

Regular Meeting – A.M.

March 12, 2012

A Regular Meeting of the Municipal Council of the City of Kelowna was held in the Knox Mountain Meeting Room, 1435 Water Street, Kelowna, B.C., on Monday, March 12th, 2012.

Council members in attendance: Mayor Walter Gray, Councillors Colin Basran*, Andre Blanleil, Maxine DeHart, Robert Hobson, Mohini Singh*, Luke Stack and Gerry Zimmermann.

Council members absent: Councillor Gail Given.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; General Manager, Community Services, John Vos*; Director, Real Estate & Building Services, Doug Gilchrist*; Director, Land Use Management, Shelley Gambacort*; Manager, Urban Land Use, Danielle Noble*; Manager, Park & Public Space Projects, Andrew Gibbs*; Manager, Property Management, Ron Forbes*; Planner, Birte Decloux*; Director, Policy & Planning, Signe Bagh*; Community Planning Manager, Theresa Eichler*; and Council Recording Secretary, Sandi Horning.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Gray called the meeting to order at 8:37 a.m.

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

3. REPORTS

3.1 Manager, Park & Public Space Projects, dated March 7, 2012, re: Queensway Marina – Project Update

Councillor Singh joined the meeting at 8:39 a.m.

Staff:

- Provided background information regarding the Queensway Marina Request for Proposals process.
- Confirmed that the City is providing \$200,000.00 to the successful proponent to be used for installation of a fuel tank.
- Confirmed that the existing boat launch at the end of Queensway Avenue will remain.
- Displayed a map of the Queensway Marina Subject Area.

Council:

- Inquired as to environmental, installation and inspection issues regarding the fuel tank.
- Inquired as to what role, if any, Council could play in reviewing the Request for Proposals submissions prior to staff coming to Council with the recommendation of the RFP Design Review Team.

3.1(a) Mayor Gray, re: Revitalization Tax Exemption Agreement

Mayor Gray:

- Requested information regarding the Revitalization Tax Exemption Bylaw prior to this afternoon's open Council Meeting.

Staff:

- Provided background information on the Revitalization Tax Exemption process.
- Circulated a copy of Revitalization Tax Exemption Bylaw No. 9561.

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3.2 (a) Policy & Planning Department, Verbal Report, re: Housing Strategy Workshop

Staff:

- Displayed a PowerPoint Presentation and provided an overview of the Housing Strategy that was created with the assistance of the City's former Housing Committee.
- Confirmed that the Housing Strategy Recommendations were presented to UDI, as well as other stakeholders, for their comment and support.
- Confirmed that the Housing Strategy Recommendations were approved by the previous Council.

(b) Land Use Management Department, Verbal Report, re: Secondary Suites in Single-Family Dwellings Workshop

Staff:

- Displayed a PowerPoint Presentation.
- Provided details with respect to Options 1 and 2.
- Advised that a Building Permit would be required under both Options 1 and 2.
- Advised that a business licence requirement could be considered as a regulatory tool.
- Advised that any impact on services would need to be assessed on a case-by-case basis.

Council:

- Prepared to consider allowing secondary suites on a City-wide basis on the condition that certain criteria will be need to be met.
- Agreed that some kind of secondary suite revenue stream and greater enforcement resources may be required.

City Manager:

- Provided comment with respect to how staff and Council would deal with complaints by area residents should Council change the zoning requirements for secondary suites that meet the criteria requirements.

City Clerk:

- Provided comment with respect to Bylaw Enforcement fines regarding illegal secondary suites.

Moved by Councillor Stack/Seconded by Councillor Blanleil

R221/12/03/12 THAT Council directs staff to bring forward a Text Amendment to City of Kelowna Zoning Bylaw No. 8000 to permit secondary suites in all residential zones within the City of Kelowna;

AND THAT the Text Amendment include certain criteria and fees, such as lot size, parking, business licence requirement and permit fees.

Carried

4. ISSUES ARISING FROM CORRESPONDENCE & COMMUNITY CONCERNS

4.1 Mayor Gray, re: Issues Arising from Correspondence

Council:

- Had a discussion with respect to the correspondence received from Mr. Kotler regarding the Madison development and the proposed "Monaco Project".

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Council:

- Requested that staff coordinate a ½ day UDI Development 101 Workshop.

4.3 Councillor Stack, re: McKenzie Road Agri-Tourism Update

Councillors Basran and Singh declared a conflict of interest as they have a direct relationship with the affected property owner and left the meeting at 10:58 a.m.

Councillor Stack:

- Expressed a concern that the property owner is proceeding with the proposed agri-tourism development without the proper permits in place.

City Manager:

- Will have staff report back to Council with respect to an update on the agri-tourism issue on McKenzie Road.

Council:

- Requested that the report back to Council include options for dealing with the property owner.

Councillors Basran and Singh returned at 11:01 a.m.

5. RESOLUTION CLOSING THE MEETING TO THE PUBLICMoved by Councillor Stack/Seconded by Councillor Zimmermann

R222/12/03/12 THAT this meeting be closed to the public, pursuant to Section 90(1) (a), (b) and (j) of the Community Charter for Council to deal with matters relating to the following:

- Position Appointment;
- Consideration for a Municipal Award; and
- Third Party Information.

Carried6. ADJOURN TO CLOSED SESSION

The meeting adjourned to closed session at 11:02 a.m.

The meeting was declared terminated at 11:53 a.m.

Certified Correct:_____
Mayor_____
City Clerk

SLH/dd