



City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 1, 2015
 Location: Knox Mountain Meeting Room (#4A)
 City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn; Gail Given*; Tracy Gray; Charlie Hodge; Brad Sieben; Mohini Singh and Luke Stack

Staff Present: Acting City Manager, Rob Mayne; City Clerk, Stephen Fleming; Community Planning & Real Estate, Divisional Director, Doug Gilchrist*; Urban Planning Manager, Ryan Smith*; Long Range Policy Planning Manager, James Moore*; Policy & Planning Department Manager, Danielle Noble-Brandt*; and Legislative Systems Coordinator, Sandi Horning

(*denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 8:36 a.m.

2. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Hodge

R414/15/06/01 THAT the Minutes of the Regular AM Meeting of May 25, 2015 be confirmed as circulated.

Carried

3. Resolution Closing the Meeting to the Public

Moved By Councillor Hodge/Seconded By Councillor Stack

R415/15/06/01 THAT this meeting be closed to the public pursuant to Section 90(1) (e), (f) and (j) of the *Community Charter* for Council to deal with matters relating to the following:

- Acquisition, Disposition, or Expropriation of Land or Improvements;
- Law Enforcement; and
- Third Party Information.

Carried

4. Adjourn to Closed Session

The meeting adjourned to a closed session at 8:37 a.m.

5. Reconvene to Open Session

The meeting reconvened to an open session at 9:44 a.m.

The meeting recessed at 9:44 a.m. The meeting reconvened at 9:56 a.m.

6. Reports

Council altered the Agenda order and requested that the Revitalization Tax Exemption item be heard prior to the Micro-Suites item.

6.2 Revitalization Tax Exemption Update

Staff:

- Displayed a PowerPoint presentation summarizing the Revitalization Tax Exemption program.
- Confirmed that Area 3 has almost reached the total amount threshold as identified in the Bylaw with approximately \$18,000 remaining.
- Confirmed there is no total amount threshold for rental housing regardless of where a project is located within the City.
- Responded to questions from Council.

Council:

- Discussed the merits of the current incentive area boundaries and whether to amend them or not.

Moved By Councillor Donn/Seconded By Councillor Sieben

R416/15/06/01 THAT Council receives, for information, the Report from the Policy and Planning Department, dated May 14, 2015 regarding the status of the revitalization tax exemption and rental housing tax exemption programs.

Carried

Moved By Councillor Hodge/Seconded By Councillor Donn

R417/15/06/01 THAT Council directs staff to review the implications of amending the Area 3 threshold in the Downtown Tax Incentive Area of the Revitalization Tax Exemption program and report back to Council.

Carried

6.2.1 Update on CN Decision - Okanagan Indian Band Interlocutory Injunction

Community Planning & Real Estate, Divisional Director:

- Confirmed that the Supreme Court of BC rejected the interlocutory injunction filed by the Okanagan Indian Band to stop the sale of the CN lands.
- Confirmed that staff is finalizing a media release.

- Advised there is a notice requirement to the Okanagan Indian Band if any surplus lands within the injunction area are sold to a non-government third party.
- Advised that the details of the decision will be in the transcript of the Reasons for Judgment, which will be released shortly.

Moved By Councillor Hodge/Seconded By Councillor Donn

R418/15/06/01 THAT Council authorizes the Mayor, on behalf of Council, to write a letter to the Okanagan Indian Band reaffirming Council's commitment to work cooperatively together on the various projects our respective local governments are jointed involved in.

Carried

6.1 Micro-Suites

Staff:

- Displayed a PowerPoint presentation summarizing the issues with micro-suites and responded to questions from Council.
- Advised that any developments currently in-stream will be 'grandfathered'.
- Advised that staff have been discussing micro-suite developments with staff from the City of Surrey and the City of Seattle as both Surrey and Seattle have been looking at ways to deal with micro-suite developments.

Community Planning & Real Estate, Divisional Director:

- Advised that the next DDC review is scheduled for later this year.
- Displayed the City's Urban Core Map and confirmed that any changes would cover all of the urban hubs as well as along the RapidBus line.

Staff:

- Noted the purpose-built rental housing projects in Kelowna and their impacts.
- Advised that DDC's on micro-suites average about \$5,500.00 per unit.
- Advised that staff will be seeking input on the changes from UDI prior to implementing same and will report back to Council will UDI's comments.
- Confirmed that the Report is brought forward to Council in the Fall of every year to determine if changes are required to the Housing Opportunities Fund.

