No. 2024-26
Re: 101, 102 and 104 – 250 Marina Way

233/2024

It was MOVED and SECONDED

THAT Council give second and third reading to "Zoning Amendment Bylaw No. 2024-26";

AND THAT Council adopt "Zoning Amendment Bylaw No. 2024-26".

CARRIED UNANIMOUSLY

11. Notice of Motion

- 11.1 Notice of Motion introduced by Councillor Boulton for consideration on August 6, 2024:

234/2024

It was MOVED and SECONDED

THAT Council invite the appropriate staff member from the Ministry of Lands, Natural Resources, Operations responsible for deer to appear as a delegation before Council.

CARRIED UNANIMOUSLY

12. Business Arising

- 12.1 Postponed from July 16, 2024: Official Community Plan Amendment Bylaw No. 2024-23 and Zoning Amendment Bylaw No. 2024-24
Re: 813, 825, 877 Westminster Avenue West

235/2024

It was MOVED and SECONDED

THAT Council send letters echoing the requests and advocacy made by the Chamber of Commerce to the Ministry of Housing and BC Housing seeking solutions for the potentially displaced people in future development sites, including those residing in El Rancho.

DEFEATED
Mayor Bloomfield, Councillors Graham and Gilbert, Opposed

13. Public Question Period

14. Council Round Table

15. Adjournment

236/2024

It was MOVED and SECONDED

THAT Council adjourn the August 6, 2024 Regular meeting of Council at 7:29 p.m.


CARRIED UNANIMOUSLY

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor