

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

**TUESDAY, JULY 8, 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, June 23, 2003  
Public Hearing, June 24, 2003  
Regular Meeting, June 24, 2003
4. Councillor Cannan 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. 9016 (Z03-0021a) – Willcliff Holdings Ltd. (RJ McMasters Pub) – 1992 Dilworth Drive  
*Add the Retail Liquor Sales (rls) designation to the C6 – Regional Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.2 Bylaw No. 9017 (Z03-0021b) – MS Development Inc. (Yamas) – 1630 & 1654 Ellis Street  
*Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.3 Bylaw No. 9018 (Z03-0021c) – R93 Enterprises Ltd. (Hotel Eldorado) – 500 Cook Road  
*Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.4 Bylaw No. 9019 (Z03-0021d) - K & J Noble Holdings Ltd. (Willow Inn) – 235 Queensway Avenue  
*Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.5 Bylaw No. 9020 (Z03-0021e) – Corrigan (Waterfront Wines) – 1160 Sunset Drive  
*Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*

5. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING – Cont'd**(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)** – Cont'd

- 5.6 Bylaw No. 9021 (Z03-0021f) – Bill-Ed Logging Ltd. et al (Prestige Inn) – 1675 Abbott Street  
*Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.7 Bylaw No. 9022 (Z03-0021g) – 475872 BC Ltd. (Gotchas) – 238 Leon Avenue  
*Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.8 Bylaw No. 9023 (Z03-0021h) – Lexlaur Properties Inc. (Senior Frogs) – 274 Lawrence Avenue  
*Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.9 Bylaw No. 9024 (Z03-0021i) – Grand Okanagan Resort – 1310 Water Street  
*Add the Retail Liquor Sales (rls) designation to the C8 – Convention Hotel Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*
- 5.10 Bylaw No. 9025 (Z03-0021j) – Northland Properties Ltd. (Sandman Hotel) – 2130 Harvey Avenue  
*Add the Retail Liquor Sales (rls) designation to the C9 – Tourist Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch*

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

- 5.11 Bylaw No. 8960 (TA02-0007) – City of Kelowna Zoning Bylaw Text Amendment  
*Amendments to address new Provincial Liquor Control Policies.*
- 5.12 Bylaw No. 8980 (Z03-0007) – Various Properties (City of Kelowna)  
*To add the LP (Liquor Primary) and RLS (Retail Liquor Sales) designation to the current zoning of properties that will become non-conforming with amendments to the City of Kelowna Zoning (TA02-0007) that are required in response to Provincial Government changes to liquor licensing regulations.*
- 5.13 Bylaw No. 9052 (Z03-0018) – Jacob & Irene Welder – 1299 Rodondo Place  
*To rezone the property from RR1 – Rural Residential 1 to RU1 – Large Lot Housing to facilitate a subdivision to create an additional single family lot.*

6. PLANNING

- 6.1 Planning & Corporate Services Department, dated June 2, 2003 re: Development Permit Application No. DP03-0027 and Development Variance Permit Application No. DVP03-0028 – Hillcrest Okanagan Projects Inc. (Pointe of View Marketing BC Ltd.) – 3101 Country Club Drive **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 the form and character of “The Pointe at Quail Ridge” which consists of 118 units of apartment housing in two 4-storey buildings and grant variances to the parking requirements, side and rear yard setbacks, and allow balconies to project into the required front yards.*

7. BYLAWS

**(BYLAWS PRESENTED FOR FIRST READING)**

*Note: Agenda Items No. 7.1 to 7.4 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.*

- 7.1 Bylaw No. 9054 (OCP03-0009) – Glenwest Properties (Paul Rosenau/Ekistics Town Planning Inc.) – Glenmore Highlands **requires majority vote of full Council (5)**  
*To amend the future land use designation in the Official Community Plan and Glenmore Highlands Area Sector Plan to accommodate development of the next phase of Glenmore Highlands.*
- 7.2 Bylaw No. 9055 (TA03-0007) - Glenwest Properties (Paul Rosenau/Ekistics Town Planning Inc.) – Glenmore Highlands  
*To add the RU3hs – Small Lot Housing (Hillside Area) with Secondary Suite zoning designation.*
- 7.3 Bylaw No. 9056 (Z02-1061) - Glenwest Properties (Paul Rosenau/Ekistics Town Planning Inc.) – Glenmore Highlands  
*To rezone the next phase of the Glenmore Highlands property to various zones to facilitate the development of approx. 1,250 single and multi-family units along with a commercial component and associated utilities and parks and open space.*
- 7.4 Bylaw No. 9057 (HRA03-0001) - Heritage Revitalization Agreement – Cheryl & David Negrin – 2094 Abbott Street  
*Authorization to enter into an HRA to allow the property to be subdivided into two lots and allow for the relocation/restoration of the existing heritage house on one of the lots and for a new house that would not meet the side yard setbacks or lot width requirements of the zone to be built on the other.*

**(BYLAWS PRESENTED FOR FIRST THREE READINGS)**

- 7.5 Bylaw No. 9010 – Road Exchange Bylaw – 5920 Chute Lake Road  
*To dispose of a portion of Chute Lake Road in exchange for a portion of land north of the current alignment of Chute Lake Road within the boundaries of the subject property.*

8. REMINDERS

9. TERMINATION