



# THE CORPORATION OF THE CITY OF VERNON

## A G E N D A

### REGULAR OPEN MEETING OF COUNCIL

#### CITY HALL COUNCIL CHAMBER

MONDAY, JUNE 8, 2020

AT 8:40 AM

*“To deliver effective and efficient local government services that benefit our citizens, our businesses, our environment and our future”*

**1. CALL REGULAR MEETING TO ORDER AND MOVE TO COMMITTEE OF THE WHOLE**

**2. RESOLUTION TO CLOSE MEETING**

A. BE IT RESOLVED that the meeting be closed to the public in accordance with Section 90 (1) of the *Community Charter* as follows:

(c) labour relations or other employee relations; and

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

**3. ADJOURN TO OPEN COUNCIL AT 1:30 PM**

A. THAT the Agenda for the June 8, 2020, Regular Open Meeting of Council be adopted as circulated.

**4. ADOPTION OF MINUTES AND RECEIPT OF COMMITTEE OF THE WHOLE**

A. THAT the minutes of the Regular Meeting of Council held May 25, 2020 be adopted; **(P. 14)**

AND FURTHER, that the minutes of the Committee of the Whole Meeting of Council held May 25, 2020 be received.

**5. BUSINESS ARISING FROM THE MINUTES**

**AGENDA**

**MINUTES**

## 6. GENERAL MATTERS

**DELEGATION:  
O'KEEFE RANCH  
(P. 30)**

A. Bruce Cummings, President and Tim Gibson, Finance and Marketing Manager, of O'Keefe Ranch will be in attendance to present to Council a report regarding O'Keefe Ranch Activities and a preview of the 2020 Season.

**DEVELOPMENT  
VARIANCE PERMIT  
APPLICATION #00475  
FOR 180 WHISTLER  
PLACE  
(P. 39)**

B. THAT Council support the development variance permit application to vary Section 4.16 of Zoning Bylaw #5000 in order to allow for subdivision and construction on portions of proposed lots with slopes in excess of 30% on Lot 1, Plan KAP33073, Sec 13, Tp 8, ODYD, Except Plans 36571, KAP47539, KAP47864, KAP50864, KAP52670, KAP60627, KAP67778, KAP75529, KAP76799, KAP78519, KAP80460, KAP81247, KAP82631, KAP85397, KAP86557, KAP87697, and KAP90546 (180 Whistler Place).

**Public Input – DVP  
#00475**

(i) Public Input on Development Variance Permit #00475 for 180 Whistler Place to allow for subdivision and construction on a portion of proposed lots with slopes in excess of 30%.

**NOTE:** At their April 27, 2020 In Camera (declassified) meeting, Council passed the following resolution:

*THAT Council directs Administration to receive public input for development variance permit applications in **written form only** until the COVID-19 pandemic response social distancing requirements have been lifted by the Provincial Health Officer.*

**Issuance of Permit  
#00475**

(ii) THAT the Corporate Officer be authorized to issue Development Variance Permit #00475, for 180 Whistler Place to allow for subdivision and construction on portion of proposed lots with slopes in excess of 30% subject to **all conditions of Council being met.**

## 7. COUNCIL INQUIRIES

## 8. ADMINISTRATION UPDATES

**ADMINISTRATION  
UPDATES  
(P. 45)**

A. THAT Council receive the Administration Updates dated June 8, 2020, for information.

9. UNFINISHED BUSINESS

**SECOND CONSIDERATION OF REQUEST TO WAIVE REZONING APPLICATION CONDITION FOR 5000 20<sup>TH</sup> STREET (P. 49)**

A. THAT Council deny the applicant’s request to waive rezoning application condition “that a Land Title Act Section 219 covenant be registered on title to ensure protection of the adjacent Blue Heron rookery during construction on the subject property” as part of the application to rezone 5000 20<sup>th</sup> Street (ZON00297).

**CONSUMPTION OF LIQUOR IN PUBLIC SPACES (P. 73)**

B. THAT Council receive the memorandum titled “Consumption of Liquor in Public Spaces” and dated May 29, 2020, from the Economic Development Planner for information.

