

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

**TUESDAY, NOVEMBER 13, 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, October 29, 2001  
Public Hearing, October 30, 2001  
Regular Meeting, November 5, 2001

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

5. **(BYLAW PRESENTED FOR ADOPTION)**

5.1 Bylaw No. 8711 (TA01-010) – Zoning Bylaw Text Amendment  
*To add the RU1h – Large Lot Housing (Hillside Area) to Zoning Bylaw 8000*

6. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING

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

6.1 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.*

6.2 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.*

**(BYLAW PRESENTED TO AMEND THE BYLAW AT FIRST READING AND CONSIDER THE AMENDED BYLAW FOR SECOND AND THIRD READINGS AND ADOPTION)**

6.3 Bylaw No. 8746 (TA01-011) – Zoning Bylaw Text Amendment No. TA01-011  
*To amend the bylaw to delete all references to the RU2h zone and consider the amended bylaw which creates the RM2h zone 2<sup>nd</sup> & 3<sup>rd</sup> readings and adoption.*

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

6.4 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.*

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

- 6.5 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) 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.*

7. PLANNING

- 7.1 (a) Bylaw No. 8716 (Z00-1042) – T172 Enterprises Ltd. (Jim Langley) – 2678 Highway 97 North, and City of Kelowna Official Community Plan Amendment No. OCP00-006 **requires majority vote of Council (5)**  
*To rezone the property from A1 – Agriculture 1 to C10 – Service Commercial to permit the development of an automotive sales facility.*
- (b) Planning & Development Services Department, dated October 16, 2001 re: Development Permit Application No. DP00-10,064 and Development Variance Permit Application No. DVP01-10,054 – T172 Enterprises Ltd. (Jim Langley) – 2678 Highway 97 North **Mayor to invite anyone in the public gallery who deems themselves affected by the requested variance to come forward**  
*Approval of a Development Permit that addresses exterior renovations proposed to the existing single family dwelling to accommodate an automotive sales office, and approval of a variance to permit a lot width that is less than that which is permitted by the Service Commercial zone.*

8. RESOLUTIONS

- 8.1 Draft Resolution re: Helicopter Landing – Santa Claus  
*Approval for Northern Air Support Ltd. to fly Santa Claus from the Kelowna Airport to the Kelowna Golf & Country Club on December 9 & 16, 2001.*
- 8.2 Draft Resolution re: Travel Authorization – Provincial Congress - Vancouver (1800-02)  
*Authorization for the Mayor to travel to attend the Provincial Congress being held on February 26, 2002 in Vancouver.*

9. BYLAWS

**(BYLAWS PRESENTED FOR FIRST READING)**

*Note: Agenda Items No. 9.1 and 9.2 may be dealt with in one resolution*

- 9.1 Bylaw No. 8752 (HRA01-010) – Heritage Revitalization Agreement Authorization Bylaw – J.W. Hughes House – 806 Bernard Avenue  
*To enter into a Heritage Revitalization Agreement to facilitate use of the property as a professional office, an artists studio, a residence and for artwork sales.*
- 9.2 Bylaw No. 8753 (HRA01-011) – Heritage Revitalization Agreement Authorization Bylaw – Park Avenue Properties – 2056 Pandosy Street  
*To enter into a Heritage Revitalization Agreement to permit renovation of the existing building for use as an adult care and counselling facility.*

**(BYLAWS PRESENTED FOR ADOPTION)**

- 9.3 Bylaw No. 8710 (OCP01-013) – Official Community Plan Amendment **requires majority vote of Council (5)**  
*To add provisions for Hillside Development Guidelines.*
- 9.4 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.*
- 9.5 Bylaw No. 8731 (OCP01-008) – Abraham Salloum and Frederick 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*
- 9.6 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.*
- 9.7 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.*
- 9.8 Bylaw No. 8741 – Amendment No. 12 to Development Application Fees Bylaw No. 8034  
*Adds a fee for rezoning to add the ‘h’ designation for hillside areas.*
- 9.9 Bylaw No. 8742 – Amendment No. 5 to Sign Bylaw No. 8235  
*Adds reference to the ‘h’ designation for hillside areas.*
- 9.10 Bylaw No. 8750 – Amendment No. 5 to Sewer Connection Charge Bylaw No. 8469  
*Replace the maps for McCurdy Sewer Service Area No. 21 and Central Rutland Sewer Service Area No. 22 with new maps that exclude the parcels that are within Sewer Specified Areas No. 21A (McKenzie Bench) and No. 22A (Gerstmar Road)*
10. REMINDERS
11. TERMINATION