

Regular MeetingSeptember 13, 1999

A Regular Meeting of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Monday, September 13, 1999.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blanleil*, M.I. Bremner*, R.D. Cannan*, C.B. Day, R.D. Hobson*, J.D. Leask*, J.D. Nelson and S.A. Shepherd.

Staff members in attendance were: City Manager, R.A. Born; Acting City Clerk, G.D. Matthews; Long Range Planning Manager, L.V. Foster*; Current Planning Manager, A. Bruce*; Special Projects Planning Manager, H. Christy*; Civic Properties Manager, H.R. Hyatt*; Communications Manager, C. Renkas*: and Acting-Council Recording Secretary, L.M. Taylor.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Gray called the meeting to order at 1:30 p.m.

2. Councillor Cannan was requested to check the minutes of the meeting.

Councillors Bremner and Hobson entered the Council Chamber and took their respective place at the Council table at 1:32 p.m.

3. PUBLIC IN ATTENDANCE

3.1 Presentation by Kelowna Chamber of Commerce re: Visitor and Convention Marketing Strategy (0230-20-80)

Dave Rush, President of the Kelowna Chamber of Commerce, advised Council the purpose of the presentation was to give a brief summary of the activities of the Kelowna Visitors and Convention Bureau (KVCB) to date and to make a proposal for interim funding in order to allow the expansion of the marketing activities for sports, group and convention tourism.

Bonnie Bates-Gibbs, General Manager of the Kelowna Chamber of Commerce, gave a brief history of the KVCB indicating most of the tourism promotion in the past centred around golf, skiing, and the water/weather found in Kelowna and that the majority of the marketing was aimed at B.C., Alberta and Washington. She advised there are a number of emerging markets in the local tourism industry such as sports tourism, cultural tourism and adventure/agri-tourism. In order to meet the needs of the emerging markets, there is a need to restructure the tourism operations of the Chamber. The Chamber proposed the role of the Manager of the Kelowna Visitors and Convention Bureau be refocused on cultural, adventure and agri-tourism while still managing the information centre. In addition to this the Chamber proposed a new position be created that will be responsible for developing and marketing initiatives in the area of sports, convention and group tours tourism. It is suggested that the salary for the newly created position of Market Development Manager, Sports Tourism, Conventions and Group Tours be \$47,200 including benefits and the Chamber requested the funding for the position be equally divided between the Chamber and the City for one year. Additional funds of \$7,500 were requested in order to develop new marketing initiatives for sports tourism.

Responding to questions from Council, the General Manager indicated they would like to fill the position within 60 days and it is anticipated new sources of revenue will be identified in order to continue the position after the initial one-year period.

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R771/99/09/13 THAT Council support a one-year, one-time funding of \$31,100.00 for the Chamber of Commerce for the Sports Tourism Initiative and half of the salary for the new Market Development Manager, Sports Tourism, Conventions and Group Tours position;

AND that the funding be appropriated from Council Contingency.

Carried

Councillor Cannan opposed.

The Long Range Planning Manager entered the Council Chamber at 2:25 p.m.

4. UNFINISHED BUSINESS

- 4.1 Planning & Development Services Department, reports dated August 18 & 23, 1999 re: Glenmore Highlands Area Structure Plan ASP97-001 and OCP98-021 – Paul Rosenau/Ekistics Town Planning Inc. (B/L 8434)

The Special Projects Planning Manager indicated the property on maps displayed on the overhead projector noting the application had been deferred at the August 23, 1999 meeting. She outlined the staff recommendations for revisions to the bylaw including the realignment of the northern portion of the north-south arterial road to avoid the Regional Park; revising the boundary of the future urban reserve to include more major park/open space within the 20 year development horizon; relocating development so that wetland 10a is undisturbed; and showing a local road connection to Ballou Road. She reviewed the applicant's objections to the recommendations as outlined in the Planning Department's report dated August 23, 1999. The two major concerns indicated were the location of the 20-year servicing boundary and the loss of developable lands to open space on the top ridge.

Members of Council indicated that all City-owned lands located east of the major road in the southern portion of the area structure plan area should be left as major park/open space and development on City-owned lands be limited to the west side of the road.

Amendment Moved by Councillor Hobson/Seconded by Councillor Shepherd

R772/99/09/13 THAT only the southwest portion of the City-owned land within the Area Structure Plan be shown as developable on the future land use map.

