

Regular Meeting – P.M.December 12, 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, December 12, 2005.

Council members in attendance: Mayor Sharon Shepherd, Councillors A.F. Blanleil, C.B. Day*, B.D. Given, C.M. Gran, R.D. Hobson, N.J. Letnick and M.J. Rule.

Council members absent: Councillor B.A. Clark.

Staff members in attendance were: City Manager, R.A. Born; Deputy City Clerk, S.C. Fleming; Director of Planning & Corporate Services, R.L. Mattiussi*; Manager of Development Services, A.V. Bruce*; Subdivision Approving Officer, R.G. Shaughnessy*; Director of Works & Utilities, J. Vos*; Director of Recreation, Parks & Cultural Services, D.L. Graham*; Development Manager, Recreation, Parks & Cultural Services, R. Oddleifson*; Manager of Community Development & Real Estate, D.L. Shipclark*; Community Planning Manager, T. Eichler*; Roadways Engineer, F. Klotzbach*; Transportation Demand Supervisor, J. Dombowsky*; Permits & Plan Checking Supervisor, M. Bayat*; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Shepherd called the meeting to order at 1:32 p.m.

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

3. PUBLIC IN ATTENDANCE

3.1 Heather Stewart, Project Director, Strategic Planning, Okanagan College re: Designing the Future of the New Okanagan College

Jim Hamilton, president of Okanagan College, and Heather Stewart, Project Director, Strategic Planning, Okanagan College:

- Presented statistics regarding student enrolment noting Okanagan College anticipates a 25% increase by 2010.
- The provincial government has set aside \$20 million as capital available to the college over the next 4 years. Okanagan College expects to parlay that into something more like \$40 million in building activity through partnerships with the private and public sector.
- Spoke briefly about the consultation process to date, toward designing the future of Okanagan College and invited Council to participate.

3.2 Nancy Cameron, General Manager, Tourism Kelowna re: Tourism Kelowna Activities

Nancy Cameron, General Manager, Tourism Kelowna:

Gave an overview of the ongoing development of Tourism Kelowna as a destination marketing organization and outlined the sales and marketing plan priorities for Tourism Kelowna.

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- 4.1 Planning & Corporate Services Department dated December 7, 2005 re: Rezoning Application No. Z04-0020 – 417860 Alberta Ltd., et al (Grant Maddock/Protech Consultants Ltd.) – 5050 McCulloch Road (BL9313)

Moved by Councillor Given/Seconded by Councillor Blanleil

R1190/05/12/12 THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 9313 (Z04-0020 – 417860 Alberta Ltd. et al - McCulloch Road) be extended from November 2, 2005 to May 2, 2006.

Carried

- 4.2 Planning & Corporate Services Department dated November 23, 2005 re: Agricultural Land Reserve Appeal No. A05-0017 – AI's Construction Ltd. (D.E. Pilling & Associates Ltd.) – 1095 Crawford Road

Staff:

- This property has been subject of three separate exclusion applications in the past and all were refused by the Agricultural Land Commission.
- Cannot recommend support because the application is contrary to the Official Community Plan and Kelowna Agriculture Plan.

Moved by Councillor Hobson/Seconded by Councillor Given

R1191/05/12/12 THAT Council hear from the applicant.

Carried

Rick Roshinsky,

- His family bought the property over 15 years ago; at that time the property was the remnants of an orchard. They raised animals on the site until bylaw refinements precluded having penned animals. It was been difficult to find anyone to farm the property because of large upfront costs and fear of frost. However, a few years ago they found someone who agreed to farm Hay provided that the family upgraded the irrigation and put up fencing. That was done; however, the crops have been meager.
- The family finally has a long term commitment from Summerhill Winery and is asking for permission to develop the westerly portion of the site in order to off-set the costs of establishing a 15± acre vineyard on the easterly portion.
- The portion to be excluded would be buffered from the vineyard which would remain in the ALR. All the services required for the development are available at the property line.
- Woodland Hills development next door has a walkway that would be continued through the proposed development.
- The proposed vineyard is in keeping with the agricultural farming that is occurring on Crawford Road.

