

Regular Meeting – A.M.

March 31, 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 31st, 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*; Director of Financial Services/Interim Director of Planning and Development Services, Paul Macklem; Acting Director of Human Resources, Charlene Covington*; Deputy City Clerk, Stephen Fleming*; Manager, Community Development & Real Estate, Doug Gilchrist; Manager, Policy, Research & Strategic Planning, Signe Bach*; Community Planning Manager, Theresa Eichler*; Wastewater Manager, Bill Berry*; Projects Manager, Community Development & Real Estate, Rob Mayne*; and Council Recording Secretary, Sandi Horning.

Guest: Consultant, VIA Architecture, Graham McGarva*.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Shepherd called the meeting to order at 8:21 a.m.

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

3. REPORTS

3.1 Councillor Rule, re: Bankhead Store

Councillor Hobson joined the meeting at 8:22 a.m.

Mayor Shepherd:

- Advised that there are other municipalities that have a drug paraphernalia bylaw.

Staff:

- Advised that a legal opinion should be obtained if Council is considering establishing a drug paraphernalia bylaw.

Councillor Blanleil joined the meeting at 8:25 a.m.

Moved by Councillor Rule/Seconded by Councillor Clark

R276/08/03/31 THAT Council direct staff to seek a legal opinion regarding whether the City has any authority to regulate by bylaw, or otherwise control, the sale of drug paraphernalia.

Carried

Councillor Blanleil – Opposed.

3.2 Mayor Shepherd, re: Regional Governance Review – Okanagan Similkameen Valleys

City Manager:

- Advised Council that the legal advice regarding the proposed letter was only received late last Friday and that is why the letter was not included in the Council package.

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Moved by Councillor Given/Seconded by Councillor Letnick

R277/08/03/31 THAT Council authorize the Mayor to sign the letter directed to the Honourable Ida Chong, Minister of Community Services, regarding the various municipalities' concerns with respect to the Okanagan Similkameen Valley Governance Task Force Report as set out in the letter;

AND THAT the Mayor and City Manager be authorized to travel to attend a meeting with Minister Chong scheduled for April 9, 2008 in Victoria, BC, with expenses paid in accordance with Council Remuneration and Expense Bylaw No. 7547, using funds from Account No. 351-10-011-0-001 and Account No. 351-10-021-0-001.

Carried

4. RESOLUTION CLOSING THE MEETING TO THE PUBLIC

Moved by Councillor Letnick/Seconded by Councillor Given

R278/08/03/31 THAT this meeting be closed to the public, pursuant to Section 90(1) (a), (c), (e) and (k) and Section 90(2)(b) of the Community Charter for Council to deal with matters relating to the following:

- Position Appointment
- Labour Relations
- Acquisition/Disposition of Property
- Potential Provision of a Municipal Service
- Municipal/Provincial Negotiations

Carried

5. ADJOURN TO CLOSED SESSION

The meeting adjourned to closed session at 8:43 a.m.

RECONVENE TO OPEN SESSION

The meeting reconvened to an open session at 9:20 a.m.

3.3 Downtown Redevelopment Plan Workshop Discussion

Staff:

- Advised that the following topic areas would be addressed today:
 - o Affordable Housing, Sustainability, Heritage and the Royal Trust Site
- A PowerPoint presentation was given on each topic.

Affordable Housing:

Staff:

- Advised that ½ of the affordable housing contribution would be by way of a cash contribution to the affordable housing fund for use elsewhere in the City and the other ½ by way of affordable units on site.
- Confirmed that the commercial or retails site would not be contributing to the affordable housing component.

Council:

- Expressed a concern regarding what is being done to attract families to the area.
- Would prefer an affordable "rental" housing policy rather than an affordable "ownership" housing policy for the area as this would give people an opportunity to live and work downtown when they can't afford to buy downtown.

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Staff:

- Advised that the affordable housing component is part of the amenity bonusing; however it is much more difficult to be specifically costed and that is why staff are dealing with this as a separate issue.

