

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

TUESDAY, OCTOBER 30, 2001

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER

2. Prayer will be offered by Councillor Hobson.

3. CONFIRMATION OF MINUTES

Regular Meeting, October 1, 2001
Public Hearing, October 2, 2001
Regular Meeting, October 2, 2001
Regular Meeting, October 15, 2001
Regular Meeting, October 22, 2001

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

5. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAW PRESENTED FOR AMENDMENT AT 1ST READING, AND THEN 2ND & 3RD READINGS, AS AMENDED)

- 5.1 Bylaw No. 8711 (TA01-010) – Zoning Bylaw Text Amendment
To amend the bylaw, which adds the RU1h – Large Lot Housing (Hillside Area) zone to Zoning Bylaw 8000, by adding a clause that requires a building setback to be a minimum of 4.5 m when it is adjacent to a provincial highway.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- 5.2 Bylaw No. 8710 (OCP01-013) – Official Community Plan Amendment **requires majority vote of Council (5)**
To add provisions for Hillside Development Guidelines.
- 5.3 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
- 5.4 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.
- 5.5 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. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING – Cont'd

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

- 5.6 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.
- 5.7 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.
- 5.8 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.

6. PLANNING

- 6.1 Planning & Development Services Department, dated October 10, 2001 re: Development Variance Permit Application No. DVP01-10,062 and Development Permit Application No. DP01-10,074 – Klaus & Lydia Freichwald (Lisa Knight/EBA Engineering Consultants) – 4424 Hobson Road **Mayor Gray to invite anyone in the public gallery who deems themselves affected by the requested variance to come forward**
*Consideration of a staff recommendation to **not** approve a Development Variance Permit to reduce the setback requirements from Okanagan Lake from the required 10 m to 2.5 m and to **not** approve a Development Permit for a gazebo constructed within the leave strip area.*
- 6.2 Planning & Development Services Department, dated October 12, 2001 re: Development Variance Permit Application No. DVP01-10,071 – Oracle Investments Inc. (Mark Gidden) – 4801 Parkridge Drive **Mayor Gray to invite anyone in the public gallery who deems themselves affected by the requested variances to come forward**
Approval of variances to reduce the minimum front and rear yard setback requirements.

7. BYLAWS

(BYLAWS PRESENTED FOR FIRST READING)

- 7.1 Bylaw No. 8743 (TA01-012) – Zoning Bylaw Text Amendment No. TA01-012
To allow the 's' notation to be added to the zone classification for undersized lots that were created prior to adoption of Zoning Bylaw 8000.
- 7.2 Bylaw No. 8744 (Z01-1039) – Johnathon & Michelle 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.

(BYLAWS PRESENTED FOR FIRST READING) – Cont'd

- 7.3 Bylaw No. 8745 (Z01-1041) – James 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.
- 7.4 Bylaw No. 8746 (TA01-011) – Zoning Bylaw Text Amendment No. TA01-011
To create the RU2h and RM2h zones.
- 7.5 Bylaw No. 8747 (Z01-1048) – 369736 B.C. Ltd., et al (Grant Gaucher) – South of South Ridge Drive
To 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.
8. REMINDERS
9. TERMINATION