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Dale Pilling:

- Took exception to a comment that was apparently made at the Agricultural Advisory Committee meeting suggesting that it does not matter if an agricultural property is viable – if it is capable of producing a crop it should stay in the Agricultural Land Reserve.
- The existing 30 acre parcel is struggling to produce \$6,000 of hay a year.
- About ½ million dollars would be spent to create the vineyard. The agricultural viability of the property would be increased, but only if the capital costs are paid for through development of the balance of the property.
- Some soil material would be moved from the westerly portion of the site to the easterly portion.
- Would be willing to enter into a covenant or whatever the City wanted to ensure that the revenue from developing the westerly portion of the site was used to develop a vineyard on the easterly portion.

Council:

- Concerned that support for this appeal could set a precedent for exclusion of other agricultural lands that are capable of producing crops.

Moved by Councillor Hobson/Seconded by Councillor Letnick

R1192/05/12/12 THAT Agricultural Land Reserve Appeal No. A05-0017 for property located at 1095 Crawford Road and legally described as: Lot 1 Section 31 Township 29 Osoyoos Division Yale District Plan KAP77146 requesting exclusion of a portion of the subject property from the Agricultural Land Reserve, pursuant to Section 30(1) of the *Agricultural Land Commission Act*, **not** be supported by Municipal Council;

AND THAT Municipal Council forward the subject application to the Agricultural Land Reserve Commission.

Carried

4.3 OCP04-0018 and Rezoning Application No. Z04-0075 – Kirschner Mountain Estates Ltd., et al (Keith Funk/New Town Planning Services Inc.) – 2980 Gallagher Road, 2045 & 2061 Garner Road and 1625 Verdure Road (BL9429; BL9430)

(a) Planning & Corporate Services report dated November 28, 2005.

Staff:

- The applicants have an approved Area Structure Plan (ASP) that was rolled into the Official Community Plan in 2002 and have proceeded with the first couple of phases of subdivision. The applicants are now coming forward with the next phase of rezoning and they have had to fine tune some of the zoning boundaries of the ASP relative to the proposed uses.

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Moved by Councillor Blanleil/Seconded by Councillor Given

R1193/05/12/12 THAT OCP Bylaw Amendment No. OCP04-0018 to amend Map 19.1 of the *Kelowna 2020* - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of part of Lot 1, Secs. 12 & 13, Twp. 26 and Secs. 7 & 18, Twp. 27, ODYD, Plan KAP71697 located on 2980 Gallagher Road; Part of Lot A, Sec. 13, Twp. 26, ODYD, Plan KAP48770 except Plans KAP75167 and KAP76806, located on 2045 Garner Road; Lot D, Sec. 13, Twp. 26, ODYD, Plan KAP48770, located on 2061 Garner Road; and Lot 3, Sec. 13, Twp. 26 and of Sec. 18, Twp. 27, ODYD, Plan KAP44995 except Plan KAP76806, located on 1625 Verdure Road, Kelowna, BC, to adjust the boundaries of the Single/Two Unit Residential, Multiple Unit Residential – low density and Major Park/Open Space designations, as shown on Map "A" attached to the report of Planning & Corporate Services Department dated November 28, 2005, be considered by Council;

AND THAT Rezoning Application No. Z04-0075 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot 1, Secs. 12 & 13, Twp. 26 and Secs. 7 & 18, Twp. 27, ODYD, Plan KAP71697; located on 2980 Gallagher Road, Part of Lot A, Sec. 13, Twp. 26, ODYD, Plan KAP48770 except Plans KAP75167 and KAP76806; located on 2045 Garner Road; Lot D, Sec. 13, Twp. 26, ODYD, Plan KAP48770; located on 2061 Garner Road; and Lot 3, Sec. 13, Twp. 26 and of Sec. 18, Twp. 27, ODYD, Plan KAP44995 except Plan KAP76806, located on 1625 Verdure Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the P3 – Parks & Open Space, RU1h – Large Lot Housing (Hillside Area), and RM3h – Low Density Multiple Housing (Hillside Area) zones as shown on Map "B" attached to the report of Planning & Corporate Services Department dated November 28, 2005 be considered by Council;

AND FURTHER THAT the OCP Bylaw Amendment No. OCP04-0018 and zone amending bylaw be forwarded to a Public Hearing for further consideration.

