

REGULAR COUNCIL

Minutes of a Regular Meeting of Council of the City of Salmon Arm commenced the Council Chambers and by electronic means as authorized by Ministerial Order M192, at 1:00 p.m. and reconvened at 2:30 p.m. of the City Hall, 500 – 2 Avenue NE, Salmon Arm, British Columbia on **Monday, July 13, 2020.**

PRESENT:

Mayor A. Harrison
Councillor D. Cannon
Councillor T. Lavery (participated remotely)
Councillor S. Lindgren
Councillor L. Wallace Richmond (participated remotely)

Chief Administrative Officer C. Bannister
Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen
Director of Development Services K. Pearson
Acting Chief Financial Officer T. Tulak (participated remotely)
Recorder C. Simmons

ABSENT:

Councillor K. Flynn
Councillor C. Eliason

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 1:04 p.m.

2. IN-CAMERA SESSION

0246-2020 Moved: Councillor Lindgren
 Seconded: Councillor Cannon
 THAT: pursuant to Section 90(1) of the Community Charter, Council move In-Camera.

CARRIED UNANIMOUSLY

Council moved In-Camera at 1:04 p.m.
Council returned to Regular Session at 1:43 p.m.
Council recessed until 2:31 p.m.

3. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Mayor Harrison read the following statement: "We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together."

4. **REVIEW OF AGENDA**

5. **DISCLOSURE OF INTEREST**

6. **CONFIRMATION OF MINUTES**

1. **Regular Council Meeting Minutes of June 22, 2020**

0247-2020 Moved: Councillor Wallace Richmond
 Seconded: Councillor Lavery
 THAT: the Regular Council Meeting Minutes of June 22, 2020, be adopted as
 circulated.

CARRIED UNANIMOUSLY

7. **COMMITTEE REPORTS**

1. **Development and Planning Services Committee Meeting Minutes of July 6, 2020**

0248-2020 Moved: Councillor Wallace Richmond
 Seconded: Councillor Cannon
 THAT: the Development and Planning Services Committee Meeting Minutes of
 July 6, 2020, be received as information.

CARRIED UNANIMOUSLY

8. **COLUMBIA SHUSWAP REGIONAL DISTRICT UPDATE**

1. **Board in Brief - June 2020**

Received for information.

9. **STAFF REPORTS**

1. **Acting Chief Financial Officer - RCMP Earned Retirement Benefit Repayment**

0249-2020 Moved: Councillor Lavery
 Seconded: Councillor Lindgren
 THAT: the City of Salmon Arm enter into an interest free payment plan with the
 RCMP to pay the 'Earned Retirement Benefit' amount of \$299,951 in annual
 payments of \$23,073 over the next thirteen (13) years.

CARRIED UNANIMOUSLY

9. **STAFF REPORTS - continued**

2. **Director of Engineering and Public Works - Contract Award for Public Works Fuel Supply & Delivery**

0250-2020

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: Council accept the proposal received from RMA Fuel Ltd. at their quoted unit prices, as outlined in the staff report dated July 3, 2020, to undertake the supply of bulk fuels and related delivery services to the City of Salmon Arm Public Works for a three (3) year term starting August 1, 2020 thru July 31, 2023.

CARRIED UNANIMOUSLY

3. **Director of Corporate Services - Active Transportation Task Force Member Appointments**

0251-2020

Moved: Councillor Lavery

Seconded: Councillor Lindgren

THAT: the Terms of Reference be amended to include five (5) total Citizens at Large;

AND THAT: Council approve the designated organization's representatives;

AND THAT: Council appoint the following four (4) individuals to serve on the Active Transportation Task Force for a one (1) year term from September 1, 2020 to September 1, 2021:

- Kathy Atkins;
- Blake Lawson;
- Steve Fabro; and
- Camilla Papadimitropoulos;

AND FURTHER THAT: Staff advertise further for a representative from the mobility aid representative.

CARRIED UNANIMOUSLY

10. **INTRODUCTION OF BYLAWS**

1. **City of Salmon Arm Land Use Contract Termination Bylaw No. 4400 [LUC M61302; M17793 and M66216] - First and Second Readings**

0252-2020

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the bylaw entitled City of Salmon Arm Land Use Contract Termination Bylaw No. 4400 be read a first and second time.

