

CITY OF KELOWNA
REGULAR COUNCIL AGENDA
COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

TUESDAY, MAY 22, 2001

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Cannan.
3. CONFIRMATION OF MINUTES
Regular Meeting, May 7, 2001
Public Hearing, May 8, 2001
Regular Meeting, May 8, 2001
4. Councillor Cannan requested to check the minutes of this meeting.
5. PLANNING BYLAWS CONSIDERED AT MAY 8, 2001 PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- 5.1 Bylaw No. 8662 (Z01-1010) – Cambridge Shopping Centres Ltd. (Marshal Hundert/IBI Group) – 2430 Highway 97 North
To rezone the site from P3 – Parks and Open Space to I2 – General Industrial to facilitate development of an auto mall and general industrial uses.
- 5.2 Bylaw No. 8663 (Z01-1001) – Debo Holdings Ltd. (Tony Markoff/Planning Solutions Consulting Inc.) – 871 Paret Road
To rezone the property from A1 – Agriculture 1 to RU2 – Medium Lot Housing to accommodate a 58-lot single family residential subdivision.
- 5.3 Bylaw No. 8667 – City of Kelowna Zoning Bylaw Text Amendment TA01-004
To add a definition of “bingo facilities” and add “bingo facilities” as a principal use in the C10 - Service Commercial zone.
- 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)**
To rezone the property from RM3 – Low Density Multiple Housing to C10 Service Commercial for construction of a bingo facility and a future commercial development.
6. PLANNING BYLAWS CONSIDERED AT MAY 22, 2001 PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- 6.1 Bylaw No. 8676 (Z01-1014) – Joe Pagliaro – 1281 Monterey Crescent
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to permit the continuing use of an existing suite.

6. PLANNING BYLAWS CONSIDERED AT MAY 22, 2001 PUBLIC HEARING – Cont'd

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS) – Cont'd

- 6.2 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
To rezone four properties south of Hartman Road and east of Craig Road from RU6 – Two Family Dwelling, RU1 – Large Lot Housing, RR2 – Rural Residential and A1 – Agriculture 1 to P2 – Education & Minor Institutional to allow for the construction of a public school to replace the aging Rutland Elementary School which is located on Rutland Road.
- 6.3 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
To rezone the properties from RU6 – Two Dwelling Housing to RM6 – High Rise Apartment Housing to permit the development of a 12-storey seniors congregate housing facility.

7. PLANNING

- 7.1 Planning & Development Services Department, dated April 18, 2001 re: Development Variance Permit Application No. DVP01-10,018 – Troy Karius (Elroy Karius) – 654 Dehart Road (3090-20) **Mayor to invite anyone in the public gallery who deems themselves affected by the requested variance to come forward**
The applicant is requesting a variance to the rear yard setback requirements in order to legalize the setback of an existing building addition.
- 7.2 Planning & Development Services Department, dated May 15, 2001 re: Development Permit Application No. DP01-10,014 – Bri-Ash Developments Inc. [Darren Schlamp/Earth Tech {Canada} Inc.] – 150 Edwards Road (3060-20)
Approval for construction of an automatic car wash, gas bar and convenience store as the last phase of development on the subject property.
- 7.3 Planning & Development Services Department, dated April 30, 2001 re: Development Variance Permit Application No. DVP01-10,013 – Bri-Ash Developments Inc. (Darren Schlamp/Earth Tech Canada Inc.) – 150 Edwards Road (3090-20) **Mayor to invite anyone in the public gallery who deems themselves affected by the requested variance to come forward**
The applicant is requesting variances to permit a reduced building setback from Highway 97 and to increase the number of signs permitted for the gas bar.

8. REPORTS

- 8.1 Inspection Services Manager, dated May 15, 2001 re: ST01-09 – Stratification of the 3-Plex at 2417, 2419 & 2421 Richter Street **Mayor to invite anyone in the public gallery who deems themselves affected by the requested stratification to come forward**
Approval of the stratification in the name of Dr. F. DeFreitas Inc.

9. BYLAWS

(BYLAWS PRESENTED FOR FIRST READING)

- 9.1 Bylaw No. 8684 (Z01-1020) – Serbian Orthodox Parish – Holy Prophet St. Ilija – 585 Gerstmar Road
To rezone the property from RU1 – Large Lot Housing to P2 – Education and Minor Institutional for construction of a parish church and hall.
- 9.2 Bylaw No. 8685 (Z01-1011) – Eileen Powell (Henk Van Gurp/Gehue & Van Gurp) – 2830 East Kelowna Road
To rezone a portion of the property from A1 – Agriculture 1 to RR1 – Rural Residential 1 to facilitate the creation of a 1.3 ha rural residential single family lot.

(BYLAWS PRESENTED FOR ADOPTION)

- 9.3 Bylaw No. 8688 – Marshall Street Local Improvement Construction Bylaw (File No. 648)
To authorize construction of drainage, road widening, landscaped boulevard and concrete curb & gutter on both sides of Marshall Street from Buckland Avenue to Rowcliffe Avenue.
10. REMINDERS
11. TERMINATION