Carried

4.3 (b) **BYLAWS PRESENTED FOR FIRST READING**

- (i) Bylaw No. 9429 (OCP04-0018) - Kirschner Mountain Estates Ltd. (New Town Planning Services Inc./Keith Funk) – 2980 Gallagher Road, 2045 & 2061 Garner Road and 1625 Verdure Road **Requires majority vote of Council (5)**

Moved by Councillor Blanleil/Seconded by Councillor Day

R1194/05/12/12 THAT Bylaw No. 9429 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's financial plan and waste management plan.

Carried

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- (ii) Bylaw No. 9430 (Z04-0075) - Kirschner Mountain Estates Ltd. (New Town Planning Services Inc./Keith Funk) – 2980 Gallagher Road, 2045 & 2061 Garner Road and 1625 Verdure Road

Moved by Councillor Blanleil/Seconded by Councillor Day

R1195/05/12/12 THAT Bylaw No. 9430 be read a first time.

Carried

- 4.4 Planning & Corporate Services Department dated November 18, 2005 re: Heritage Alteration Permit Application No. HAP05-0018 – Kelowna Thoracic Surgical Group Ltd. (MQN Architects) – 2178 Pandosy Street

Moved by Councillor Hobson/Seconded by Councillor Day

R1196/05/12/12 THAT Council authorize the issuance of Heritage Alteration Permit No. HAP05-0018; for Lot 30, DL 14, ODYD Plan 7535, located on Pandosy Street, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B".

Carried

4.5 (a) **BYLAWS PRESENTED FOR ADOPTION**

- (i) Bylaw No. 9442 (OCP04-0021) - Marona Estates Ltd./Vintage Properties (Keith Funk/New Town Planning Services) – 492 Clifton Road **Requires majority vote of Council (5)**

Councillor Day declared a conflict of interest for the three items under agenda item No. 4.5 because direct family members own the property and left the Council Chamber at 3:01 p.m.

Moved by Councillor Hobson/Seconded by Councillor Gran

R1197/05/12/12 THAT Bylaw No. 9442 be adopted.

Carried

Mayor Shepherd opposed.

- (iii) Bylaw No. 9443 (Z04-0078) - Marona Estates Ltd./Vintage Properties (Keith Funk/New Town Planning Services) – 492 Clifton Road

Moved by Councillor Rule/Seconded by Councillor Blanleil

R1198/05/12/12 THAT Bylaw No. 9443 be adopted.

Carried

Mayor Shepherd opposed.

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- (b) Planning & Corporate Services Department dated December 6, 2005 re: Development Permit Application No. DP05-0116 – Vintage Properties (Keith Funk/New Town Planning Services) – 492 Clifton Road

Staff:

- This is for a conceptual development plan that indicates the general form of housing and the connectivity to the park land to the west. This concept plan would be used as a benchmark for the future development on the subject property.

Moved by Councillor Hobson/Seconded by Councillor Blanleil

R1199/05/12/12 THAT Council authorize the issuance of Development Permit No. DP05-0116 for Vintage Properties (New Town Planning/Keith Funk) for Lot 1, Sec. 31 & 32, Twp. 26, ODYD, Plan KAP76392, located on Clifton Road, Kelowna, B.C., subject to the following:

1. The overall development of the site will be generally in accordance with the concept plan shown on the attached Schedule "A";
2. Landscaping to be provided on the land be in general accordance with Schedule "A".

Carried

Mayor Shepherd opposed

Councillor Day returned to the Council Chamber at 3:19 p.m.

- 4.6 Planning & Corporate Services Department dated December 7, 2005 re: Development Permit Application No. DP05-0160 – 672499 BC Ltd. (Don Lloyd) – 3690 Gordon Drive

Withdrawn from the agenda – to be added to the December 13, 2005 Regular Meeting agenda.

- 4.7 Rezoning Application No. Z04-0087 – JJW Holdings Ltd./Jake Warkentin (New Town Planning Services Inc.) – 921, 923 Richter Street (BL9410)

- (a) Planning & Corporate Services report dated December 2, 2005

Staff:

- The applicant was directed by Council to buy land from the City in order to reduce the impact of the development on the residential neighbourhood. The deal has now been concluded for purchase of un-used road right-of-way from the City. The additional land has been consolidated with the Kelowna Steel Fabricators site and all of their needs can now be accommodated within the newly created site.
- The steel storage will now be moved to the south side of the building. The north side will be the parking lot and screening identified at the Public Hearing.

