

Regular Meeting – P.M.

January 24, 2005

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, January 24, 2005.

Council members in attendance were: Deputy Mayor B.A. Clark; Councillors A.F. Blanleil*, R.D. Cannan, C.B. Day, B.D. Given, R.D. Hobson, E.A. Horning and S.A. Shepherd.

Council members absent: Mayor Walter Gray.

Staff members in attendance were: City Manager, R.A. Born; Acting Deputy City Clerk, D.M. Fediuk; Manager of Development Services, A.V. Bruce*; Acting Manager of Policy, Research & Strategic Planning, G.L. Stephen*; Planner-Long Range, G. Routley*; Financial Planning Manager, K. Grayston*; Financial Accounting & Systems Manager, R. Mayne*; Urban Forestry Supervisor, I. Wilson*; Fire Chief, G. Zimmermann*; Civic Properties Manager, J. Waugh*; Water Manager, D. Degen*; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

1. CALL TO ORDER

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

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

3. DEVELOPMENT APPLICATIONS

3.1 Rezoning Application Z04-0080 – Jabs Construction Ltd. (Cory Jmaeff/708011 BC Ltd.) – 1949-1989 Harvey Avenue (BL9353)

(a) Planning & Corporate Services report dated January 10, 2005

Councillor Blanleil declared a conflict of interest because he has a retail store in the commercial building on the subject property and left the Council Chamber at 1:32 p.m.

Staff:

- The applicant proposes to operate a cold beer and wine store in the place formerly occupied by Rocky Mountain Fitness under the licensed approval for Tonics Pub.
- The application is consistent with the Mayor's Entertainment District Task Force recommendations and the policies of the Liquor Control & Licensing Branch.

Moved by Councillor Shepherd/Seconded by Councillor Horning

R048/05/01/24 THAT Rezoning Application No. Z04-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, D.L.129, ODYD Plan KAP55442, located on Harvey Avenue, Kelowna, B.C. from the C4 – Urban Centre Commercial zone to the C4rls – Urban Centre Commercial (Retail Liquor Sales) zone be considered by Council;

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

Carried

Councillor Given opposed.

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BYLAW PRESENTED FOR FIRST READING

- (b) Bylaw No. 9353 (Z04-0080) - Jabs Development Ltd. (Cory Jmaeff/708011 BC Ltd.) – 1949-1989 Harvey Avenue

Moved by Councillor Given/Seconded by Councillor Horning

R049/05/01/24 THAT Bylaw No. 9353 be read a first time.

Carried

Councillor Given opposed.

Councillor Blanleil returned to the Council Chamber at 1:34 p.m.

- 3.2 Rezoning Application No. Z04-0048 – 218555 BC Ltd., Cheville Investments Ltd. and 298874 BC Ltd. (Wayne Rains/Advance Precast Ltd.) – 745, 765 & 793 Stremel Road (BL9354)

- (a) Planning & Corporate Services report dated January 13, 2005

Staff:

- The property is on the south side of Stremel Road and this applicant would facilitate the Mayfair Road link to Stremel Road.
- The owner of Lot 1 has withdrawn consent from being included in this application. He is not opposed to the property being rezoned to Industrial and consolidated for that purpose in future but for now he wants to continue holding the property as a rental residential property. He is aware that his property would have to be amalgamated with an abutting parcel in order to be redeveloped as Industrial.

Moved by Councillor Hobson/Seconded by Councillor Day

R050/05/01/24 THAT Rezoning Application No. Z04-0048 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 14, DL 125, O.D.Y.D. Plan 3236, exc. Plans B5812 & 18713; Lot A, Sec. 34, Twp. 26, O.D.Y.D. Plan 19473; and Lot 2, Sec. 34, Twp. 26, O.D.Y.D., Plan 18713 exc. Plans 19473 & 20576, located on Stremel Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the I2 – General Industrial zone be considered by Council;

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 subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department and Ministry of Transportation 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

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BYLAWS PRESENTED FOR FIRST READING

- (b) Bylaw No. 9354 (Z04-0048) – 21855 BC Ltd., et al (Advance Precast Ltd.) – 745, 765 & 793 Stremel Road

Moved by Councillor Day/Seconded by Councillor Cannan

R051/05/01/24 THAT Bylaw No. 9354 be read a first time.

Carried

4. BYLAWS (ZONING & DEVELOPMENT)

(BYLAW PRESENTED FOR ADOPTION)

- 4.1 Bylaw No. 9332 (TA04-0010) – Amendment to the C7 – Central Business Commercial Zone

Moved by Councillor Cannan/Seconded by Councillor Blanleil

R052/05/01/24 THAT Bylaw No. 9332 be adopted.

Carried

5. NON-DEVELOPMENT APPLICATION REPORTS

- 5.1 Director of Financial Services, dated January 13, 2005 re: Authorization to Establish Trading Accounts with Investment Dealers (1860-01)

Moved by Councillor Hobson/Seconded by Councillor Cannan

R053/05/01/24 THAT the City establish and maintain with Prospera Credit Union; Dixon, Mitchell, Rae Investment Council Inc. (DMR); First Associates Investments Inc.; and Credit Union Central of British Columbia (CUCBC), one or more trading accounts to deal in securities in accordance with the standards described in the report of the Director of Financial Services dated January 13, 2005.