**ROAD CLOSURE – GRADUATION 2020 EVENT (P. 75)**

C. THAT Council directs Administration to issue a Road Use Permit to School District No. 22 for the temporary closure of the 2400 Block of 30<sup>th</sup> Avenue, known locally as “Suicide Hill”, in order for the Graduation class of 2020 to re-create a tradition of Vernon Senior Secondary graduation class students painting the hill, subject to conditions stated in the Memorandum dated May 28, 2020, from the Manager, Protective Services;

AND FURTHER, that the Road Use Permit fee be waived, and administration arrange for closure of the road until September 4, 2020.

10. MATTERS REFERRED: COMMITTEE OF THE WHOLE AND IN-CAMERA

11. NEW BUSINESS

A. Correspondence:

**COUNCIL DISCRETIONARY GRANT APPLICATIONS – APRIL 30 INTAKE (P. 80)**

(i) THAT Council approves the recommendations regarding the Council Discretionary Grants from the Finance Committee as follows:

1. THAT Council **deny** a Council Discretionary Grant to Abbeyfield House of Vernon Society in the amount of \$7,300 as the City has limited funds for disbursement.
2. THAT Council **deny** a Council Discretionary Grant to Archway Society for Domestic Peace in the amount of \$10,000 as the City has limited funds for disbursement.

3. THAT Council **deny** a Council Discretionary Grant to Community Recreational Initiatives Society in the amount of \$20,000 as the City has limited funds for disbursement.
4. THAT Council **deny** a Council Discretionary Grant to FASD Okanagan Valley Assessment and Support in the amount of \$14,000 as the City has limited funds for disbursement.
5. THAT Council **deny** a Council Discretionary Grant to the Food Action Society of the North Okanagan in the amount of \$24,000 as their application is incomplete.
6. THAT Council **deny** a Council Discretionary Grant to Helping Out People Exploited in the amount of \$5,000 as the City has limited funds for disbursement.
7. THAT Council **deny** a Council Discretionary Grant to Helping the Homeless Foundation in the amount of \$87,630 as their application is incomplete and they are not a registered society.
8. THAT Council **deny** a Council Discretionary Grant to Legacy Apartments Seniors Complex of no specified amount as their application is incomplete.
9. THAT Council **deny** a Council Discretionary Grant to MADD Central Okanagan in the amount of \$1,500 as the City has limited funds for disbursement.
10. THAT Council **deny** a Council Discretionary Grant to NexusBC Community Resource Centre in the amount of \$15,000 as the City has limited funds for disbursement.
11. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to North Okanagan Cycling Society in the amount of \$5,000 to assist with funding the completion of a mountain bike trail in Kalamalka Provincial Park.
12. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to North Okanagan Optimist Club in the amount of \$3,300 to assist with the purchase and construction of two playground boxes within City of Vernon boundaries.

13. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to North Valley Gymnastics in the amount of \$4,000 to assist in purchasing new gym equipment.
14. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to Powerhouse Theatrical Society in the amount of \$5,000 to assist with production expenses to host free special performances to local schools.
15. THAT Council **deny** a Council Discretionary Grant to Schubert Centre Society in the amount of \$10,000 as the City has limited funds for disbursement.
16. THAT Council **deny** a Council Discretionary Grant to the Silver Star Freestyle Club in the amount of \$7,500 as the City has limited funds for disbursement.
17. THAT Council **deny** a Council Discretionary Grant to the Vernon & District Family History Society in the amount of \$5,000 as the City has limited funds for disbursement.
18. THAT Council **deny** a Council Discretionary Grant to the Vernon Elks Lodge in the amount of \$10,000 as the City has limited funds for disbursement.
19. THAT Council **deny** a Council Discretionary Grant to Vernon Folk Roots Music Society in the amount of \$7,000 as the City has limited funds for disbursement.
20. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to the Vernon Girls Trumpet Band Alumni Association for \$6,375 of the \$11,000 requested, to purchase jackets and hats;  
  
AND FURTHER, that it be noted that this approval was granted as this is a newly formed society and that future Discretionary Grant applications must include the registered society number and complete financial information.
21. THAT Council **approve**, on a one-time basis, a Council Discretionary Grant to the Vernon Rowing and Dragon Boat Club in the amount of \$1,000 to assist with expanding the current dock.
22. THAT Council **deny** a Council Discretionary Grant to the Vernon Ski Club in the amount of \$5,000 as the City has limited funds for disbursement.

