



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held via videoconference on Monday, February 1, 2021 at 4:30 p.m. in Council Chambers.

Present: Mayor Greg McCune
Councillor Tundra Baird
Councillor Brad Case
Councillor Roxanne Davyduke
Councillor Raquel Knust
Councillor Shawn Shishido
Councillor Brian Schreiner

Staff: Chief Administrative Officer – Tate Bengtson
Chief Financial Officer – Jennifer Bellamy
Planner and Deputy Corporate Officer – Kurt Inglis
Clerk Secretary – Laurel Grimm

Other: Press and Public

APPROVAL OF AGENDA

Moved by Councillor Case, seconded by Councillor Baird
“THAT the February 1, 2021 Council Meeting agenda be approved as circulated.”

CARRIED

ADOPTION OF MINUTES

Amended Meeting Minutes of December 21, 2020

Moved by Councillor Shishido, seconded by Councillor Baird
“THAT adoption of the amended December 21, 2020 Council Meeting minutes be adopted as circulated.”

CARRIED

Meeting Minutes of January 18, 2021

Moved by Councillor Shishido, seconded by Councillor Baird
“THAT adoption of the January 18, 2021 Council Meeting minutes be adopted as circulated.”

CARRIED

PETITIONS AND DELEGATIONS

Amanda Wilms, Deputy Assessor: BC Assessment

Amanda Wilms gave a presentation on the Overview of Property Assessment & Assessment Roll 2021 for Enderby. Topics included in the presentation were:

- 1) About BC Assessment
- 2) Valuation

- 3) Classification
- 4) Assessment cycle & key dates
- 5) Relationship between assessment & taxes
- 6) 2021 assessment roll overview
- 7) Appeals process
- 8) Collaborating with BC Assessment

BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS

None

PUBLIC HEARINGS

Councillor Baird and Councillor Case declared a conflict of interest and left the meeting (4:52 p.m.)

0010-20-ZTA-END (Shipmaker)

Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1716, 2021 and Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1717, 2021

The regular meeting gave way to the public hearing at 4:52 p.m.

The regular meeting re-convened at 5:50 p.m.

Councillor Baird and Councillor Case entered the meeting (5:51 p.m.)

0010-20-ZTA-END (Forbes)

Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1718, 2021

The regular meeting gave way to the public hearing at 4:52 p.m.

The regular meeting re-convened at 6:33 p.m.

BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS

None

DEVELOPMENT MATTERS

Councillor Baird and Councillor Case declared a conflict of interest and left the meeting (6:33 p.m.)

0010-20-OR-END (Shipmaker)

Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1716, 2021 and Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1717, 2021

– 3rd reading and adoption

Legal: LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN
KAP92074

Address: 222 Salmon Arm Drive, Enderby BC
Applicant: Earl Shipmaker
Owner(s): Jim's Finishing Ltd., 633176 Alberta Ltd., Case Holdings Ltd.

Moved by Councillor Schreiner, seconded by Councillor Knust
THAT Council receives and files the attached Staff Report dated January 6, 2021;

AND THAT upon consideration of input at the Public Hearing, Official Community Plan Bylaw No. 1549, 2014 Amendment Bylaw No. 1716, 2021 which proposes to change the future land use designation of the property legally described as LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN KAP92074, and located at 222 Salmon Arm Drive, Enderby BC, from Residential Low Density to Residential Medium Density be given Third Reading and Adoption;

AND THAT upon consideration of input at the Public Hearing, Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1717, 2021 which proposes to rezone the property legally described as LOT 2 SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP46537 EXCEPT PLAN KAP92074, and located at 222 Salmon Arm Drive, Enderby BC, from the Residential Single-Family (R.1-A) zone to the Residential Multi-Family Low Intensity (R.3-A) zone be given Third Reading and Adoption; AND FURTHER THAT should Council give Third Reading and Adoption to Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1717, 2021, such Adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.

DEFEATED
All Opposed

Councillor Shishido noted that the majority of the neighbourhood seems to be opposed to this application and that Council's should consider the input gathered through the public hearing process. All of Council was in agreement that the neighbourhood was opposed to this application.