DEFEATED

Mayor Gray and Councillors Blanleil, Bremner, Day, Leask and Nelson opposed.

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The original motion was then voted on and carried as follows.

Moved by Councillor Blanleil/Seconded by Councillor Bremner

R773/99/09/13 THAT Bylaw No. 8434 to adopt the Glenmore Highlands Area Structure Plan be further amended prior to second reading as per Sections 4.0 and 5.0 of the report from the Director of Planning and Development Services dated August 18, 1999.

Carried

Councillors Cannan and Hobson opposed.

The Special Projects Planning Manager left the Council Chamber at 4:00 p.m.

- 4.2 Planning & Development Services Department, dated August 3, 1999 re: Development Variance Permit Application No. DVP99-10,007 – School District No. 23 (Mitch Vance/MVH Architects) – 475 Yates Road (3090-20)

Councillor Cannan declared a conflict of interest as he owns property within the notification area and left the Council Chamber at 4:00 p.m.

The Current Planning Manager indicated the property on maps displayed on the overhead projector noting the application was deferred on August 24, 1999. Staff have met with the applicant and now recommend the variance be granted with the condition the applicant be responsible for planting trees on the boulevards along Glenmore and Yates Roads at 15 metre intervals. It was noted the revised landscape plan provides for a hedge along the north boundary of the property.

Moved by Councillor Hobson/Seconded by Councillor Shepherd

R774/99/09/13 THAT Development Variance Permit No. DVP99-10,007, as outlined in the report dated August 3, 1999, from the Planning & Development Services Department on lands described as Lot 30, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP44247, located on Yates Road, Kelowna, B.C., be approved by the Municipal Council subject to the following condition:

1. The applicant be required to plant high canopied deciduous trees on city boulevard located on Glenmore and Yates Roads at 15m intervals;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 7 – Table 7.1

To reduce the minimum landscape buffer required along a portion of the side and rear lot lines, as shown on the revised Schedule A, from a Level 3 Landscape Buffer to a Level 1 Landscape Buffer.

Carried

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Mayor Gray altered the order of business and advised agenda item No. 6.3 would be dealt with next.

Councillor Cannan returned to the Council Chamber at 4:10 p.m.

The Communications Manager entered the Council Chamber at 4:10 p.m.

6.3 1999 Citizens Survey (1470)
Report from Communications Manager, dated August 19, 1999
Consultant Presentation of the Survey Results

The Communications Manager reviewed the report for Council noting the survey was mailed or delivered to 2,000 households during the months of June and July and that 664 surveys were returned resulting in an overall return rate of 33.2%. The public may view a copy of the survey in the City Clerk's department and the executive summary will be posted on the City's website by the end of the week.

Rick Appleby, R. Appleby & Associates, reviewed the survey results for Council noting satisfaction levels were for the most part consistent with the levels found in the 1998 survey. Protective services received the highest satisfaction rating of all the City services with the Fire Department receiving the highest individual rating. Traffic control and the bridge was identified as the major issue facing Council over the next five years.

Council requested that copies of the comments and results gathered in the survey be forwarded to the appropriate departments and/or irrigation districts and the Ministry of Transportation and Highways.

Moved by Councillor Shepherd/Seconded by Councillor Blanleil

R775/99/09/13 THAT the 1999 Citizens Survey be received for information.

Carried

The Communications Manager left the Council Chamber at 4:40 p.m.

5. PLANNING

5.1 Planning & Development Services Department, dated September 1, 1999
re: Rezoning Application No. Z99-1039 – Berndt & Bettina Breikreuz
(Milagro Advisory Services) – 3753 Lakeshore Road (3360-20)

The Current Planning Manager indicated the property on maps displayed on the overhead projector noting the applicant wishes to rezone the property to permit the construction of a multi-family housing project consisting of six semi-detached dwelling units to create 12 residential dwelling units. It was noted the property has adequate lot area for the proposed development but a development variance permit is required to address the inadequate lot frontage and north side yard setback. The application was considered by the Advisory Planning Commission on June 23, 1999 and staff has worked with the applicant to address the issues raised at that meeting. Staff has no specific concerns with the proposal and recommend the application be forwarded to public hearing.

Council requested staff present information at the public hearing concerning how the project will fit in with proposed redevelopment of the surrounding lands specifically the issue of a single controlled access road.