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Moved by Councillor Given/Seconded by Councillor Letnick

R1200/05/12/12 THAT Zone Amending Bylaw No. 9410 be advanced for second and third reading consideration by Council;

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

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

Carried

(b) **BYLAW PRESENTED FOR SECOND & THIRD READINGS**

Bylaw No. 9410 (Z04-0087) – JJW Holdings Ltd./Jacob Warkentin (New Town Planning Services Inc.) – 921, 923 Richter Street

Moved by Councillor Given/Seconded by Councillor Letnick

R1201/05/12/12 THAT Bylaw No. 9410 be read a second and third time.

Carried

Moved by Councillor Letnick/Seconded by Councillor Hobson

R1202/05/12/12 THAT the next Official Community Plan review include an opportunity to reconsider the future land use designation of 'Industrial' for the properties on the south side of Bay Avenue east of Richter Street.

Carried

4.8 Rezoning Application No. Z05-0069 – Jud & Karen Wickwire – 1281 Highway 33 East (BL9536)

(a) Planning & Corporate Services report dated November 15, 2005

Moved by Councillor Hobson/Seconded by Councillor Given

R1203/05/12/12 THAT Rezoning Application No. Z05-0069 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 13 Township 26 Osoyoos Division Yale District Plan 15924 Except Plans 22851 and H8383, located at 1281 Highway 33 East, Kelowna, B.C. from the A1 – Agriculture 1 Zone to the A1s – Agriculture 1 with Secondary Suite zone be considered by Council;

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

AND THAT the applicant register a restrictive covenant prohibiting the creation of additional dwellings on the subject property prior to final adoption of the zone amending bylaw;

AND THAT all requirements of the Ministry of Transportation be satisfied with respect to upgrades to the existing access and road dedication required for the Highway 33 widening project prior to final adoption of the zone amending bylaw;

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AND FURTHER THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of text amendment TA05-0010 relating to the maximum height of an accessory building containing a secondary suite.

Carried

(b) **BYLAW PRESENTED FOR FIRST READING**

Bylaw No. 9536 (Z05-0069) – Jud & Karen Wickwire – 1281 Highway 33 East

Moved by Councillor Given/Seconded by Councillor Letnick

R1204/05/12/12 THAT Bylaw No. 9536 be read a first time.

Carried

4.9 Rezoning Application No. Z05-0071 – Todd & Cheryl Blasco (Todd Blasco) – 2330 Silver Place (BL9535)

(a) Planning & Corporate Services report dated November 15, 2005

Moved by Councillor Given/Seconded by Councillor Blanleil

R1205/05/12/12 THAT Rezoning Application No. Z05-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 33 Township 26 Osoyoos Division Yale District Plan KAP61113, located at 2330 Silver Place, Kelowna, B.C. from the A1 – Agriculture 1 Zone to the A1s – Agriculture 1 with Secondary Suite zone be considered by Council;

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

AND FURTHER THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of text amendment TA05-0010 relating to the maximum height of an accessory building containing a secondary suite.

Carried

(b) **BYLAW PRESENTED FOR FIRST READING**

Bylaw No. 9535 (Z05-0071) – Todd & Cheryl Blasco (Todd Blasco) – 2330 Silver Place

Moved by Councillor Gran/Seconded by Councillor Given

R1206/05/12/12 THAT Bylaw No. 9535 be read a first time.

Carried

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4.10 Text Amendment No. TA05-0009 – City of Kelowna (BL9530; BL9531)

- (a) Planning & Corporate Services report dated November 17, 2005

Staff:

- The proposed amendments to the Zoning Bylaw are intended to clarify side yard setback requirements in several urban residential zones, update several definitions, and change drive-through food services from a land use definition to a development regulation. The proposed amendment to the Sign Bylaw would add an “exemption from permits” clause.

