

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

MONDAY, AUGUST 18, 2003

1:30 P.M.

1. CALL TO ORDER

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

3. PLANNING

- 3.1 Planning & Corporate Services Department, dated August 13, 2003 re: Rezoning Application No. Z03-0027 and OCP03-0008 – Telus Communications (Kasian Kennedy/P.J. Mallen) – 1500 Hardy Street
To change the future land use designation in the OCP from Public Services/Utilities to Commercial and to rezone the property from P4 – Utilities to C4- Town Centre Commercial to facilitate a two lot subdivision with a commercial use on one property.
- 3.2 Planning & Corporate Services Department, dated August 6, 2003 re: Bylaw No. 9063 - Housing Agreement Authorization Bylaw – R.S.S.D. Ventures Ltd. and R434 Enterprises Ltd. (Tony Lockhorst) – 1959-1971 Pandosy Street (DP03-0029; DVP03-0030)
To advance the necessary bylaw for first three readings by Council.
- 3.3 Planning & Corporate Services Department, dated July 17, 2003 re: Rezoning Application No. Z03-0029 and Text Amendment No. TA03-0006 – OK Corral (Gerald Bruggera) – 1978 Kirschner Road
To add Liquor Primary Establishment Major and Retail Liquor Sales Establishment as permitted uses in the C10 Zone and rezone the subject property from C10 – Service Commercial to C10 - Service Commercial (lp/rls) to bring the zoning of the OK Corral property into conformity with the zoning bylaw and allow for a private liquor store on the site.
- 3.4 Planning & Corporate Services Department, dated July 22, 2003 re: Rezoning Application No. Z01-1018 – Terry Robertson and Kelly Lawrence – 300 Dundas Road
To extend the deadline for adoption of the Zone Amending Bylaw (No. 8698) to July 17, 2004 to allow the applicant more time to upgrade the secondary suite to meet BC Building and Fire Code requirements.
- 3.5 Planning & Corporate Services Department, dated August 12, 2003 re: Rezoning Application No. Z03-0038 – Rancar Services Ltd. (Randy Villeneuve) – 644 Lequime Road
To rezone the property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing in order for the operator of an existing group home on the site to increase the number of permitted residents from 6 to 8.
- 3.6 Planning & Corporate Services Department, dated August 13, 2003 re: Rezoning Application No. Z03-0031 and Heritage Alteration Permit Application No. HAP03-0004 – Charlie Roberts – 1969 Knox Crescent
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for the construction of a secondary suite within an accessory building.

3. PLANNING – Cont'd

- 3.7 Planning & Corporate Services Department, dated July 30, 2003 re: Development Permit Application No. DP03-0054 – Costco Wholesale Canada Ltd. (Dan Huang/Urban Systems) – 2479 Highway 97 North
To allow for a 1,022 m² addition to the north side of the Costco building.
- 3.8 Planning & Corporate Services Department, dated July 29, 2003 re: Development Permit Application No. DP02-0109 – Sandra & Thomas Greenough (Water Street Architecture) – 199 Pinto Road
To approve the form and character of a 2-storey industrial office building to be constructed as phase 1 of proposed development of the site.
- 3.9 Planning & Corporate Services Department, dated August 11, 2003 re: (Multi-Family) Development Permit Application No. DP03-0055 and (Natural Environment/Hazardous Condition) Development Permit Application No. DP03-0095 – Kennedy Construction Ltd., et al – (West of) Quail Ridge Drive
To consider DP applications to allow a proposed 25-unit strata development in Quail Ridge with 5 of the units located in areas of slope 30% or greater.

4. BYLAWS (ZONING & DEVELOPMENT)(BYLAWS PRESENTED FOR ADOPTION)

- 4.1 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
- 4.2 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.
- 4.3 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.
- 4.4 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.