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R776/99/09/13 THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, DL 134, O.D.Y.D., Plan 12063, located on Lakeshore Road, Kelowna, B.C., from the A1 – Agriculture 1 and RR3 – Rural Residential 3 zones to the RM3 – Low Density Multiple Housing zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND FURTHER THAT final adoption of the zone amending bylaw be withheld until the owner has executed a Servicing Agreement acceptable to the City of Kelowna.

Carried

5.2 Planning & Development Services Department, dated August 31, 1999 re: Zoning Bylaw Text Amendment No. TA99-010 – Crowning Glory Stylist – 1762 Mountain Avenue (3360-20)

The Current Planning Manager reviewed the report for Council noting the applicant has applied to have the definition of home based business amended to include the fitting of custom wigs for medical patients where the patient has been referred by a physician. The applicant has gathered documentation from various physicians and medical facilities supporting the application. Staff has no concerns with the application and recommend support.

Moved by Councillor Nelson/Seconded by Councillor Shepherd

R777/99/09/13 THAT the City of Kelowna Zoning Bylaw No. 8000 be amended to permit the sale of custom wigs for medical patients as a Home Based Business as outlined in the Planning & Development Services Department report dated August 31, 1999;

AND THAT Text Amendment No. 99-010 be forwarded to a Public Hearing.

Carried

The Civic Properties Manager entered the Council Chamber and the Long Range Planning Manager and the Current Planning Manager left at 5:10 p.m.

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6. REPORTS

- 6.1 Civic Properties Manager, dated August 19, 1999 re: Guisachan Heritage Park Lease – Guisachan House Restaurant Sub-Lease (6140-20)

The Civic Properties Manager reviewed report for Council.

Moved by Councillor Hobson/Seconded by Councillor Shepherd

R778/99/09/13 THAT Council approve a Lease Agreement with the Central Okanagan Heritage Society, for Guisachan Heritage Park including Cameron House and all other buildings, for a term of 5 years commencing January 1, 1999;

AND THAT the Mayor and City Clerk be authorized to execute the lease agreement with the Society on behalf of the City of Kelowna;

AND THAT Council also approve the Sub-Lease for Guisachan House Restaurant negotiated between the Society and Strongwave Investment and Business Consulting Ltd., for a term of 5 years commencing January 1, 1999.

Carried

The Civic Properties Manager left the Council Chamber at 5:15 p.m

- 6.2 Airport General Manager, dated August 24, 1999 re: Major Air Terminal Expansion – Phase 4 (0550-05; 6640-20)

The City Manager reviewed the report for Council.

Moved by Councillor Hobson/Seconded by Councillor Shepherd

R779/99/09/13 THAT Council authorize the administration to enter into a consulting services agreement with Turik Neumann/Maltby Vance & Hill Architects for full architectural services for Phase 4 of the major air terminal building expansion.

Carried

- 6.3 1999 Citizens Survey (1470)
Report from Communications Manager, dated August 19, 1999
Consultant Presentation of the Survey Results

Dealt with before item 5.1

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- 7.1 Bylaw No. 8452 – Amendment No. 9 to Development Application Fees
Bylaw No. 8034 (fire hydrant charges)

Moved by Councillor Day/Seconded by Councillor Blanleil**R780/99/09/13** THAT Bylaw No. 8452 be adopted.Carried

- 7.2 Bylaw No. 8463 – Amendment No. 3 to City of Kelowna Electricity
Regulation Bylaw No. 7639 (new rates)

Moved by Councillor Nelson/Seconded by Councillor Leask**R781/99/09/13** THAT Bylaw No. 8463 be adopted.Carried8. COUNCILLOR ITEMS(a) Use of Transit

Councillor Shepherd suggested the Transit Committee should explore ways of promoting the use of the transit system for functions at the multi-purpose facility.

Councillor Blanleil left at the Council Chamber at 5:20 p.m.

(b) Recreational Corridor Policies - OCP

Councillor Hobson raised the issue of multi-use off-road recreation trails and the need for established policies to deal with cost of maintenance, development of trails, trail standards, land acquisition and resolution of conflict issues between the different types of users.

Moved by Councillor Hobson/Seconded by Councillor Shepherd

R782/99/09/13 THAT Council direct staff to develop policies in the revised Official Community Plan supporting multi-use off-road recreational corridors within new Area Structure Plans and between existing neighbourhoods.

Carried

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9. TERMINATION

The meeting was declared terminated at 5:32 p.m.

Certified Correct:

Mayor

Acting City Clerk

LMT/am