

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

TUESDAY, APRIL 1, 2003

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, March 17, 2003
Public Hearing, March 18, 2003
Regular Meeting, March 18, 2003
Regular Meeting, March 24, 2003
4. Councillor Blanleil 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. 8956 – Z02-1051 – Walter and Lidia Baumgart – 952 & 962 Lawson Avenue
To rezone the property from RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to permit the construction of a 16-unit townhouse development.
- 5.2 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.
- 5.3 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.’
- 5.4 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.
- 5.5 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.

6. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING – Cont'd

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

- 5.6 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.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)

- 5.7 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.

6. PUBLIC MEETING TO RECEIVE INPUT ON LIQUOR LICENCE APPLICATION:

NOTE: Council shall consider whether, based on the input received, the majority are in favour or not in favour of the licence to be granted by the Provincial Liquor Licencing Branch.

- 6.1 Planning & Development Services Department, dated February 24, 2003 re: Liquor Licensing Application No. LL03-0001 – 475872 BC Ltd. (Gotcha Nightclub) – 238 Leon Avenue **Mayor to invite anyone in the public gallery who deems themselves affected by this liquor licence application to come forward**
Consideration of a request to increase the licensed person capacity of the cabaret from 313 to 405.

7. PLANNING

NOTE: It is necessary for the bylaws under agenda items No. 5.3 and 5.4 to have been adopted in order for Council to consider the following report.

- 7.1 Planning & Development Services Department, dated March 10, 2003 re: Development Permit Application No. DP02-0118 and Development Variance Permit Application No. DVP02-0119 – Mission Shores Developments (David Tyrell Architect) – 3866-3884 Truswell 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**
To approve variances for projections into required front and side yards as well as a variance for an Okanagan Lake sight line infringement.

8. BYLAWS

(BYLAWS PRESENTED FOR FIRST READING)

*Note: Agenda Items No. 8.1 to 8.4 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.*

- 8.1 Bylaw No. 8990 (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.
- 8.2 Bylaw No. 8996 (Z03-0005) – Jean-Anne Copley and Joseph Popoff – 477 Osprey Avenue
To rezone the property from P2 – Education and Minor Institutional to RU6 – Two Dwelling Housing in order to acknowledge the existing semi-detached housing on the site.
- 8.3 Bylaw No. 8999 (TA03-0003) - Al Stober Construction (Mark Stober) – 1620/1632 Dickson Avenue
To amend the CD14 – Comprehensive High Tech Business Campus Zone to allow construction of the phase II building as a 6-storey building rather than a 4 storey building.
- 8.4 Bylaw No. 9000 (Z03-0006) – Bob Volk – 795 Hollywood Road
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to legalize an existing secondary suite in an accessory building.

9. REMINDERS

10. TERMINATION