Moved By Councillor Hodge/Seconded By Councillor Given

R419/15/06/01 THAT Council receives for information the report from the Urban Planning Manager dated May 25, 2015;

AND THAT Council directs staff to incorporate amendments concerning micro-suites into the next Development Cost Charge program review;

AND THAT Council directs staff to bring the following bylaw and policy amendments to a Monday afternoon Council meeting for consideration:

1. Amendments to the Revitalization Tax Exemption Bylaw to limit the ability for applicants to benefit from multiple incentive programs (commonly known as "double-dipping") on rental/micro-unit housing developments;
2. Amendments to the Zoning Bylaw to create a land use definition for micro suite housing and limit its use to specific areas of the City such as the city's Urban Core and around the University South Village Centre; and
3. Amendments to update the Zoning Bylaw to require additional on-site amenity space for micro-suite developments to ensure that a high quality of life for

tenants and long-term viability of this form of housing is accommodated on developments sites of this nature.

Carried

7. Reconvene to Closed Session

The meeting reconvened to a closed session at 11:45 a.m.

8. Reconvened to Open Session

The meeting reconvened to an open session at 11:51 a.m.

Acting City Manager:

- Recommended reconvening the AM Regular Meeting after the PM Council Meeting in order to discuss staff's report on the Infill Challenge.

Council:

- Agreed to discuss any 'Issues Arising from Correspondence & Community Concerns' and then reconvene the AM Regular Meeting after the PM Council Meeting to discuss the Infill Challenge Report.

9. Issues Arising from Correspondence & Community Concerns

9.1 Mayor Basran, re: Kelowna Rockets

Mayor Basran:

- Advised that he will be attending Prospera Place at 1:30 pm to welcome the Kelowna Rockets upon their return from the Memorial Cup.
- Deputy Mayor Donn will Chair the PM Council Meeting until he returns.

9.2 Mayor Basran, re: The Monarchist League of Canada Request

Mayor Basran:

- Made comment on the request from The Monarchist League of Canada to commemorate the reign of Queen Elizabeth II as being the longest in British history when Her Majesty surpasses the reign of Queen Victoria in September of this year.

Council:

- Agreed that a Proclamation would be in order.

9.3 Councillor Hodge, re: IHA Laundry Contracting Out Proposal

Councillor Hodge:

- Inquired if Council had weighed into the discussion regarding IHA's proposal to contract out laundry services.

City Clerk:

- Confirmed Council's previous direction not to hear from a delegation from the Union representatives regarding the issue.

Council:

- Agreed this is a Provincial issue between the Union and IHA and that the union should contact the local MLA with any concerns.

9.4 Councillor Hodge, re: Accent Inn Property (Gordon & Highway 97)

Councillor Hodge:

- Expressed concerns with the noise volume from the Accent Inn as a result of the location of its swimming pool and inquired as to the conditions placed on the property at the time of development.
- Inquired if Council has any say on where specific uses are conducted within a specific property and how they fit into the neighbourhood.

Councillor Given left the meeting at 11:59 a.m.

Council:

- Made comment on the expectation that a developer will interact with the neighbourhood well in advance of an application coming before Council.
- Agreed that the Zoning Bylaw and Development Permit also offer additional opportunities for input.

10. Recess Open Session

The meeting recessed at 12:02 p.m.

11. Reconvened Open Session

The meeting reconvened at 3:17 p.m. Councillor Given rejoined the meeting at 3:17 p.m.

6. Reports

6.3 Infill Challenge

Staff:

- Displayed a PowerPoint presentation summarizing the infill challenge concepts and issues.
- Made comment on a proposed RU7 Pilot Project.
- Responded to questions from Council.
- Will investigate whether or not the 'mind mixer' is the best tool to be used for these purposes.

Council:

- Expressed a concern with using the 'mind mixer' as a survey tool and there have been challenges with the system.

Moved By Councillor Sieben/Seconded By Councillor Singh

R420/15/06/01 THAT Council receives, for information, the report from the Long Range Policy Planning Manager, dated May 15, 2015, with respect to the Infill Challenge project;

AND THAT Council endorses the public engagement phase as identified in the report from the Long Range Policy Planning Manager dated May 15, 2015.

Carried

12. Termination

The meeting was declared terminated at 4:00 p.m.

Mayor

City Clerk

/slh