

Regular Meeting – A.M.March 29, 2010

A Regular Meeting of the Municipal Council of the City of Kelowna was held in the Knox Mountain Room, Meeting Room No. 4A, 1435 Water Street, Kelowna, B.C., on Monday, March 29<sup>th</sup>, 2010.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre Blanleil\*, Kevin Craig\*; Robert Hobson, Charlie Hodge, Graeme James, Angela Reid, Michele Rule and Luke Stack\*.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, General Manager, Corporate Sustainability, Paul Macklem\*; Director, Human Resources, Charlene Covington\*; Manager, Labour Relations, Paul Sourisseau\*; Director, Real Estate & Building Services, Doug Gilchrist\*; and Council Recording Secretary, Sandi Horning\*.

Guest: Via Architecture, Consultant, Graham McGarva\*.

(\* denotes partial attendance)

1. CALL TO ORDER

Mayor Shepherd called the meeting to order at 8:22 a.m.

2. Councillor Blanleil is requested to check the minutes of the meeting.

3. RESOLUTION CLOSING THE MEETING TO THE PUBLIC

Moved by Councillor Rule/Seconded by Councillor Reid

R231/10/03/29 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 8:22 a.m.

7. RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER

The meeting recessed at 8:29 a.m.

The meeting reconvened to open session in the Council Chamber at 8:39 a.m. Councillor Craig joined the meeting at 8:40 a.m.

8. REPORTS

8.1 Director, Real Estate & Building Services, Verbal Report, re: CD21 Zone

Staff and Consultant, Graham McGarva:

- Confirmed that the next Council workshop on the CD21 Zone has been scheduled for Monday, April 26, 2010.
- Advised that today's workshop will focus on:
  - historical content;
  - the concept;
  - public consultation & process;
  - the detail/mechanics;

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- previous areas of interest; and
- questions & answers.
- Advised that the April 26, 2010 workshop will focus on:
  - heritage value of additional buildings;
  - closure & consolidation of Mill Street;
  - 2030 OCP growth projections in the downtown;
  - amenity cost sharing (downtown area);
  - direct land owner/Council discussion options; and
  - greater economic impact of hotel.
- Gave a presentation to Council regarding the proposed CD21 zone.

The meeting recessed at 9:50 a.m. The meeting reconvened at 10:10 a.m.

Staff and Consultant, Graham McGarva:

- Continued the presentation to Council regarding the CD21 zone.
- Advised that the Report that was commissioned by the Kelowna Chamber of Commerce is available upon request.
- Provided details regarding why the Royal Trust site was designated for the proposed hotel (public amenity).
- Confirmed that the C7 zone today restricts the height of applications. If applicants want to go higher, then they have to convince Council to approve a height variance.
- It is staff's recommendation not to vary the height of structures within the CD21 zone, if adopted.
- Confirmed that there is no intention to expropriate land in order to make the CD21 zone development happen.
- Advised that the amenities will be phased in and have a timeline of 10-20 years.
- Advised that the amenities can be allocated to any area within the CD21 zone and at the discretion of Council.
- Advised that the entire project will still continue to pay DCC's in addition to amenities.
- Advised that there are three (3) areas within the zone that essentially have the land assembly in place. At least two (2) of which have been sitting idle since prior to 2008.
- Advised that the timeline with respect to the construction of the buildings within the CD21 zone is not a City directive and will be left to the development community.

Council:

- Requested that the following answers/information be provided to Council at the April 26, 2010 Council Meeting:
  - What is the City giving up in order to develop the hotel on the Royal Trust site? What is there now and what will be there after?
  - Updated maps so that it is easier for Council to determine what is park now and what will be park later.
  - What will we get from DCC's under the current C7 zone without any variances being requested?
  - What will we get from DCC's and what will we get from amenities?
  - Would like to see an economic rationale for protecting the heritage properties. Will it be economically justified? How would an HRA be negotiated within the CD21 zone?
  - Would like staff to comment on the CD21 zone and its connection to the C7 downtown zone.
  - What are the options for the hotel site?
  - What is the real impact of the amenity package on the developers?
  - What are the exact areas that essentially have a land assembly complete?
  - Would like to know the traffic impacts should Mill Street be closed as a result of the CD21 zone.

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- Would like to see a map of what the City owns today and what the City will own if the CD21 zone goes forward.
- How was the amenity package determined? How will the phasing occur?
- How will traffic flow work with the proposed plan?
- Can the C7 zone be considered earlier in the CD21 zone process or is this a budget issue?
- What impacts are there on preload for 6, 12 or 24 storey structures in the C7 zone vs. the CD21 zone?
- Provide an example of a sub-zone and how would a sub-zone work out? How would the vision become reality?

Moved by Councillor Blanleil/Seconded by Councillor Hobson

R232/10/03/29 THAT Council directs staff to report back to Council with respect to the implications of moving the proposed hotel to another site other than the Kerry Park and Royal Trust sites;

AND THAT the report back to Council include the broad impact to the proposed CD21 zone, with detailed engineering work.

CarriedMoved by Councillor Hodge/Seconded by Councillor Rule

R233/10/03/29 THAT Council directs staff to hold a Council site visit of the proposed CD21 zone prior to the April 26, 2010 CD21 zone workshop.

Carried

## 9. TERMINATION

The meeting was declared terminated at 12:37 p.m.

Certified Correct:

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 Mayor

SLH/dd

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 City Clerk