CARRIED UNANIMOUSLY

10. **INTRODUCTION OF BYLAWS – continued**

2. **City of Salmon Arm 2020 Tax Sale Deferral Bylaw No. 4402 – First, Second and Third Readings**

0253-2020

Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon 2020 Tax Sale Deferral Bylaw No. 4402 be read a first, second and third time.

CARRIED UNANIMOUSLY

3. **City of Salmon Arm Zoning Amendment Bylaw No. 4398 [ZON-1177; Wood Creek Construction Ltd./Zimmerman, V; 1181 17 Avenue SE; R1 to R-8] – First and Second Readings**

0254-2020

Moved: Councillor Lavery
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4398 be read a first and second time.

CARRIED UNANIMOUSLY

11. **RECONSIDERATION OF BYLAWS**

12. **CORRESPONDENCE**

1. **Informational Correspondence**

3. **A. Carson – email dated July 7, 2020 – Cemetery Marker**

0255-2020

Moved: Councillor Lavery
Seconded: Councillor Lindgren
THAT: Council approve the Cemetery Marker as outlined in the email from A. Carson dated July 7, 2020.

CARRIED

Mayor Harrison and Councillor Cannon Opposed

The Meeting recessed at 3:15 p.m.

The Meeting reconvened at 3:58 p.m.

13. **NEW BUSINESS**

14. **PRESENTATIONS**

1. **Staff Sergeant West, Salmon Arm RCMP Detachment – Quarterly Policing Report April – June 2020**

Staff Sergeant West, Salmon Arm RCMP Detachment provided an overview of the April – June 2020 quarterly policing report and was available to answer questions from Council.

12. CORRESPONDENCE - continued

1. Informational Correspondence - continued

9. B. Butterworth-Carr; Tr'injà shär njit dintlät, Assistant Deputy Minister and Director of Police Services, Policing Security Branch, Ministry of Public Safety and Solicitor General - letter dated June 18, 2020 - Auxiliary Program

0256-2020

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the City of Salmon Arm express interest in the intent to proceed and being included in the RCMP Auxiliary Program (Tire 3).

CARRIED UNANIMOUSLY

15. COUNCIL STATEMENTS

16. SALMON ARM SECONDARY YOUTH COUNCIL

17. NOTICE OF MOTION

18. UNFINISHED BUSINESS AND DEFERRED / TABLED ITEMS

19. OTHER BUSINESS

20. QUESTION AND ANSWER PERIOD

Council held a Question and Answer session with the members of the public present.

The Meeting recessed at 4:28 p.m.

The Meeting reconvened at 7:09 p.m. at the Salmon Arm Recreation Centre Auditorium, 2600 10 Avenue NE.

PRESENT:

Mayor A. Harrison

Councillor D. Cannon

Councillor C. Eliason (participated remotely)

Councillor K. Flynn

Councillor T. Lavery (participated remotely)

Councillor S. Lindgren

Councillor L. Wallace Richmond (participated remotely)

Chief Administrative Officer C. Bannister

Director of Corporate Services E. Jackson (participated remotely)

Director of Engineering & Public Works R. Niewenhuizen

Director of Development Services K. Pearson

Recorder C. Simmons

21. DISCLOSURE OF INTEREST

22. HEARINGS

1. Development Permit No. DP-427 [Habitat for Humanity / GTA Architecture Ltd.; 1351 10 Avenue NE]

0257-2020

Moved: Councillor Cannon

Seconded: Councillor Lindgren

THAT: Development Permit No. 427 be authorized for issuance for Lot B, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP70506 (1351 10 Avenue NE) in accordance with the elevations and site plan attached in Appendix 5 to the staff report dated June 29, 2020;

AND THAT: Development Permit No. 427 include the following variance to Zoning Bylaw No. 2303:

1. Section 10.9.3 – reduce the northwest interior side parcel line setback from 2.4 metres to 1.4 metres as shown in the site plan attached in Appendix 5 attached to the staff report dated June 29, 2020;

AND FURTHER THAT: Issuance of Development Permit No. 427 be withheld subject to the receipt of an Irrevocable Letter of Credit in the amount of 125% of a landscaper’s estimate for completion of landscaping.

The Director of Development Services explained the proposed Development Variance Permit Application.

Submissions were called for at this time.

