

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

MONDAY, OCTOBER 15, 2001

1:30 P.M.

1. CALL TO ORDER

2. Councillor Nelson to check the minutes of the meeting.

3. PUBLIC IN ATTENDANCE

3.1 Linda Anderson, YM-YWCA re: Annual Week Without Violence – October 15-21, 2001

4. UNFINISHED BUSINESS

4.1 Acting Director of Parks & Leisure Services re: Construction of New Chapman Parkade (0760-20) **Deferred from the Regular Meeting of Monday, October 1, 2001 pending legal advice on the tenders received.**
Report to be circulated late.

5. PLANNING

5.1 Planning & Development Services Department, dated October 10, 2001 re: Public Art Committee Recommendation for Water Street Corner (7800-01)
Authorization to award a contract for design and installation of a sculpture to enhance the area in front of the new Bank of Montreal building to Jock Hildebrand of Westbank at an amount not to exceed \$70,000.

5.2 (a) Planning & Development Services Department, dated October 9, 2001 re: Text Amendment No. TA01-012 – Revision to City of Kelowna Zoning Bylaw No. 8000
To allow a lot having less than the minimum lot size in a zone to be rezoned to add the 's' notation to that zone to allow a secondary suite as a secondary use, provided that the lot was created before adoption of Zoning Bylaw 8000 and the development otherwise complies with all regulations of the Zoning Bylaw.

(b) Planning & Development Services Department, dated October 9, 2001 re: Rezoning Application No. Z01-1039 – John Demmers – 3265 O'Reilly Court
To rezone the property from RR3 – Rural Residential 3 to RR3s – Rural Residential with Secondary Suite to legalize an existing basement suite.

5.3 Planning & Development Services Department, dated October 10, 2001 re: Rezoning Application No. Z01-1041 – Jim Dickson – 2238 Wilkinson Street
To rezone the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite to permit development of a secondary suite in the unfinished basement of the dwelling.

5. PLANNING – Cont'd

- 5.4 Planning & Development Services Department, dated October 10, 2001 re: Zoning Bylaw Text Amendment No. TA01-011 and Rezoning Application No. Z01-1048 – 369736 B.C. Ltd., et al (Grant Gaucher) – South of South Ridge Drive
To amend the RU2 and RM2 zones by adding the 'h' (Hillside Area) designation and rezone the subject properties to RU1h – Large Lot Housing (Hillside area), RU2h – Medium Lot Housing (Hillside Area) and RM2h – Low Density Row Housing (Hillside Area) in order to apply the alternative road and zoning bylaw standards of the hillside development guidelines to the proposed development.
- 5.5 Planning & Development Services Department, dated October 4, 2001 re: Rezoning Application No. Z98-1042 – Fredor Holdings Ltd. (Matt Cameron/Earth Tech Canada Inc.) – 1361 Mountain Avenue
Authorization for a 6-month extension to the deadline for adoption of Bylaw No. 8506 to rezone the property from RU1 – Large Lot Housing to RU5 – Bareland Strata Housing and RU6 – Two Dwelling Housing to facilitate a combined bare land strata and conventional subdivision development.
- 5.6 Planning & Development Services Department, dated October 3, 2001 re: Rezoning Application No. Z99-1007 – Aberdeen Holdings Ltd. (Protech Consultants Ltd.) – Guisachan/Burtch Roads
Authorization for a 6-month extension to the deadline for adoption of Bylaw No. 8467 to rezone the property from A1 – Agriculture 1 to RM7 – Mobile Home Park to facilitate a 226-unit modular home park development.
- 5.7 Planning & Development Services Department, dated October 10, 2001 re: Lease Agreement Application No. LA01-015 – Army, Navy, Air Force Veterans in Canada, Central Okanagan Unit No. 376 (Thomas. Kendall/Kendall Penty & Co.) – 220 to 270 Dougall Road (B/L 8737)
Approval of a tenancy agreement exceeding a term of 20 years for a congregate housing development proposed on Dougall Road North.
- 5.8 Planning & Development Services Department, dated October 10, 2001 re: Agricultural Land Reserve Appeal No. A01-108 – Edwin & Evelyn Henkel – 202 Drake Road
For Council support of an appeal to the Land Reserve Commission for permission to subdivide the property to create a Homesite Severance panhandle lot within the Agricultural Land Reserve.