Moved by Councillor Hobson/Seconded by Councillor Rule

R1207/05/12/12 THAT Text Amendment No. TA05-0009 to amend City of Kelowna Zoning Bylaw No. 8000 and Sign Bylaw No. 8235 as outlined in Schedule “A” of the report of the Planning & Corporate Services Department dated November 17, 2005 be considered by Council;

AND THAT Text Amendment No. TA05-0009 be forwarded to a Public Hearing for further consideration.

Carried

- (b) **BYLAW PRESENTED FOR FIRST READING**

Bylaw No. 9530 (TA05-0009) – City of Kelowna

Moved by Councillor Gran/Seconded by Councillor Given

R1208/05/12/12 THAT Bylaw No. 9530 be read a first time.

Carried

- (c) **BYLAW PRESENTED FOR FIRST THREE READINGS**

Bylaw No. 9531 – Amendment No. 14 to Sign Bylaw No. 8235

Moved by Councillor Day/Seconded by Councillor Hobson

R1209/05/12/12 THAT Bylaw No. 9531 be read a first, second and third time.

Carried

4.11 Text Amendment No. TA05-0010 – City of Kelowna (BL9532)

- (a) Planning & Corporate Services report dated November 17, 2005

Staff:

- Relative height is not deemed significant in large agricultural properties. The proposed amendment would allow the height for a secondary suite to be the lesser of 9.5 m or the height of the principal dwelling instead of being limited to 4.5 m.
- The Zoning Bylaw also provides for a secondary suite to be a mobile home if the property is within the Agricultural Land Reserve. The proposed amendment adds that the development must be in compliance with ALR regulations.

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Moved by Councillor Hobson/Seconded by Councillor Day

R1210/05/12/12 THAT Text Amendment No. TA05-0010 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule “A” of the report of the Planning & Corporate Services Department dated November 17, 2005 be considered by Council;

AND THAT Text Amendment No. TA05-0010 be forwarded to a Public Hearing for further consideration.

Carried

(b) **BYLAW PRESENTED FOR FIRST READING**

Bylaw No. 9532 (TA05-0010) – City of Kelowna

Moved by Councillor Blanleil/Seconded by Councillor Rule

R1211/05/12/12 THAT Bylaw No. 9532 be read a first time.

Carried

ADJOURNMENT

The meeting adjourned for 20 minutes while members of Council left the Chamber to view the transit Santa Sleigh bus.

5. **NON-DEVELOPMENT APPLICATION REPORTS**

5.1 Planning & Corporate Services Department, dated November 25, 2005 re: Request for Clarification on Mayor’s Entertainment District Task Force Policy Contained in Council Policy No. 315 – Liquor Licensing Procedures (lp) and Retail Liquor Sales (rls)

Staff:

- The Mayor’s Entertainment District Task Force looked primarily at liquor service in the downtown area referred to in the Downtown Plan as the ‘yellow zone’. One of the Task Force policy recommendations prohibited new liquor licenses and expansions of seating capacity in that area. Council supported the recommendation and it was incorporated into Council Policy No. 315.
- An entrepreneur has set up a business within the ‘yellow zone’ providing leased space for events where repeated applications are being made for a Special Occasion liquor license. Owners can apply for up to two Special Occasion licenses per month; however, this business appears to be circumventing the process by having its clients apply for the license.
- Recommend that issuance of any Special Occasion liquor license be prohibited in the ‘yellow zoned’ area.

Moved by Councillor Blanleil/Seconded by Councillor Gran

R1212/05/12/12 THAT Council hear from the business operator.

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Quin Best, business owner and building owner:

- His establishment, Habitat, is at the former liquor store location on Leon Avenue directly across from the Gospel Mission.
- He purchased the building about a year ago and did due diligence on all levels including the City, the RCMP, etc., and was told he could have food primary or a banquet hall.
- For the last 3½ months there have been about 29 events at Habitat. Less than 50% include liquor and he encourages week day events instead of weekends.
- The intent is to provide an alternative venue that is more affordable.
- Aware this has become an issue for the neighbours.
- He has revitalized the building and is depending on revenue streams to continue the business.
- There have been no issues with the RCMP for any events so far.
- He has guidelines for his clients to follow and does not intend to allow Habitat to become a “booze can”.
- Depending on the type of event, the Habitat facility can accommodate up to 400 people. The majority of the events are between 100-150 people.
- He has a good understanding of the Task Force recommendations which primarily deal with the flushing out time after the nightclubs close.