Council discussed the road easement through 222 Salmon Arm Drive. The Chief Administrative Officer provided some background on the potential future Gunter-Ellison Road realignment. This is dedicated for road realignment. Council could consider doing a review, but whether it was funded by the developer or the City would need to be determined based on the scope of the study and what was driving it. Removing a future road dedication is not a small process and long-range planning requirements need to be evaluated. He noted that the proposal would, at most, result in a net two increase to the neighbourhood density, which is not a significant traffic impact. He mentioned that, in the future, when Gunter-Ellison was realigned, the traffic from this development and elsewhere along Preston West would likely access Salmon Arm Drive by Gunter-Ellison rather than via Preston Crescent.

Councillor Davyduke noted that traffic is a large concern for everyone. Council needs to be agile with changes to the community as many things have changed since the last Official Community Plan was adopted. Restrictive covenants could be placed on a property to cap land uses.

Discussion on access off of Salmon Arm Drive and the developer's options for moving forward if they chose to submit an alternate plan.

Councillor Baird and Councillor Case entered the meeting (7:18 p.m.)

0010-20-ZTA-END (Forbes)

Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1718, 2021

– 3rd reading and adoption

Legal: PARCEL B (DD 179916F) BLOCK 13 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A

Address: 612 Cliff Avenue, Enderby BC

Applicant: Michael Forbes

Owner(s): MDC Forbes Inc., INC.No. C0700218

Moved by Councillor Schreiner, seconded by Councillor Case

“THAT Council receives and files the attached Staff Report dated January 12, 2021;

AND THAT Council amends City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1718, 2021 to:

- i. Increase the maximum permitted gross density for the property legally described as PARCEL B (DD 179916F) BLOCK 13 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A and located at 612 Cliff Avenue, from 60 units per hectare (24.27 units per acre) to 107 units per hectare (43.30 units per acre), in order to increase the number of residential dwelling units permitted on the property from 2 to 4; and*
- ii. Include a provision in the Bylaw which states that the maximum permitted gross density for the aforementioned property is increased only in cases where all residential dwelling units are contained entirely above the ground floor.*

AND THAT the amended City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1718, 2021 which proposes to increase the maximum permitted gross density for the property legally described as PARCEL B (DD 179916F) BLOCK 13 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A and located at 612 Cliff Avenue, Enderby BC from 60 units per hectare (24.27 units per acre) to 107 units per hectare (43.30 units per acre) in order to increase the number of residential dwelling units permitted on the property from 2 to 4, in cases where residential dwelling units are contained entirely above a commercial use, be given Third Reading and Adoption subject to:

- 1. The property owner registering a Housing Agreement on the title of the subject property, satisfactory to the City, which requires that Tenancy Agreements for any dwelling units on the property include language that:*
 - i. Restricts tenants or their guests from parking commercial vehicles, motorhomes, oversized vehicles or trailers on the property or adjacent public property; and*
 - ii. Restricts tenants to having only one personal vehicle per household.*
- 2. The property owner providing a sworn affirmation acknowledging that the Downtown Designated Parking Area is intended primarily for commercial use and that Council’s*

permitting of an increase in the residential density of the property in no way affects the City's right to alter how it ensures commercial parking objectives are met in the future, which may include a managed residential parking inventory within the Downtown Designated Parking Area, and further that the owners acknowledge that there are no express or implied covenants, assurances, or representations which may create, or be expected to create, rights in equity with respect to the Downtown Designated Parking Area by virtue of this bylaw or any other action or omission by the City; and

3. *The property owner consenting to the amendment to City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1718, 2021 which reduces the proposed density for the subject property, no later than July 1, 2021.*

AND FURTHER THAT should Council give Third Reading and Adoption to the amended City of Enderby Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1718, 2021, and the aforementioned conditions are satisfied, such Adoption shall come into force and effect once the Ministry of Transportation and Infrastructure has endorsed the Bylaw.”