B. Miller, Habitat for Humanity, the applicant, outlined the application and was available to answer questions from Council.

Raman Bestoon, GTA Architecture, the agent, outlined the application and was available to answer questions from Council.

C. Kieller #7, 881 16 Street NE, requested clarification on the definition of affordable housing, height of the proposed building, property boundaries and parking.

R. Howard, #301, 1391 10 Avenue NE, presented virtually on behalf of The Burlington residents and expressed concerns with the height of the proposed building, traffic and impact to surrounding properties.

G. Kirstein, #302, 1391 10 Avenue NE, expressed concerns with loss of view for the residents of The Burlington.

R. Dale, 4921 14 Street NE, requested clarification on the height of the proposed building in comparison to The Burlington.

B. Miller, Habitat for Humanity, the applicant, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Hearing was closed at 7:37 p.m. and the motion was:

CARRIED UNANIMOUSLY

23. STATUTORY PUBLIC HEARINGS

1. Official Community Plan Amendment No. OCP4000-42 [Edelweiss Properties Inc./Timberline Solutions/Baer, J.; 220 Okanagan Avenue SE; CC to HR]

The Director of Development Services explained the proposed Official Community Plan Amendment Application.

Submission were called for at this time.

K. Lowe, Timberline Solutions, the agent, presented virtually, outlined the application and was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:05 p.m. and the next item ensued.

2. Zoning Amendment Bylaw No. ZON-1175 [Edelweiss Properties Inc./Timberline Solutions/Baer, J.; 220 Okanagan Avenue SE; C-2 to R-5]

The Director of Development Services explained the proposed Zoning Amendment Application.

Submission were called for at this time.

K. Lowe, Timberline Solutions, the agent, was available to answer questions from Council.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 8:06 p.m.

24. RECONSIDERATION OF BYLAWS

1. City of Salmon Arm Official Community Plan Amendment Bylaw No. 4393 [OCP4000-42; Edelweiss Properties Inc./Timberline Solutions/Baer, J.; 220 Okanagan Avenue SE; CC to HR] - Third Reading

0258-2020

Moved: Councillor Flynn
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon Arm Official Community Plan Amendment Bylaw No. 4393 be read a third time.

CARRIED UNANIMOUSLY

0259-2020

Moved: Councillor Lindgren
Seconded: Councillor Cannon
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4394 be read a third time.

CARRIED UNANIMOUSLY

23. **STATUTORY PUBLIC HEARINGS - continued**

3. **Zoning Amendment Application No. ZON-1171 [11604895 BC Ltd./ G. Arsenault; 70 & 210 11 Street SE; R1/R4 to R4]**

The Director of Development Services explained the proposed Zoning Amendment Application.

Councillor Flynn left the meeting at 8:13 p.m. and returned at 8:16 p.m.

Submission were called for at this time.

G. Arsenault, the applicant, outlined the application and was available to answer questions from Council.

M. Gardner, Vancouver Resource Society, the agent, outlined the application and responded to opposition letters to the project advising that compromises may be considered to better fit with the neighborhood.

P. Dettwiler, 490 6 Street SE, expressed concerns in relation to the creek and public access. Questioned the benefit to rezoning the property for the residents of Salmon Arm and that a gated community is not a benefit.

A. Borkent, 691 8 Avenue SE, encouraged Council to preserve green spaces and public access to green space in Salmon Arm.

A. Borkent, 691 8 Avenue SE, expressed the need to preserve the creek, the creek is a food source for the wildlife.

M. & L. Defelice, 30 11 Street SE and D. Alstad, 1331 20 Street NE, expressed concerns with increase in traffic, pedestrian safety and preservation of forest area. Letters from K. Sutherland and M. & L. Defelice were read and submitted to the recording secretary.

W. Nelson, 310 10 Street SE, spoke to traffic concerns, construction noise, and integration of development in existing community.

J. Naylor, 1401 4 Avenue SE, presented virtually, spoke in regards to traffic concerns, preservation of green space and the creek. The pandemic has shown the value of distancing and this area a great green space surrounded by acreages and large properties, once this land is developed it cannot be reverted to green space.

S. Kriese, 211 17 Street SE, spoke regarding the challenges with developing the complex property including topography and year round creek.

The Meeting recessed at 9:03 p.m.

The Meeting reconvened at 9:15 p.m.