Sustainability:

Guest, Graham McGarva:

- Provided a LEED breakdown of the proposal.
- The initial, conservative, assessment resulted in a possible “LEED Gold Standard” rating as it was rated 61 out of 106 and 60 is considered LEED Gold.

Staff:

- Staff (Randy Cleveland) is looking at a heating/cooling system for this site which could improve the sustainability checklist evaluation even further.

Council:

- Expressed a concern about drainage from the area and whether or not the water from the area would be treated prior to it being pumped into the lake.
- Questioned how much increased taxation there would be due to the redevelopment of this area. More information is needed on economic sustainability.

Staff:

- Advised that there has been a lot of infrastructure analysis done in the area and staff are not concerned that the redevelopment will put a strain on the current infrastructure. The amount of drainage in that area will not be any more than it is today.
- Advised that the incremental change allowable today and being proposed now is not all that different in terms of taxation and infrastructure impacts. The crux of the change is actually in the proposed form.
- The Transportation Manager has advised that the minimum standard for walking distances to a BRT stop is 5 to 10 minutes and therefore, the Queensway stop will be able to efficiently service the downtown redevelopment area.

Heritage:

Guest, Graham McGarva:

- The intent is to change the “view” of the downtown while keeping some things the same.
- It would appear that a “front room” concept could be achieved to preserve the front portions of the existing buildings along Water Street and Bernard Avenue as shown.
- Provided the requested list of heritage sites within the redevelopment area.

Council:

- Believe that the back of buildings at 1570 & 1580 Water Street were part of the old “China Town” and should be preserved.
- Expressed a concern about doing pre-load so closely to heritage buildings.

Royal Trust Site:

Staff:

- As there are some concerns regarding the development of the Royal Trust site, staff advised that they have had lengthy discussions with the consultant and the Parks Division as to how this site could be integrated in with the redevelopment of the area.

Guest, Graham McGarva:

- Looking at developing a public amenity on the Royal Trust site which would include washrooms, a public café and viewing platforms. There could also be a hotel which could have a public café included into the design.

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- A hotel on the site would have issues with public drop off and pick up by tour buses as well as any convention access.
- Hotel developments are difficult to get built.
- Provided Council with 6 options for placing a hotel on the site and advised that Option #5 is the best location for a tower from an urban design perspective. Options #1 or #5 are considered the best possible use of the site.

Council:

- Inquired as to how the public amenities in Kerry Park and Jim Stuart Park relate and wondered why Kerry Park is being considered as the more desirable place to have public amenities and not Jim Stuart Park.
- Expressed a concern that there may not be enough room on the Kerry Park site to accommodate a hotel tower with a convention facility. The hotel will need to be attached to another building in order to make it work.
- It is important that the hotel tower not encroach on any part of Kerry Park.
- Very interested in hearing what the public has to say about placing a hotel, with amenities, on the site.

Guest, Graham McGarva:

- The footprint of the hotel tower would be contained to the north with some underground parking facilitated under Mill Street and Bernard Avenue.
- The design is consistent with what is happening with Jim Stuart Park in relation to the distance between the site and the roadway.

Staff:

- If this does not develop, there is a substantial economic loss to the City as there would not be any amenity contributions by the developer/purchaser of the lands.

City Manager:

- Based on previous design scenarios, there are no plans for a public amenity on the south end of the Jim Stuart Park site.

Staff:

- Confirmed that staff will be proceeding with the process of drafting the Bylaw and obtaining public input.
- Confirmed that they will advise the public that the Royal Trust site is marked as a potential development site and obtain specific input regarding that proposal.

The Guest, Graham McGarva, left the meeting at 11:51 a.m.

RECONVENE TO CLOSED SESSION

The meeting reconvened to a closed session at 11:52 a.m.

TERMINATION

The meeting was declared terminated at 12:00 p.m.

Certified Correct:_____
Mayor_____
City Clerk

/slh