CARRIED

Council discussed financial lending structures for commercial versus residential buildings, long term community planning, trends and small town opportunities, including future commercial lands as a result of the Highway 97A alignment and how the future rail-trail could impact the need for more commercial space. Commercial space is at a premium in the downtown core and although Council supports mixed use development, it needs to be done in a way that supports the broader context.

REPORTS

Mayor and Council Reports

Previously reported in Committee of the Whole.

4th Quarter 2020 Policing Report

Moved by Councillor Shishido, seconded by Councillor Case

“THAT Council receives and files the 4th Quarter 2020 Policing Report.”

CARRIED

NEW BUSINESS

Adoption of Strategic Plan 2020-22 Update 2021

Moved by Councillor Case, seconded by Councillor Shishido

“THAT Council adopts Update 2021 to the City of Enderby Strategic Plan 2020-22;

AND THAT Council directs Staff to post Update 2021 to the City of Enderby Strategic Plan 2020-22 to the City's website.”

CARRIED

Hubert Avenue Options for South Walkway and Boulevard Surfacing

Moved by Councillor Baird, seconded by Councillor Davyduke

“THAT Council selects South Walkway Option B and Boulevard Surfacing Option 4 for Hubert Avenue.”

CARRIED

Notice of Motion (Councillor Shishido) Consideration of Delegation Requests

Moved by Councillor Case, seconded by Councillor Baird

“THAT Council directs Staff to draft an interim policy to postpone the consideration of requests from a delegation until the following meeting;

AND THAT Council directs Staff to prepare an amendment to the City of Enderby Council Procedure Bylaw to postpone the consideration of requests arising from a delegation until the following meeting, as part of a broader bylaw review.”

CARRIED

COVID-19 Safe Restart Grant - Fortune Parks

Moved by Councillor Baird, seconded by Councillor Case

“THAT Council approves the use of funds from its COVID-19 Safe Restart Grant for the City of Enderby’s portion of the eligible items related to Fortune Parks for 2020, proportionate to the amount of funding received from the Regional District of North Okanagan.”

CARRIED

Disclosure of Contracts - Council

Moved by Councillor Knust, seconded by Councillor Shishido

“THAT Council receives and files the Disclosure of Contracts – Council memorandum.”

CARRIED

BC Hydro/Tree Canada Community Tree Planting Program

Moved by Councillor Knust, seconded by Councillor Baird

“THAT Council authorizes Staff to submit a grant application under the BC Hydro/Tree Canada Community Tree Planting Program for the planting of trees at the Riverside RV Park and Campground.”

CARRIED

Bylaw Enforcement Statistics for Third Period of 2020 (September - December)

Moved by Councillor Shishido, seconded by Councillor Davyduke

“THAT Council receives and files the Bylaw Enforcement Statistics for Third Period of 2020 (September – December).”

CARRIED

Thompson Region Hospital District MLA's Re: Kamloops Cancer Care Center

Moved by Councillor Baird, seconded by Councillor Shishido

"THAT Council directs Staff to send a letter to Premier Horgan expressing the City of Enderby's support for a Cancer Care Centre in Kamloops."

CARRIED

Enderby & District Senior Citizens Complex Re: Thank You

Moved by Councillor Baird, seconded by Councillor Knust

"THAT Council send a thank you card to the Enderby and District Senior Citizens Complex."

CARRIED

PUBLIC QUESTION PERIOD

None

CLOSED MEETING RESOLUTION

Moved by Councillor Schreiner, seconded by Councillor Baird (7:56 p.m.)

"That, pursuant to Section 92 of the Community Charter, the regular meeting convene In-Camera to deal with matters deemed closed to the public in accordance with Section 90 (1) (e) and (k) and 90 (2) (b) of the Community Charter."

CARRIED

ADJOURNMENT

Moved by Councillor Davyduke, seconded by Councillor Knust

"That the regular meeting of February 1, 2021 adjourn at 8:11 p.m."

CARRIED

MAYOR

CORPORATE OFFICER