**AMENDMENT TO  
COUNCIL  
DISCRETIONARY  
GRANTS POLICY  
(P. 83)**

(ii) THAT Council supports the Finance Committee recommendation and directs Administration to make the following amendments to the Council Discretionary Grant Policy:

- Awarded Grant monies include a ‘spend and report’ component within two years of being awarded;
- The Finance Committee will check with applicants within twelve months to ensure the awarded grant monies will be spent;
- Applicants who receive grants must disclose what the grant monies were spent on, and if no money was spent, the grant monies must be returned within two years; and
- If the above rules are not followed, the organization receiving the grant monies, will be banned from making future Council Discretionary Grant application.

**PROVINCIAL TOURISM  
FUNDING  
(P. 89)**

(iii) THAT Council receive the memorandum titled “Provincial Tourism Funding”, dated May 25, 2020, by the Manager, Economic Development and Tourism, for information.

**RCMP – EARNED  
RETIREMENT  
BENEFITS  
(P. 91)**

(iv) THAT Council authorize the Mayor, to execute a letter to the Solicitor General and the President of UBCM, stating the City of Vernon’s disappointment with lack of advance notice through the Local Government contract Management Committee (LGCMC) regarding the letter of May 14, 2020, from the ADM and Director of Police Services, and that the City of Vernon would expect the LGCMC be kept up to date on Collective Agreement negotiations such that the City may reasonably budget for policing costs into the foreseeable future.

**COUNCIL STRATEGIC  
PLAN 2019 – 2022  
UPDATE  
(P. 95)**

(v) THAT Council receive the Council Strategic Plan 2019 – 2022 June 2020 Update as attached to the memo titled *Council Strategic Plan 2019 – 2022 Update* dated June 3, 2020 and respectfully submitted by the Director, Community Infrastructure and Development.

**ADDITIONAL  
OPERATOR REQUEST  
– VERNON WATER  
RECLAMATION  
CENTRE  
(P. 118)**

(vi) THAT Council receive the Internal Memorandum, dated June 2, 2020 titled Additional Operator Request and that Council approves the requested operator position, for the Water Reclamation Centre, at a cost of \$102,000 per annum (loaded) with the source of funds being sewer revenues.

**B. Reports:****OKANAGAN LANDING  
SANITARY SEWER  
SERVICING PROCESS  
(P. 119)**

- (i) THAT Council endorse moving forward with the recommended servicing strategy (Option 2b) to provide sewer service to properties in the Okanagan Landing Sanitary Sewer Service Area #1 and Service Area #2 as described in the report titled “Okanagan Landing Sanitary Sewer Servicing Process”, dated May 19, 2020 from the Manager, Infrastructure and Municipal Tech III, Infrastructure.

**CLIMATE ACTION  
PLANNING – UPDATE  
AND RECOMMENDED  
PRIORITY 2021  
STRATEGIC PLAN AND  
BUDGET ACTIONS  
(P. 131)**

- (ii) THAT Council direct Administration to embed priority Climate Actions, presented in the report titled “Climate Action Planning – Update and Recommended Priority 2021 Strategic Plan and Budget Actions” dated May 29, 2020 from the Long Range Planner, into the 2021 Budget and Action Plan Discussions as follows:

Action 1-1a: Embed a climate ready framework into decision-making, procurement, and policy development processes.

Action 1-2b: Develop a climate-ready staff training and awareness program.

Action 2-1a: Complete the Flood Hazard Mapping Study and update Floodplain Construction Level policies and amend bylaws to reflect.

Action 2-1b: Update the Community Wildfire Protection Plan in the context of climate change.

Action 2-1d: Establish a City corporate fleet policy transitioning all vehicle and equipment purchases to low or zero-emissions. (Note: additional future costs would be the difference between electric vehicles and fuel vehicles combined with charging infrastructure).

Action 2-1e: Review City waste management practices and pursue community composting program options.

Action 2-2a: Investigate implementation of a Natural Asset Management Inventory and Costing Policy.

Action 2-2b: Implement the recommendations from the Drainage Infrastructure Prioritization Study.

Action 2-3a: Review and update the Emergency Management Plan to include climate hazards and convergent events.

Action 3-2b: Eliminate network gaps and quickly create a safe network of routes for walking, cycling, and other forms of zero-emission mobility by constructing the infrastructure projects in addition to the projects already proposed in the 2020 Rolling 4 Year Capital Plan.

