

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

TUESDAY, MARCH 18, 2003

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, February 17, 2003
Public Hearing, February 18, 2003
Regular Meeting, February 18, 2003
Regular Meeting, February 24, 2003
Regular Meeting March 3, 2003
Regular Meeting, March 10, 2003

4. Councillor Hobson 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. 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.
- 5.2 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.
- 5.3 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.
- 5.4 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.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)

- 5.5 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.
- 5.6 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.

6. PLANNING REPORTS

- 6.1 Planning & Development Services Department, dated February 18, 2003 re: Development Variance Permit Application No. DVP03-0013 – Andrew & Louise Griffin – 4186 Lakeshore Road **Mayor to invite anyone in the public gallery who deems themselves affected by the requested variance to come forward**
For approval to vary the Okanagan Lake sight line requirements of the zoning Bylaw to accommodate an addition to an existing single family dwelling.
- 6.2 Planning & Development Services Department, dated February 18, 2003 re: Development Variance Permit Application No. DVP03-0014 – Mark Krehel – 4674 Fuller Road **Mayor to invite anyone in the public gallery who deems themselves affected by the requested variance to come forward**
For approval to vary the Okanagan Lake sight line requirements of the zoning Bylaw to accommodate a new single family dwelling.

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

*Note: Agenda Items No. 6.1 to 6.6 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. 8986 (Z02-1060) – Ian & Marguerite Sisett – 518 McKay Avenue
To rezone the property from RU6 – Two Dwelling Housing to C4 – Town Centre Commercial to allow use of the existing dwelling as a retail store.
- 7.2 Bylaw No. 8987 (OCP02-0013) – Ivanhoe Cambridge Inc. (IBI Group) – 2430 Highway 97 North **requires majority vote of Council (5)**
To amend the OCP by changing the future land use designation identified in the Central Park Golf Course Area Structure Plan from ‘Commercial’ and ‘Industrial’ to ‘Commercial.’
- 7.3 Bylaw No. 8988 (Z02-1045) – Ivanhoe Cambridge Inc. (IBI Group) – 2430 Highway 97 North
To rezone the property from P3 – Parks and Open Space to C3 – Community Commercial for development of the site with 4 commercial buildings with associated parking.
- 7.4 Bylaw No. 8989 (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.

(BYLAWS PRESENTED FOR FIRST READING) – Cont'd

7.5 Bylaw No. 8991 (OCP02-0015) – The Kirschner Family (Allan Kirschner and Dan Middal) – 2045, 2053 and 2061 Garner Road, 1625 Verdure Road and 2980 Gallagher Road **Requires majority vote of Council (5)**
To amend the OCP and the Kirschner Mountain Area Structure Plan to allow for medium density residential.

7.6 Bylaw No. 8992 (Z02-1015) - The Kirschner Family (Allan Kirschner and Dan Middal) – 2045, 2053 and 2061 Garner Road, 1625 Verdure Road and 2980 Gallagher Road
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 to facilitate the creation of 108 single family lots.

8. REMINDERS

9. TERMINATION