

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

TUESDAY, JUNE 19, 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, June 4, 2001  
Public Hearing, June 5, 2001  
Regular Meeting, June 5, 2001  
Regular Meeting, June 11, 2001
4. Councillor Cannan requested to check the minutes of this meeting.
5. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING

**(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)**

- 5.1 Bylaw No. 8692 (Z01-1025) - Steve & Jolan Panta - 380 Viewcrest Court  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to permit the construction of a single family dwelling with a secondary suite.*
- 5.2 Bylaw No. 8693 (Z01-1015) – Jag Ventures Inc. (Ray Gagnon) - 809 Finns Road  
*To rezone the property from A1 – Agriculture 1 to I1 – Business Industrial to permit the construction of a 2-storey building for business industrial uses.*
6. PLANNING
  - 6.1 (a) **BYLAW PRESENTED FOR ADOPTION**

Bylaw No. 8483 (Z99-1011) – Douglas and Alfred Appel (Tom Smithwick) – 3205 Highway 33 East, and City of Kelowna Official Community Plan Amendment No. OCP99-007 **requires majority vote of Council (5)**  
*To rezone the property from A1 – Agriculture 1 to I2 – General Industrial to facilitate relocation of an existing truck storage yard from Springfield Road to the subject property.*

*NOTE: Bylaw 8483 must be adopted for Council to consider the next two reports on this agenda.*

- 6.1 (b) Planning & Development Services Department, dated June 11, 2001 re: Development Permit Application No. DP99-10,053 – Douglas and Alfred Appel (Tony Markoff/Planning Solutions Consulting Inc.) – 3205 Highway 33 East (3060-20)  
*To authorize development of the site with a truck repair shop, administration office and truck storage yard.*

- 6.1 (c) Planning & Development Services Department, dated May 22, 2001 re: Development Variance Permit Application No. DVP01-10,026 – Douglas and Alfred Appel (Tony Markoff/Planning Solutions Consulting Inc.) – 3205 Highway 33 East (3090-20) **Mayor to invite anyone in the public gallery who deems themselves affected by the required variance to come forward**

*To vary the requirements of Subdivision, Development & Servicing Bylaw 7900 to waive the requirement for a community water system in conjunction with the rezoning of the property to I2 – General Industrial.*

- 6.2 (a) **BYLAW PRESENTED FOR ADOPTION**

Bylaw No. 8626 (Z00-1048) – Yellow Rose Ventures Ltd. (FWS Construction) – 2260 Benvoulin Road

*To rezone the property from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing to permit construction of a 58-unit multi-family, non-profit residential development for special needs housing.*

*NOTE: Bylaw 8626 must be adopted for Council to consider the next two reports on this agenda.*

- 6.2 (b) Planning & Development Services Department, dated June 6, 2001 re: Development Permit Application No. DP00-10,073 – Yellow Rose Ventures Ltd. (De Juba/FWS Construction Ltd.) – 2260 Benvoulin Road (3060-20)

*To authorize construction of a 58-unit multi-family residential development.*

- 6.2 (c) Planning & Development Services Department, dated May 23, 2001 re: Development Variance Permit Application No. DVP00-10,074 – Yellow Rose Ventures Ltd. (De Juba/FWS Construction Ltd.) – 2260 Benvoulin Road (3090-20) **Mayor to invite anyone in the public gallery who deems themselves affected by the required variances to come forward**

*To vary the maximum permitted building height from 2½ storeys or 9.5 m to 3½ storeys or 11 m and to reduce the required off-street parking from 97 stalls to 80 stalls.*

*NOTE: the following item can only be considered if the bylaw under agenda item No. 5.2 was adopted.*

- 6.3 Planning & Development Services Department, dated May 25, 2001 re: Development Variance Permit Application No. DVP01-10,010 – Ray Gagnon/Jag Ventures Ltd. – 809 Finns Road (3090-20) **Mayor to invite anyone in the public gallery who deems themselves affected by the required variances to come forward**

## 7. BYLAWS

### **(BYLAWS PRESENTED FOR FIRST READING)**

- 7.1 Bylaw No. 8695 (Z01-1031) – Arlex Enterprises Ltd., et al (Michael Gaspari) – 4541 Gordon Drive

*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to permit development of a suite on the ground floor of the house which is currently under construction.*

**(BYLAWS PRESENTED FOR FIRST READING)** – Cont'd

- 7.2 Bylaw No. 8696 (Z01-1009) – Robert J. Ohlmann – 1316 Bernard Avenue  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to permit the continuing use of a basement suite.*
- 7.3 Bylaw No. 8697 (Z01-1024) – David & Sandra Marshall (David Marshall) – 4611 Gordon Drive  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to permit the construction of an accessory building with a secondary suite.*
- 7.4 Bylaw No. 8699 (Z01-1023) – Oracle Investments Inc. (Runnalls, Denby & Associates) – 4752 Stewart Road West  
*To rezone the property from A1 – Agriculture 1 and RR3 – Rural Residential 3 to RR3 Rural Residential 3 and P4 – Utilities to accommodate subdivision of the property into 17 lots with a stormwater detention facility.*

**(BYLAWS PRESENTED FOR ADOPTION)**

*NOTE: Bylaw 8626 [under agenda item No. 6.2(a)] must have been adopted for Council to consider Bylaw No. 8625.*

- 7.5 Bylaw No. 8625 – Housing Agreement Authorization Bylaw – Yellow Rose Ventures Ltd. – 2260 Benvoulin Road  
*Authorization to enter into a special needs housing agreement for a 58-unit residential development.*
- 8. REMINDERS
- 9. TERMINATION