

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

**TUESDAY, NOVEMBER 19, 2002**

**7:00 P.M.**

(following the Public Hearing)

1. CALL TO ORDER

2. Prayer will be offered by Councillor Day.

3. CONFIRMATION OF MINUTES

Regular Meeting, October 21, 2002  
Public Hearing, October 22, 2002  
Regular Meeting, October 22, 2002  
Regular Meeting, October 28, 2002  
Regular Meeting, November 4, 2002

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

5. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING

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

5.1 Bylaw No. 8925 (Z02-1036) – Double-Day Development Corporation (City of Kelowna) – 1585 Lewis Road  
*To rezone the property from A1 – Agriculture 1 to RR2 – Rural Residential 2 and PC – Parks & Open Space to facilitate the creation of a public park and a rural residential lot.*

5.2 Bylaw No. 8928 (HRA02-0001) – Kelowna Thoracic Surgical Group Ltd. (Brian Quiring/MQLN Architects) – 2178 Pandosy Street  
*Authorization to enter into a Heritage Revitalization Agreement to facilitate use of the property as a medical office for three physicians.*

6. PLANNING

6.1 Planning & Development Services Department, dated October 30, 2002 re: Development Permit Application No. DP02-0060 and Development Variance Permit Application No. DVP02-0061 – R640 Holdings Ltd. (Clive McKenzie/Turik McKenzie Architects Inc.) – 3320 Richter Street **City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward**  
*To increase the permitted building height for a proposed mixed use commercial building from 4 storeys to 5 storeys and approve the form and character of the proposed 5-storey building.*

6. PLANNING – Cont'd

- 6.2 Planning & Development Services Department, dated October 11, 2002 re: Development Permit Application No. DP02-0024 and Development Variance Permit Application No. DVP02-0071 – Karl Schoene (Reiner Teschinsky) – 1283 Bernard Avenue **City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward**

*To consider a request to vary the maximum allowable site coverage and the minimum front yard setback requirement to accommodate two single car garages proposed as an addition to the north end of the existing multi-family building facing Bernard Avenue.*

6.3 (a) **BYLAW PRESENTED FOR ADOPTION**

Bylaw No. 8907 (Z02-1026) – Interior Health Authority (Norm Hatlevik) – 135 Davie Road

*To rezone the property from P2 – Education and Minor Institutional to P1 – Major Institutional to permit renovation of the former May Bennett care home for interim use as office space for the Community Health Support Worker team.*

- (b) Planning & Development Services Department, dated October 3, 2002 re: Development Variance Permit Application No. DVP02-0081 – Interior Health Authority – 135 Davie Road **City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward**

*For authorization to reduce the east side yard setback from 4.5 m to 1.5 m.*

7. BYLAWS**(BYLAWS PRESENTED FOR FIRST READING)**

*Note: Agenda Items No. 7.1 to 7.7 inclusive **may** be dealt with in one resolution. Mayor shall confirm with Council whether they wish to do so, or to remove one or more of the bylaws to be read individually.*

- 7.1 Bylaw No. 8905 (OCP02-0010) – Lutheran Church of Canada, The Alberta-British Columbia District (Brian Quiring, MQLN Architects) – 4091 Lakeshore Road **requires majority vote of Council (5)**

*To change the future land use designation in the OCP to Education/Major Institutional, Multiple Unit Residential (Low Density) and Multiple Unit Residential (Medium Density) to accommodate the development of a church and school facility along with a housing component.*

- 7.2 Bylaw No. 8906 (Z02-1018) – Lutheran Church of Canada, The Alberta-British Columbia District (Brian Quiring, MQLN Architects) – 4091 Lakeshore Road  
*To rezone the property to add the P2 – Education and Minor Institutional zone to the site and to adjust the boundaries of the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zone sites to permit development of a school and church facility along with a multiple housing component.*

- 7.3 Bylaw No. 8931 (Z02-1047) – David & Joan Poole (Rob Richardson) – 464 Morrison Avenue

*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to permit development of a secondary suite in a 1-storey accessory building proposed for construction on the site.*

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

- 7.4 Bylaw No. 8932 (OCP02-0011) – Salem's Developments Ltd., et al (MKS Resources Inc.) – 1075/1095 Highway 33 West **requires majority vote of Council (5)**  
*To change the Future Land Use designation in the OCP to Multiple Unit Residential (Low Density-Transitional).*
- 7.5 Bylaw No. 8933 (Z02-1038) – Salem's Developments Ltd., et al (MKS Resources Inc.) – 1075/1095 Highway 33 West and 145/165/175 Gerstmar Road  
*To rezone the five properties from RU1 – Large Lot Housing to RM4 – Transitional Low Density Housing to permit development of the site with a proposed 4½ storey, 89-unit strata apartment building.*
- 7.6 Bylaw No. 8935 (OCP02-0009) – 352039 BC Ltd. (PSC Planning Solutions Consulting Inc.) – 1910 KLO Road **requires majority vote of Council (5)**  
*To change the Future Land Use designation in the OCP to Neighbourhood Commercial.*
- 7.7 Bylaw No. 8936 (Z02-1035) – 352039 BC Ltd. (Kim McKechnie/PSC Planning Solutions Consulting Inc.) – 1910 KLO Road  
*To rezone the property from A1 – Agriculture 1 to C2 – Neighbourhood Commercial in order to consolidate the property with the existing gas bar and convenience store development at 1850 KLO Road so that the entire site can be redeveloped with a new gas bar, convenience store and automated car wash.*
8. REMINDERS
9. TERMINATION