- Action 3-2c: Update the Pedestrian and Bicycle Master Plan to align with the goals and targets in the Climate Action Plan.
- Action 3-3d: Require that all new residential buildings residential buildings are built to have 100% of parking spaces to be EV ready and review ways to expand charging requirements to include other e-mobility options.
- Action 4-2b: Update the City's tree protection bylaw and landscaping bylaw.
- Action 5-1a: Adopt the BC Energy Step Code to Step 1 in 2020 and Step 2 in 2021.
- Action 5-2b: Develop a building retrofit program to support residents to be more resilient to climate change, reduce energy costs over time, and reduce greenhouse gas emissions by improving building efficiency and installing low carbon energy systems.
- Action 6-1b: Integrate climate resilience into Vernon's Economic Development Strategy to ensure that local businesses are prepared for disruptive and unexpected events, and that seasonal sectors are prepared for the impacts of a changing climate.
- Action 6-1c: Advance buy local campaign, to build the network of local businesses, and manufacturers.
- Action 7-1c: Develop policies and programs to facilitate small-scale gardening and local food production on public and private lands.
- Action 8-1a: Utilize the City's communication channels to provide climate-related information (for example heat response, clear air locations, and food supply) and utilize connections with existing community groups, particularly those working with vulnerable populations
- Action 8-1b: Develop a program to facilitate social-connection, information sharing, climate awareness, and climate-response activities amongst City residents at the neighbourhood scale.

AND FURTHER that Council directs Administration to bring forward the results of the summer Climate Action Plan Public Engagement in the fall of 2020 for budget consideration.



**REZONING  
APPLICATION FOR  
1800 PHOENIX DRIVE  
(P. 144)**

- (iii) THAT Council support the application to rezone Amended Lot G (SEE DD 216774F) Sections 13 and 24 Township 8 ODYD Plan 1362 Except Plans 28422, 36541, KAP82631, KAP84094, KAP90431, EPP38363 And EPP72337 (1800 Phoenix Drive) within the Foothills Neighbourhood from A2 (Rural – Large Holdings) and R2 (Large Lot Residential) to HR1 (Hillside Residential Single and Two Family), HR2 (Hillside Residential Multi-Family), and P1 (Parks and Open Space);

AND FURTHER, that prior to adoption of a zoning amendment bylaw:

- a) Registration of a Section 219 “No Disturb” Covenant on the remnant parcel (lands beyond Phase 1 as shown in Attachment 7) that would restrict future subdivision or any development until the approval of a pre-plan, consistent with the Foothills Neighbourhood Plan, that would identify the location of a future road network that specifically connects with Mountridge Drive to the north and generally to the road network to the east, respects sensitive areas including seasonal water bodies or drainage courses, and provides for future parks and trail connections;
- b) Registration of a Section 219 covenant requiring that as a condition of future subdivision, the applicant provide appropriate land for and construct at their cost a trail network in general accordance with the trail network shown in the Foothills Neighbourhood Plan;
- c) Registration of a Section 219 covenant requiring that as a condition of future subdivision, the applicant convey undevelopable lands contiguous with the areas proposed to be zoned park and containing both high ESA areas and areas of slope greater than 30% to the City without compensation;
- d) Registration of a 50 metre radius no-build and no-disturb covenant for the area surrounding the archaeological site;
- e) Confirmation of the downstream capacity of the existing drainage system to handle flows from the proposed development
- f) The applicant provide geotechnical information regarding slope, soil and hydrogeological conditions along the edge of the environmentally sensitive area in Phase 1 of the proposed development, including recommendations

regarding the location of final lot lines, a no disturb covenant, and safe building setbacks in this area;

- g) Submission of Subdivision and Environmental Development Permit applications for Phase 1 of the development including design of on-site and off-site works and services necessary to service the first phase of development and receipt of a supportable subdivision layout to the satisfaction of the Approving Officer; and
- h) Finalization of a traffic impact assessment which details any necessary off-site improvements as a result of the proposed development and registration of any necessary covenants restricting development phases until such improvements are complete.

**HERITAGE RESTORATION GRANT APPLICATION FOR 1705 32<sup>ND</sup> AVENUE (P. 161)**

- (iv) THAT Council approve a grant for \$5,000 to the owner of the property at 1705 32<sup>nd</sup> Avenue for eligible works constructed during 2020 as per the Heritage Restoration Grant Program.