Robert Oddie, owner of Gotchas Restaurant:

- Gotchas is next door to Habitat. Has watched youth going into Habitat with beer, smoking dope etc. The facility has turned into a kiddy bar and the police have been called but are doing nothing about the drinking.
- A Special Occasion license is supposed to be for charity not private parties.

Moved by Councillor Hobson/Seconded by Councillor Blanleil

R1213/05/12/12 THAT staff bring back options for reviewing special occasion liquor licenses in the downtown area for consideration at a future meeting when Council will also receive input from other business owners in the ‘yellow zone’ of the downtown.

Carried

5.2 Inspection Services Manager, dated November 30, 2005 re: ST05-21 – Application for Stratification of Four-Plex at 444-450 Laurel Road

Moved by Councillor Hobson/Seconded by Councillor Day

R1214/05/12/12 THAT the application to stratify the four unit row housing at 444 – 450 Laurel Road be approved in the name of L & M Marketing Ltd. with no conditions.

Carried

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- 5.3 Transportation Manager, dated November 29, 2005 re: Award of Construction Contract TE05-13 – 2005 Sidewalk Construction Program (5400-09)

Moved by Councillor Hobson/Seconded by Councillor Day

R1215/05/12/12 THAT the contract for a portion of the 2005 Sidewalk Construction Program be awarded to Ansell Construction Ltd. in the amount of \$448,426.30, including GST;

AND THAT the 2005 Financial Plan be amended to include funding of \$155,000 from the Sidewalk Reserve;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Contract on behalf of the City.

Carried

- 5.4 Director of Works & Utilities, dated December 6, 2005 re: Amendment to City of Kelowna Subdivision, Development & Servicing Bylaw No. 7900 re Sidewalk Requirements for New Developments (5400-09)

Staff:

- There is an error in the staff report regarding hillside roads. When the amendments come back to Council, they will not require sidewalks on both sides of minor collector roads in hillside developments.

Council:

- Need to allow an equivalent linear network as an alternative to a sidewalk to achieve the connections.

Moved by Councillor Hobson/Seconded by Councillor Day

R1216/05/12/12 THAT Council receive the report of the Director of Works and Utilities dated December 6, 2005 regarding the feedback from consultation with the community on sidewalk standards;

AND THAT Council direct staff to bring back amendments to the Subdivision, Development and Servicing Bylaw No. 7900 incorporating new requirements for sidewalks on both sides of minor collector roads and on one side of all local roads;

AND FURTHER THAT the amending bylaw also include off-road equivalencies to sidewalks.

Carried

- 5.5 Development Manager, Recreation Parks & Cultural Services, dated December 5, 2005 re: UBCM Grant – Community Health Promotion Fund (4940-20)

Moved by Councillor Rule/Seconded by Councillor Hobson

R1217/05/12/12 THAT City Council authorize a grant application to the UBCM for the Community Health Promotion Fund – Pilot Project in the amount of \$35,000;

AND THAT City Council support the *KickStart Kelowna Community Wide Passport to Activity* program.

Carried

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5.6 Kelowna Partners – Premier’s Task Force on Homelessness, dated December 8, 2005 re: St. Paul Street Supportive Housing Project – Premier’s Task Force (0360-20; 0550-01)

Staff:

- The City of Kelowna is partnering by putting up the land. Interior Health and BC Housing are the other partners for our local project which is a 30 unit housing project for people with addictions.
- As a result of meetings and advertising, the City has received approximately 156 responses ranging from move the facility out of town to outright support and everything in between. The responses are still coming in and expect they will continue to over the next couple of months.
- Introduced Mr. Ashley Chester of BC Housing to advise Council of the results of the meeting with proponents for expressions of interest for construction of the project.

Ashley Chester, BC Housing:

- Twelve societies have registered interest. The deadline for a response is February 2nd. The evaluation process will take about one month – more if there are a lot of responses. Targeting to make a decision by the end of February. Once the proponent is selected, they would retain an appropriate design team and determine programming with Interior Health staff who would be working in the housing project. The partners will work with them closely.
- Hope to submit a Development Permit application for consideration by the Advisory Planning Commission in the summer and to Council in the fall.
- Hope construction can begin in early 2007 with occupancy near the end of 2007.
- If the City was to decide it was not interested in proceeding with the project, that would be the end of the project for Kelowna and the funding would likely be used to deal with shortfalls in other projects.