AND THAT Prospera Credit Union, DMR, First Associates Investments Inc., and CUCBC be provided with the signatures of the Director of Financial Services, the Investment & Payroll Manager, and the Financial Accounting & Systems Manager as the Trading Officers and Signing Officers for the City of Kelowna.

Carried

- 5.2 Planning & Corporate Services Department, dated January 17, 2005 re: City of Kelowna Strategic Plan (2004)

Joe Pitarri, IER Planning, Research & Management Services:

- The Strategic Plan is a valuable tool as it sets out the vision for the desired future and the steps for making the vision become a reality. The plan will need to be periodically reviewed and refined/assessed as needed.
- Brief review of the five main components of a strategic plan.
- Overview of the communication strategy that was implemented to ensure high level of consultation with the stakeholders and residents.
- Review of the three goals and their corresponding objectives.

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Staff:

- Presentation of the action items proposed in support of the objectives for achieving the goals of the 2004 plan.
- Outline of the proposed implementation process to ensure the action items are carried out.

Council:

- The pursuit of a clean and safe city is not stated strongly enough.
- The Plan should recognize the value of agriculture.
- Disappointed that the word 'beautiful' was taken out of the vision statement.
- Consider appointing an external citizens group to monitor the City's success in meeting the plan objectives and advise Council on an annual basis. Alternatively, the City Manager could report to Council once or twice a year to advise whether the vision is being achieved or if changes are needed.
- Consider providing an executive summary of the plan so that the vision, goals and objectives can be more easily referenced.
- Consider adding an initiative to recognize the value of youth/children to the community.
- There are no boundaries for air quality; remove reference to 'Kelowna's' air quality.
- Consider adding an initiative for ensuring that the community is 'accessible' to all.

Moved by Councillor Shepherd/Seconded by Councillor Given

R054/05/01/24 THAT Council endorsement of the 2004 City of Kelowna Strategic Plan be deferred for staff to amend the document taking into consideration the comments of Council and late input received from the public and report back.

Carried

5.3 Parks Manager, dated January 19, 2005 re: Fuel Management Plan for City Properties (6300-09)

Staff:

- The proposed pilot project would provide a comparison of costs of piling and burning (controlled burns) as a fuel management method in inaccessible areas to costs of using a helicopter to remove the wood to reduce the fire hazard.

Moved by Councillor Day/Seconded by Councillor Blanleil

R055/05/01/24 THAT Council receive for information the Parks Manager's January 19, 2005 report on a Fuel Management Plan for City owned properties;

AND THAT staff proceed with a pilot wood waste disposal project, as detailed in this report, with staff to report back on the results.

DEFEATED by a tie vote

Councillors Cannan, Clark, Hobson and Shepherd opposed.

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Moved by Councillor Hobson/Seconded by Councillor Shepherd

R056/05/01/24 THAT Council receive for information the Parks Manager's January 19, 2005 report on a proposed Fuel Management Plan for City owned properties;

AND THAT staff proceed with the fuel modification program in order of priority using methods that do not include burning, and report back to Council when additional funds are required to complete the project.

Carried

5.4 Parks & Leisure Services Department and Kelowna RCMP Detachment, dated January 11, 2005 re: Graffiti Task Force Coordinator (0540-20)

Garth Letcher, Community Policing Coordinator, and Corporal Reg Burgess, Kelowna RCMP Detachment:

- The graffiti vandalism problem is growing as the city continues to grow in size. The extend of the vandalism has reached a point where the Task Force members can no longer effectively combat the problem without someone taking the lead.

Moved by Councillor Shepherd/Seconded by Councillor Given

R057/05/01/24 THAT City Council consider, at final budget, allocating \$50,000 to hire a Graffiti Task Force Coordinator on a one year trial basis to implement initiatives described in the Priorities section of the Parks and Leisure Services Department's report dated January 11, 2005;

AND THAT, if approved, the coordinator position be filled as a contract with the City of Kelowna through the Kelowna Detachment RCMP Community Operational Support Unit.

Carried

Councillors Blanleil and Cannan opposed.

5.5 Water/Drainage Manager, dated January 19, 2005 re: 2005 Water Utility Rates

Staff:

- Explained how the different customer classes would be impacted by the new rate structure.

Moved by Councillor Hobson/Seconded by Councillor Given

R058/05/01/24 THAT council approve a revised water rate structure that includes an increasing block rate component for residential customers and increasing volume component for multifamily and commercial customers;

AND THAT Council approve an overall 5.2% increase in Water Revenues for 2005 as follows:

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Residential Revenue Increase of: 4.7%
Multi-Family Revenue Increase of: 6.6%
Commercial Revenue Increase of: 6.6%
Fire Line Revenue Increase of: 4.7%
Agricultural flat rate be increased to \$42.00 per acre/year and the Irrigation flat rate be increased to \$100.00 per acre/year.
A Bulk Water rate be established at \$0.140 per cubic meter;

AND THAT Council approve the 2005 water rates as to be effective with the first billing cycle in April 2005;

AND FURTHER THAT staff be instructed to prepare the required bylaw for reading consideration by Council.

Carried

6. COUNCILLOR ITEMS – Nil.

7. TERMINATION

The meeting was declared terminated at 4:53 p.m.

Certified Correct:

Deputy Mayor Clark

Acting Deputy City Clerk

/blh