S. Hecker, 311 11 Street SE, spoke representing the youth of Salmon Arm and the value in preserving nature for the future generations. The only way to preserve green space is to not develop.

M. Ramsey, 5190 Lakeshore Road NE, requested that Council consider future generations and the importance in preserving natural green space for the children.

23. STATUTORY PUBLIC HEARINGS - continued**3. Zoning Amendment Application No. ZON-1171 [11604895 BC Ltd./ G. Arsenault; 70 & 210 11 Street SE; R1/R4 to R4] - continued**

J. Thingsted, 371 11 Street SE, spoke in regards to concerns with the loss of green space, riparian area, trees, wildlife, traffic impact, pedestrian safety and loss of neighborhood identity. He referenced the City of Salmon Arm Official Community Plan and Strategic Plan, noting that this development does not fit.

S. Hecker, 311 11 Street SE, expressed concerns with development of the subject property and the negative environmental impact the proposed development would have. The property is not suited for this type of development and does not fit with the existing neighborhood.

J. Vieva, 311 11 Street SE, supports responsible development in the City but not on environmentally sensitive areas. He requested that Council consider the 2009 Riparian Area report and the density that rezoning would allow on the property.

I. McTavish, 710 4 Avenue SE, spoke in regards to traffic concerns, pedestrian safety, existing neighborhood and preservation of green space.

R. Moerike, 151 11 Street SE, presented virtually in opposition of increasing density. She raised concerns with the development, increase in traffic, congestion, pedestrian safety, accessibility for seniors to the downtown, and poor condition of sidewalks in the area.

D. Williams, 381 11 Street SE, advised that she has the same concerns as her neighbors. She read the letter from B. Hughes dated July 8, 2020.

M. Gardner, Vancouver Resource Society, the agent, expressed the developer's willingness to work with the community to create a development to fit the existing neighborhood and that the points raised by the Community fit with the values of the Vancouver Resource Society. A portion of the privately owned subject property is currently zoned R4 and that the proposal is only for 120 units on ten acres of land.

J. Thingsted, 371 11 Street SE, recommended that the City be strategic in where these types of developments occur and that there are better options in the City.

M. Gardner, Vancouver Resource Society, the agent, was available to answer questions from Council and advised the applicant would not be withdrawing the application at this time.

S. Kriese, 211 17 Street SE, expressed concerns with the development and topography of the land. The area of land currently zoned R4 can never be an R4 development.

S. Hecker, 311 11 Street SE, requested that Council represent the citizens of Salmon Arm in their decision and advised that the public was not engaged during the planning process by the developer.

L. Defelice, 30 11 Street SE, asked who would be responsible for any issues arising for development occurring on steep slopes?

23. STATUTORY PUBLIC HEARINGS - continued

3. Zoning Amendment Application No. ZON-1171 [11604895 BC Ltd./ G. Arsenault; 70 & 210 11 Street SE; R1/R4 to R4] - continued

J. Vieva, 311 11 Street SE, expressed concerns with rezoning the property, conceptual drawings for the development and traffic management plan.

M. Defelice, 30 11 Street SE, advised that if the bylaw is given third reading it will open the door to every fear and concern brought forward by the citizens.

Following three calls for submissions and questions from Council, the Public Hearing was closed at 10:37 p.m.

24. RECONSIDERATION OF BYLAWS - continued

3. City of Salmon Arm Zoning Amendment Bylaw No. 4378 [ZON-1171; 11604895 BC Ltd./ G. Arsenault; 70 & 210 11 Street SE; R1/R4 to R4] - Third Reading

0260-2020

Moved: Councillor Cannon
Seconded: Councillor Lindgren
THAT: the bylaw entitled City of Salmon Arm Zoning Amendment Bylaw No. 4378 be read a third time.

CARRIED
Mayor Harrison and Councillor Lindgren Opposed

25. QUESTION AND ANSWER PERIOD

Council held a Question and Answer session with the members of the public present.

26. ADJOURNMENT

0261-2020

Moved: Councillor Flynn
Seconded: Councillor Lavery
THAT: the Regular Council Meeting of July 13, 2020, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:34 p.m.

CERTIFIED CORRECT:

"E. JACKSON"
CORPORATE OFFICER

"A. HARRISON"
MAYOR

Adopted by Council the 27 day of July, 2020.