**VERNON FIRE RESCUE SERVICES RESOURCE ASSIGNMENT TO PROVINCIAL WILDLAND URBAN INTERFACE FIRE PROTECTION (P. 225)**

- (v) THAT Council authorize the Fire Chief to assign fire apparatus and firefighters to leave the service area, while maintaining operational readiness, controlling costs and with risk management measures in place, to provide Provincial wildland urban interface fire protection, effective the date of the resolution and throughout the remainder of 2020;

AND FURTHER that the Fire Chief will advise the CAO or Mayor at the earliest opportunity of the deployment.

**12. LEGISLATIVE MATTERS**

Bylaws:

**ADOPTION**

- 5816

- (i) THAT Bylaw #5816, “**3610 25<sup>th</sup> Avenue Housing Agreement Bylaw No. 5816, 2020**”, a bylaw to authorize a Housing Agreement for 3610 25<sup>th</sup> Avenue, **be adopted.** (P. 229)

- 5786

- (i) THAT Bylaw #5786, “**3610 25<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5786, 2019**”, a bylaw to amend the City of Vernon Zoning Bylaw Number 5000, **be adopted;**

AND FURTHER, that the Corporate Officer be authorized to issue Development Variance Permit #00445, for 3610 25<sup>th</sup> Avenue to vary the Subdivision and Development Servicing Bylaw #3843 to increase the maximum combined access width of 8m for two access points, once all **conditions of Council have been. (P. 241)**

- **Memorandum** from the Planning Assistant dated May 27, 2020 titled 3610 25<sup>th</sup> Avenue Housing Agreement Bylaw No. 5816, 2020 and 3610 25<sup>th</sup> Avenue Rezoning Amendment Bylaw Number 5786, 2019 – A Bylaw to Rezone Subject Property from RM1 – Row Housing Residential to RH1 – Low-Rise Apartment Residential **(P. 244)**

**FIRST & SECOND  
READINGS AND  
PUBLIC HEARING  
DATE**

- 5820

- (ii) THAT Bylaw #5820, "**1800 Phoenix Drive Rezoning Amendment Bylaw Number 5820, 2020**", a bylaw to rezone lands from "A2 – Rural Large Holdings" and "R2 – Large Lot Residential" to "HR1 – Hillside Residential Single and Two Family" and "HR2 – Hillside Residential Multi-Family" and "P1 – Parks and Open Space", be **read a first and second time;**

AND FURTHER, that the **Public Hearing** for Bylaw #5820, be scheduled for **Monday, July 20, at 5:30 pm**, in the Vernon Recreation Centre Auditorium, 3310 37<sup>th</sup> Avenue. **(P. 246)**

### 13. COUNCIL INFORMATION UPDATES

#### A. Mayor and Councillors Reports.

*WHEREAS Gasoline prices in the Okanagan have remained consistently over \$1.00 per litre and Lower Mainland gasoline prices were approximately \$0.84 per litre, this including the transit tax levy;*

*BE IT RESOLVED THAT the Mayor be authorized to send a letter to the Premier of British Columbia requesting an investigation of price gouging as it pertains to gasoline prices in the Okanagan versus the Lower Mainland.*

### 14. INFORMATION ITEMS

#### A. Minutes from the following Committees of Council:

- (i) Finance, November 28, 2019 **(P. 249)**
- (ii) Advisory Planning, May 12, 2020 **(P. 256)**
- (iii) Board of Variance, March 5, 2020 **(P. 260)**

**NOTICE OF MOTION –  
COUNCILLOR MUND**

RECESS

15. RECESS MEETING

NOTES:

A. Public Hearing to be reconvened at 5:30 pm at **Vernon Recreation Centre Auditorium located at 3310 37<sup>th</sup> Avenue**, to receive written submissions for:

**“9188 Tronson Road Rezoning Amendment Bylaw Number 5802, 2020”**

RECONVENE

16. RECONVENE MEETING

THIRD READING

A. THAT Bylaw #5802 **“9188 Tronson Road Rezoning Amendment Bylaw Number 5802, 2020”**, a bylaw to amend the City of Vernon Zoning Bylaw Number 5000”, be read a third time. (P. 264)

17. CLOSE OF MEETING