6. BYLAWS (ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR FIRST READING)

- 6.1 Bylaw No. 8710 (OCP01-013) – Official Community Plan Amendment **requires majority vote of Council (5)**
To add provisions for Hillside Development Guidelines.
- 6.2 Bylaw No. 8711 (TA01-010) – Zoning Bylaw Text Amendment
To add the RU1h – Large Lot Housing (Hillside Area) to Zoning Bylaw 8000
- 6.3 Bylaw No. 8731 (OCP01-008) – Abraham Salloum and Brederick Bloomfield (Mike Jacobs/Emil Anderson Construction Co. Ltd.) – 2025 Rojem Road **requires majority vote of Council (5)**
To change the Future Land Use of a portion of the subject property from Major Park/Open Space to Multiple Family Residential-Low Density

6. BYLAWS (ZONING & DEVELOPMENT) – Cont'd

(BYLAWS PRESENTED FOR FIRST READING) – Cont'd

- 6.4 Bylaw No. 8732 (LUC74-57) – Mike Jacobs/Emil Anderson Construction Co. Ltd.
– 902 Summit Drive
To discharge the Dilworth Mountain Land Use Contract from a portion of the subject property.
- 6.5 Bylaw No. 8733 [Z01-1019(a)] – Emil Anderson Construction Co. Ltd., et al (Mike Jacobs) – 902 Summit Drive and 1969, 1983, 2011 & 2025 Rojem Road
To rezone a portion of the property from A1 – Agriculture 1 to RU1h – Large Lot Housing (Hillside Area) to allow for development of a 50-lot single family subdivision on Dilworth Mountain.
- 6.6 Bylaw No. 8734 [Z01-1019(b)] - Emil Anderson Construction Co. Ltd., et al (Mike Jacobs) – 902 Summit Drive and 1969, 1983, 2011 & 2025 Rojem Road
To rezone a portion of the property from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing to allow for development of approximately 160 multi-family housing units.
- 6.7 Bylaw No. 8735 (Z01-1036) – Timothy & Elaine Weigel – 136 Kathler Road
To rezone the property from RR3 – Rural Residential 3 to RR3s – Rural Residential 3 with Secondary Suite to facilitate a secondary suite above a 2-vehicle garage proposed for construction in an accessory building at the rear of the existing house.
- 6.8 Bylaw No. 8736 (Z01-1037) – Four-D Ventures Ltd. (Axel Hilmer) – 1876 Ambrosi Road
To rezone the property from RU1 – Large Lot Housing to C5 – Transition Commercial to allow for the construction of a 2-storey commercial building with a residential component.

7. REPORTS

- 7.1 Deputy Director of Finance, dated October 9, 2001 re: 2002 Tax Exemption Bylaw No. 8738 requires 2/3 majority vote of all Council (6)
Approval of property tax exemptions for 2002.
- 7.2 Acting Recreation Manager, dated October 9, 2001 re: 2000 Canada Bowl Funding Request (1790-03)
Allocation of \$5,000 from Council's Contingency Fund to help cover a deficit incurred by the Okanagan Sun when hosting the 2000 Canada Bowl junior football championships in Kelowna.
- 7.3 Cemetery Manager, dated October 10, 2001 re: Promontory Green Interment Garden Contract T01-92 (4100-00)
Award of the contract for construction of the Promontory Green Interment Garden to the low bidder Carrier Mausoleums Construction Ltd. for \$881,255 plus GST.
- 7.4 City Clerk, dated October 9, 2001 re: Petitioned Work – Addition to Specified Area No. 21A (B/L 8739)
To receive a petition from residents of the Mugford Road, Macaden Court and Mara Road area for installation of sewer mains and services to the property line and refer the petition to staff to be placed in its order of construction priority.

8. DRAFT RESOLUTIONS

- 8.1 Draft Resolution re: Travel Authorization – Vancouver, B.C. (1800-01)
Authorization for Councillor Shepherd to attend a Dialogue on Health Care forum being held in Vancouver on October 22, 2001.

9. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

- 9.1 Bylaw No. 8712 – Amendment No. 6 to Subdivision, Development & Servicing Bylaw No. 7900
To add works & services requirements and design and construction standards for hillside development.
- 9.2 Bylaw No. 8730 – Housing Agreement Authorization Bylaw – Kelowna Servants Anonymous Society – 1720 Ethel Street
Authorization to enter into a Housing Agreement to ensure the 21-unit apartment development is reserved for affordable housing.
- 9.3 Bylaw No. 8737 – The Army, Navy, Air Force Veterans in Canada Tenancy Agreement Approval Bylaw
Approval of a tenancy agreement exceeding a term of 20 years for a congregate housing development proposed on Dougall Road North.
- 9.4 Bylaw No. 8738 – 2002 Tax Exemption Bylaw **(see report under agenda Item 7.1 for bylaw schedules)**
Exemption of certain properties from municipal taxation for 2002.
- 9.5 Bylaw No. 8740 – Park Land Exchange – West Rutland Elementary School – Houghton Road
Sale of the small park site off O’Keefe Court adjacent to the West Rutland Elementary School to Culos Developments – proceeds to be placed in a reserve fund for purchase of future park lands by the City.

10. COUNCILLOR ITEMS

11. TERMINATION