

Regular MeetingMay 8, 2001

A Regular Meeting of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, May 8, 2001.

Council members in attendance were: Mayor Walter Gray*, Councillors R.D. Cannan, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd.

Council members absent: Councillors A.F. Blanleil and B.A. Clark.

Staff members in attendance were: City Manager, R.A. Born; City Clerk, D.L. Shipclark; Director of Planning & Development Services, R.L. Mattiussi; Current Planning Manager, A.V. Bruce; Development Engineering Manager, S. Muenz; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Gray called the meeting to order at 11:35 p.m.

EXTENSION OF MEETING

Moved by Councillor Cannan/Seconded by Councillor Day

R370/01/05/08 THAT the Rules of Procedure be suspended and the meeting continue beyond 11:00 p.m.

Carried

2. PRAYER

The meeting was opened with a prayer offered by Councillor Hobson.

3. CONFIRMATION OF MINUTES

Regular Meeting, April 23, 2001
Public Hearing, April 24, 2001
Regular Meeting, April 24, 2001
Regular Meeting, April 30, 2001

Moved by Councillor Given/Seconded by Councillor Nelson

R371/01/05/08 THAT the Minutes of the Regular Meetings of April 23, 2001, April 24, 2001 and April 30, 2001 and the Minutes of the Public Hearing of April 24, 2001 be confirmed as circulated.

Carried

4. Councillor Hobson was requested to check the minutes of this meeting.

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- 5.1 Bylaw No. 8662 (Z01-1010) – Cambridge Shopping Centres Ltd. (Marshal Hundert/IBI Group) – 2430 Highway 97 North

Because the Public Hearing continued beyond 11:00 p.m., reading consideration of the bylaws from the Public Hearing was deferred to May 22, 2001.

- 5.2 Bylaw No. 8663 (Z01-1001) – Debo Holdings Ltd. (Tony Markoff/Planning Solutions Consulting Inc.) – 871 Paret Road

By resolution adopted at the Regular Meeting of April 30, 2001, Council deferred 2nd & 3rd reading consideration of this bylaw to May 22, 2001.

- 5.3 Bylaw No. 8667 – City of Kelowna Zoning Bylaw Text Amendment TA01-004

Because the Public Hearing continued beyond 11:00 p.m., reading consideration of the bylaws from the Public Hearing was deferred to May 22, 2001.

- 5.4 Bylaw No. 8668 (Z01-1012) - D.M.J. Construction Ltd. (John McAfee/Springfield Plaza Inc.) – 1565/1585 Springfield Road, and City of Kelowna Official Community Plan Amendment No. OCP01-002 **Requires majority vote of all Council (5)**

Because the Public Hearing continued beyond 11:00 p.m., reading consideration of the bylaws from the Public Hearing was deferred to May 22, 2001.

6. PLANNING

- 6.1 Planning & Development Services Department, dated April 2, 2001 re: Development Variance Permit Application No. DVP01-10,011 – Summerfield Lands Ltd. (Water Street Architecture) – 1390 Ridgeway Drive (3090-20)

Staff:

- The applicant is requesting approval to vary the maximum height of the building from 3-storeys to 4-storeys; reduce the front, west and rear yard setbacks; and reduce the minimum requirement for private open space in order to facilitate construction of 32 stacked row houses in two buildings each containing 16 units.

Moved by Councillor Given/Seconded by Councillor Nelson

R372/01/05/08 THAT Council authorize the issuance of a Development Variance Permit No. DVP01-10,011; Water Street Architecture (Doug Lane), Lot 4, Sec. 20 and 29, Twp. 26, O.D.Y.D., Plan KAP60338, located on Ridgeway Drive, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

13.10.5(c) Maximum height: A variance for the maximum height of the building from 13.0 m or 3 storeys to 4 storeys;

13.10.5(d) Minimum site front yard: A variance for the minimum site front yard from 6.0 m to 4.57 m;

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13.10.5(e) Minimum site side yard: A variance for the minimum site side yard from 2.3 m for a building not over two storeys or an accessory building or structure to 1.52 m for the west side yard;

13.10.5(f) Minimum side rear yard: A variance for the minimum side rear yard from 9.0 m for any part of a building over two storeys to 4.57 m;

13.10.6 Minimum private open space: A variance for the minimum area of private open space from 15 m² per 1 bedroom dwelling to 13.3 m² and from 25 m² per dwelling with more than 1 bedroom to 22.1 m².

Carried

6.2 Planning & Development Services Department, dated May 2, 2001 re: Development Permit Application No. DP01-10,004 – Summerfield Lands Ltd. (Water Street Architecture) – 1390 Ridgeway Drive (3060-20)

Moved by Councillor Shepherd/Seconded by Councillor Given

R373/01/05/08 THAT Council authorize the issuance of Development Permit No. DP01-10,004; Water Street Architecture (Doug Lane), Lot 4, Section 20 & 29, Township 26, ODYD, Plan KAP60338, located on Ridgeway Drive, Kelowna, B.C, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

Carried7. BYLAWS**(BYLAWS PRESENTED FOR FIRST READING)**

7.1 Bylaw No. 8676 (Z01-1014) – Joe Pagliaro – 1281 Monterey Crescent

Moved by Councillor Given/Seconded by Councillor Shepherd

R374/01/05/08 THAT Bylaw No. 8676 be read a first time.

Carried

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- 7.2 Bylaw No. 8677 (Z01-1008) – Board of School Trustees, School District No. 23 (Judy Shoemaker) – 805-815, 895 Craig Road; 621 Hartman Road and 650 Webster Road

Moved by Councillor Cannan/Seconded by Councillor Day**R375/01/05/08** THAT Bylaw No. 8677 be read a first time.Carried

- 7.3 Bylaw No. 8678 (Z01-1021) – 482627 BC Ltd., Envirotech Real Estate Inc., Gordon & Emelie Wallace, Dorothy & Elizabeth Howe and W & S Bernard Investments Ltd. (Envirotech Real Estate Inc.) – 1681, 1683, 1659 & 1667 Ethel Street, 931 & 941 Leon Avenue, 932 & 942 Harvey Avenue

Moved by Councillor Day/Seconded by Councillor Cannan**R376/01/05/08** THAT Bylaw No. 8678 be read a first time.Carried8. REMINDERS – Nil.9. TERMINATION

The meeting was declared terminated at 11:54 p.m.

Certified Correct:_____
Mayor

BLH/am

City Clerk