(BYLAWS PRESENTED FOR DEFEAT AT FOURTH READING)

- 4.5 Bylaw No. 8386 (Z98-1045) – The Okanagan Sikh Temple and Cultural Society, Kelowna (R. Turik/Turik Neumann Architects) – 1125 & 1145 Rutland Road North
To rezone the property from RU1 – Large Lot Housing to P2 – Education and Minor Institutional in order to permit the construction of a new Sikh temple.
- 4.6 Bylaw No. 8785 (Z01-1054) – CPAC (Lakeshore Gardens) Inc. (Doug Lane/Water Street Architecture) – 654 Cook Road
To rezone a portion of the property from C9 – Tourist Commercial to RM5 – Medium Density, Multiple Housing to permit development of a 151-unit congregate housing and 36-unit seniors care facility.

5. REPORTS

- 5.1 Licence & Bylaw Enforcement Supervisor, dated August 8, 2003 re: Amendments to City of Kelowna Parks Bylaw No. 6819-91 (BL9071; 3760-00)
To amend the bylaw to prohibit camping in parks except in certain permitted circumstances and to provide for seizure and detention of camping equipment left in parks.
- 5.2 Recreation Supervisor, Administration/Marketing, dated August 8, 2003 re: Parkinson Recreation Centre Sign Renovations (3090-20)
Authorization to replace the electronic reader display component of the sign at the PRC with a larger more readable electronic sign at a cost of \$26,000.
- 5.3 Transportation Manager, dated August 11, 2003 re: Roads Overlay Program (5400-10; 5340-09-20)
Authorization to spend an additional \$200,000 from the Overlay Reserve to allow full road rehabilitation work in conjunction with the Rutland Sanitary Sewer Specified Area No. 20 project.
- 5.4 Civic Properties Manager, dated August 6, 2003 re: Proposed Glenmore Community Police Office Lease (2380-20-1168; 1710-20)
Approval of a 5-year lease with Glenmore Store Ltd. to provide lease space for the new Glenmore Community Police Office at 1014 Glenmore Road.
- 5.5 Civic Properties Manager, dated August 12, 2003 re: City Park Pavilion Building (0710-20)
To cancel the Request for Proposals that was issued for lease of the Pavilion Building because none of the submissions met the mandatory criteria, instruct staff to enter into negotiations for a lease of the building based on the criteria outlined in the RFP, first with the Okanagan Nature Centre Society having ranked first in the evaluations, and failing a successful negotiation with that part then to negotiate with Foundation 2000 Plus.
- 5.6 Director of Parks & Leisure Services, dated August 13, 2003 re: Mission District Park Recreation and Sports Facility Energy Efficient Systems (6240-20)
Authorization to amend the Design Build Contract with RG Construction Ltd. and to amend the Operating, Maintenance and Management Agreement with RG Facilities Ltd. to reflect design changes that will increase the energy efficiency of the facility.
- 5.7 Cultural District Project Manager, dated August 13, 2003 re: Market Research Study Results – Cultural District (8205-20)
To receive the final report of the market research study conducted by ImagiNetworks for Kelowna's Cultural District.

5. REPORTS – Cont'd

- 5.8 Cultural District Project Manager, dated August 13, 2003 re: Sunshine Theatre Company (1853-20)
To approve release of the 2003 budgeted grant of \$25,000 to Sunshine Theatre to use for purposes other than the 2003 Comedy Festival which was cancelled.

6. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

*Note: Agenda Items No. 6.1 to 6.4 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.*

- 6.1 Bylaw No. 8971 – Road Exchange Bylaw – 3974 Todd Road
Authorization to dispose of an unconstructed portion of Todd Road in exchange for an alternate road alignment.
- 6.2 Bylaw No. 9062 – Road Exchange Bylaw – Findlay Road
Authorization to dispose of an excess portion of Findlay Road in exchange for a road dedication to extend Findlay to McCurdy Road.
- 6.3 Bylaw No. 9063 – Housing Agreement Authorization Bylaw – RSSD Ventures Ltd. and R484 Enterprises Ltd. – 1959-1971 Pandosy Street **Bylaw circulated with report under agenda item No. 3.2**
To set out the terms and conditions for development of a proposed 3.5 storey, 36-unit apartment building on the property.
- 6.4 Bylaw No. 9071 – Amendment No. 7 to City of Kelowna Parks Bylaw No. 6819-91
To prohibit camping in parks except in certain permitted circumstances and to provide for seizure and detention of camping equipment left in parks.

7. COUNCILLOR ITEMS

8. TERMINATION