

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

MONDAY, MARCH 3, 2003

1:30 P.M.

1. CALL TO ORDER

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

3. PLANNING

- 3.1 Planning & Development Services Department, dated February 24, 2003 re: Rezoning Application No. Z03-0001 – Darrell Helfrich – 240 Sadler Road
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for the development of a suite in the basement of the existing dwelling.
- 3.2 Planning & Development Services Department, dated February 25, 2003 re: Rezoning Application No. Z01-1043 – Marlene Collinson (William Collinson) – 551 Sherrydale Crescent (BL8776; BL8777)
To rescind the requirement for a Development Variance Permit Application and advance the OCP and Zone Amending Bylaws for adoption consideration.
- 3.3 Planning & Development Services Department, dated February 26, 2003 re: Rezoning Application No. Z03-0004 – Stober Construction – 1699 Powick Road
To authorize waiving the Public Hearing on the application to rezone the property from I2 – General Industrial to I1 – Business Industrial in order to allow for more office type uses within the existing development.
- 3.4 Planning & Development Services Department, dated February 26, 2003 re: Rezoning Application No. Z02-1059 – Mission Shores Developments (David Tyrell Architect) – 3866-3884 Truswell Road
To rezone the properties from RU1 – Large Lot Housing and W1 – Recreational Water Use to C9 – Tourist Commercial and W2 – Intensive Water Use to facilitate development of a 54-unit townhouse for apartment-hotel use.
- 3.5 Planning & Development Services Department, dated February 26, 2003 re: Rezoning Application No. Z02-1015 and OCP02-0015 – Kirschner Family (Allan Kirschner) – 2045 Garner Road
To amend the OCP and the Kirschner Mountain Area Structure Plan to allow for medium density residential; and to rezone the property from A1 – Agriculture 1 to RU1h – Large Lot Housing (Hillside Area), RU4h – Low Density Cluster Housing (Hillside Area), RU6h – Two Dwelling Housing (Hillside Area), and P3 – Parks & Open Space for facilitate the creation of 108 single family lots.

4. BYLAWS (ZONING & DEVELOPMENT)(BYLAWS PRESENTED FOR FIRST READING)

*Note: Agenda Items No. 4.1 to 4.7 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.*

- 4.1 Bylaw No. 8964 (TA02-0006) – Text Amendment to Zoning Bylaw No. 8000
To amend the C4 – Town Centre Commercial zone by adding “drive-in food services” as a permitted principal use for properties fronting on a provincial highway.
- 4.2 Bylaw No. 8976 (Z02-1024) – Tysen Properties Ltd. (Grant Maddock/Protech Consultants Ltd.) – 5109 Killdeer Road
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to permit the development of a 24-lot single family subdivision within Neighbourhood Two in the SW Okanagan Mission area.
- 4.3 Bylaw No. 8977 (Z99-1060) - Maranda Estates, et al (Grant Maddock/ Protech Consultants Ltd.) – 4654 Westridge Drive and 980 Maranda Court
To rezone the properties from A1 – Agriculture 1 and RR3 – Rural Residential 3 to RR2 – Rural Residential 2, RU1 – Large Lot Housing and P3 – Parks & Open Space to facilitate a subdivision to create 4 residential lots and a park lot.
- 4.4 Bylaw No. 8978 (Z02-1056) - 417860 Alberta Ltd. (Robert Bennett) – 5065 Frost Road
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to permit the development of a 15-lot single family subdivision within Neighbourhood Two in the SW Okanagan Mission area.
- 4.5 Bylaw No. 8979 (Z02-1046) - Starline Enterprises Ltd. (Wes Friesen/Points West Architecture) – 2260-2270 Haynes Road
To rezone the property from A1 – Agriculture 1 to RM6 – High Rise Apartment Housing to permit develop the site with two 9-storey apartment buildings.
- 4.6 Bylaw No. 8984 (Z03-0002) - Fred Geismayr – 2085 Inkar Road
To rezone the property from RU2 to RU2s – Medium Lot Housing with Secondary Suite to allow for construction of a 2-storey accessory building with a secondary suite and single car garage.
- 4.7 Bylaw No. 8985 (Z03-0004) – Al Stober Construction Ltd. & R.A. McKenzie Enterprises Ltd. – 1699 Powick Road
To rezone the property from I2 – General Industrial to I1 – Business Industrial in order to allow for more office type uses within the existing development.

(BYLAWS PRESENTED FOR ADOPTION)

- 4.8 Bylaw No. 8776 (OCP01-010) – Marlene Collinson (William Collinson) – 551 Sherrydale Crescent **requires majority vote of Council (5)**
To change the future land use in the Official Community Plan from “Rural/Agricultural” to “Single/Two Family Residential” for the subject property.
- 4.9 Bylaw No. 8777 (Z01-1043) – Marlene Collinson (William Collinson) – 551 Sherrydale Crescent
To rezone the property from A1 – Agriculture 1 to RU6b – Two Dwelling Housing with Boarding and Lodging House to facilitate the construction of a 10-bedroom seniors boarding and lodging home.

5. REPORTS

- 5.1 Transportation Manager, dated February 26, 2003 re: Tender T03-12 – 2003 Asphalt Overlay Contract (5400-10)
To award the 2003 asphalt overlay contract to Emil Anderson Construction Ltd. at a bid price of \$523,542.60), GST included.
- 5.2 Wastewater Manager, dated February 26, 2003 re: Award of Construction Contract TE03-04 - Byrns/Baron Trunk Sewer (5340-07)
To award Contract No. 2 for construction of the Byrns/Baron Trunk Sewer to Peters Bros. Construction Ltd. at a bid price of \$1,965,843.90, GST included.
- 5.3 Civic Properties Manager, dated February 26, 2003 re: Chapman Retail Commercial Space Lease – Okanagan Pilates and Health Inc. (2380-20)
To approve a 5-year lease of commercial space for an exercise facility on the ground floor of the Chapman Parkade.
- 5.4 Civic Properties Manager, dated February 26, 2003 re: Chapman Retail Commercial Space Lease – Mac & Klein Ltd. (2380-20)
To approve a 5-year lease of commercial space for a ladies fashions shop on the ground floor of the Chapman Parkade.

6. DRAFT RESOLUTIONS

- 6.1 Draft Resolution re: Council Policy 101 – Conversion of Overhead Power Lines (BL 8966)
For Council's approval of the wording of the policy which has been amended to incorporate revisions already authorized by Council in January 2003 to the policy and Electricity Regulation Bylaw (see 7.1 below).

7. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

- 7.1 Bylaw No. 8966 – Amendment No. 8 to City of Kelowna Electricity Regulation Bylaw No. 7639
To provide direction on when overhead power lines will be converted to underground.

8. COUNCILLOR ITEMS

9. TERMINATION