

Regular Meeting – A.M.March 17, 2008

A Regular Meeting of the Municipal Council of the City of Kelowna was held in Meeting Room No. 3, 1435 Water Street, Kelowna, B.C., on Monday, March 17<sup>th</sup>, 2008.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre Blanleil\*, Barrie Clark, Colin Day\*, Brian Given, Carol Gran, Robert Hobson\*, Norm Letnick and Michele Rule.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Allison Flack; Director of Works & Utilities/Interim Director of Corporate Services, John Vos; Acting Director of Human Resources, Charlene Covington\*; Director of Financial Services/Interim Director of Planning & Development Services, Paul Macklem\*; Director of Recreation, Parks and Cultural Services, David Graham\*; Manager, Community Development & Real Estate, Doug Gilchrist\*; Community Planning Manager, Theresa Eichler\*; Planner Specialist, Pat McCormick\*; and Council Recording Secretary, Sandi Horning.

Guests: Consultant, VIA Architecture, Graham McGarva\*; and Lawyer, Lidstone, Young, Anderson, Ray Young\*.

(\* denotes partial attendance)

1. CALL TO ORDER

Mayor Shepherd called the meeting to order at 10:31 a.m.

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

3. RESOLUTION CLOSING THE MEETING TO THE PUBLIC

Moved by Councillor Letnick/Seconded by Councillor Given

**R243/08/03/17** THAT this meeting be closed to the public, pursuant to Section 90(1) (c) of the Community Charter for Council to deal with matters relating to the following:

- Labour Relations

Carried

4. ADJOURN TO CLOSED SESSION

The meeting adjourned to a closed session at 10:32 a.m.

7. RECONVENE TO OPEN SESSION

The meeting reconvened to an open session at 10:40 a.m.

The Guests, Graham McGarva and Ray Young, joined the meeting at 10:41 a.m.

8. REPORTS

- 8.1 Mayor Shepherd, re: Canadian Municipal Housing Action Network – April 2, 2008 Meeting in Ottawa on Housing

Mayor Shepherd:

- Advised that due to the cost of the flight, she is no longer requesting to go to Ottawa to attending this meeting and requested Council's support of this FCM initiative.

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8.2 Mayor Shepherd, re: BC Transit Conference – Connecting Communities 2008 – Kelowna BC

Council:

- As it is likely that Councillor Rule will be attending this Conference as a Regional Board Member, it was decided that this conference approval was no longer necessary.

8.3 Downtown Redevelopment Plan Workshop Discussion

Staff:

- Listed nine (9) general topic areas that would be addressed today (as a result of Council's questions at the February presentation in Chambers) and gave a PowerPoint presentation of each topic.

Council:

- Raised the following matters regarding "City Context and Impacts":
  - o Inquired as to the definition of amenities.
  - o Advised that UDI is concerned about an amenity "tax" only within the specific CD zoned area. The amenity "tax" should be put on all developers in the downtown as all will enjoy the amenities that are in the proposed CD area.
  - o It was suggested that developers may not purchase within the CD zoned area if they have to pay for amenities; and therefore, development may occur outside of the CD zone first in order to avoid the payment.
  - o There needs to be a way to address sustainable measures within the area.
  - o C7 zone needs updating to address differences.

Staff:

- Advised that as the amenities in the downtown core benefit the general population, the trade off for contributing to these amenities is the additional density allowed within the zone.
- The cost of the biggest amenity (pier) is only 20% to amenity charge (80% of pier cost still to be allocated to other funding sources).

Councillor Hobson joined the meeting at 11:18 a.m.

Council:

- Raised the following matters regarding "Heritage Integration":
  - o There is a general feeling that the public is used to the way the downtown core looks (brick "heritage" look and feel) and would like to see the buildings have a similar look and feel at street level.
  - o Requested staff to provide Council with an analysis of the heritage buildings located within the downtown redevelopment area (e.g. provide a map setting out the location of the heritage buildings, together with any known façade improvements or other changes from the original).
  - o Determine whether any buildings on register need to be (or even can be) preserved.
  - o Need to be cautious that the heritage aspects of the buildings do not become detrimental to the redevelopment of the area.
  - o Cautioned that many of the facades in the downtown core are not the originals, but were as a result of the brick factory opening in Kelowna; still part of history though.
  - o We need to focus on the quality of the streetscape as the philosophy of main streets within municipalities is to demonstrate the growth and changes of the municipality of the years.
  - o Can just front 10-15 feet of the buildings recently restored along Water/Bernard be retained and parking/towers/buildings be constructed behind them without destroying them?

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Staff:

- Advised that staff are meeting with the local Heritage Societies this afternoon and will address these issues with them.

Council:

- Raised that following matters regarding “Analysis of 2-Way & 1-Way Streets”:
  - o Inquired whether or not there is a need for a limited cobblestone area in the downtown core.
  - o Would it be possible to close Mill Street north of Bernard?

Council:

- Raised the following matters regarding “Amenities & Costs”:
  - o Inquired as to what portion of the \$20 Million quoted as estimated amenity value includes the cost of land;
  - o Should rest of downtown (C7 zone) be contributing to the amenities too?
  - o Feels that there is a great opportunity to create a “fire museum” that could be incorporated with the public/civic amenities space.
  - o What is the incremental increase in property taxes to the City at full buildout?

Staff:

- Advised that the land component equation is “land-for-land”. Any additional lands required will be considered as an amenity.
- Advised that the amenity costs are roughly relative to 45% of the value of the land.
- An analysis of tax collection for the area has not been done.

Councillor Day joined the meeting at 12:21 p.m.

Guest, Graham McGarva:

- Advised that due to the soil in the area, there are cost implications to go over 30 storeys and therefore when we talk about height, we are really talking about the height that the land is able to accommodate economically (i.e. maximum 30)

Council:

- Raising the following matters regarding “Land Use Distribution:”:
  - o Questioned whether or not Mill Street should be extended through to the redeveloped core (through the present Paramount Theatre).
  - o Not convinced that a tower should be placed on the former Royal Trust building site as the public may not welcome a building there.
  - o Need to consider that the Royal Trust site was purchased for much less than it is valued today.
  - o Couldn't proposed hotel on the Royal Trust site be pushed back onto the block where the Kelly O'Bryan's restaurant is, each of Mill Street?

Council:

- Due to time constraints, this discussion will be continued at the March 31<sup>st</sup> Council meeting.

## 9. TERMINATION

The meeting was declared terminated at 1:07 p.m.

Certified Correct:\_\_\_\_\_  
Mayor\_\_\_\_\_  
City Clerk

/slh