Staff:

- Kim Marshall and Ira Roness from Interior Health are also in the audience tonight.
- The file of comments being received is available to the public in the City Clerk’s Department in City Hall.
- The property that has been selected as the recommended site is already rezoned. Because it is City-owned property, it was decided that the public would be involved in the process. Had the City put up money as its part of the partnership, the other partners would have gone out and purchased property which, if it was properly zoned, would have taken them to the building permit stage.
- The public consultation process is just starting. However, anticipate that the public response to the facility will be the same no matter the location.
- The Task Force targeted the highest priority which is people with mental issues and addictions that are homeless or at risk of homeless in our downtown core.
- Ideally the facility should be centrally located in an urban town centre. Since the problem is primarily in the downtown that is the town centre that was selected.

Kim Marshall, Interior Health Authority:

- Is director of mental health and addictions in the Okanagan.
- Chose the harm reduction model because Health Canada wants a range of options available for people with mental health and addictions. There are none in Kelowna that take a harm reduction approach yet.

Ira Roness, Interior Health Authority:

- Length of stay in the facility would be minimum 6 months and maximum 2 years. More than 30 people could potentially go through the facility within a 2 year period.

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Council:

- No consensus of support for a downtown location.
- Discussed a submission that was circulated to Council by a member of Council outlining five principles and a recommendation for consideration.
- Modified the wording of the fifth principle to remove “90 days” and agreed to create a review committee.

Moved by Councillor Hobson/Seconded by Councillor Given

R1218/05/12/12 THAT Council endorse the following principles:

1. The Provincial Government and its agencies (BC Housing and Interior Health) have developed a supportive housing project for Kelowna. The City is not the proponent for this project but has participated in the search for a site;
2. The City is committed to implementing a supportive housing project as soon as practicable;
3. BC Housing and Interior Health are the professionals and should be prepared to answer all questions about the operation of the project, including questions on the harm reduction model, operator agreements, experience from similar projects, etc.;
4. The process for choosing an operator will take at least 90 days. This time should be used to receive all public input on the proposal, including suggestions for viable alternatives to the proposal that the public might generate. Input from health professionals and others with experience in operating similar facilities should also be sought. Further information from projects implemented elsewhere should also be obtained;
5. The partners will review the proposal and public and professional input on the proposal after an operator is identified and has had time to participate in the review, and make a recommendation on the best location for a supportive housing project in Kelowna. Council will then reaffirm its decision on participation in the project through the provision of land. Regardless of location, Council will want to be assured the facility is operated appropriately, to meet neighbourhood and community concerns;

AND THAT a Review Committee be struck to review public input on the supportive housing project, including suggestions on suitable locations for the proposed or future projects;

AND THAT the Director of Planning & Corporate Services report back at the Regular Meeting of December 19, 2005 with a recommendation as to the mandate and representation of the Review Committee which is to comprise staff from the partner agencies and public representation from the town centres;

AND THAT the Review Committee report back to the partners and Council once an operator for the facility is determined (a minimum of 90 days from today);

AND FURTHER THAT Council then make a decision on a location for the Supportive Housing Project.

Carried

Regular Meeting – P.M.

December 12, 2005

6. RESOLUTIONS

6.1 Draft Resolution re: Start Time for January 10, 2006 Public Hearing

Moved by Councillor Rule/Seconded by Councillor Day

R1219/05/12/12 THAT the start time for the January 10, 2006 Public Hearing be changed from 7:00 p.m. to 5:00 p.m.

Carried

7. COUNCILLOR ITEMS

(a) Telus Meeting with East Kelowna Neighbourhood

Mayor Shepherd commented on the public reaction to a recent meeting Telus held with residents of East Kelowna regarding a major installation of overhead lines in their neighbourhood. The Director of Planning to provide information to Council as to how other municipalities deal with this issue.

8. TERMINATION

The meeting was declared terminated at 6:12 p.m.

Certified Correct:

Mayor

Deputy City Clerk

BLH/am