

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

TUESDAY, DECEMBER 2, 2003

7:00 P.M.

1. CALL TO ORDER

2. Prayer will be offered by Councillor Given.

3. CONFIRMATION OF MINUTES

Regular Meeting, October 27, 2003
Public Hearing, October 28, 2003
Regular Meeting, October 28, 2003
Regular Meeting, November 3, 2003
Regular Meeting, November 17, 2003
Public Hearing, November 18, 2003
Regular Meeting, November 18, 2003
Regular Meeting, November 24, 2003

4. Councillor Given requested to check the minutes of this meeting.

5. PLANNING

5.1 Planning & Corporate Services Department, dated November 13, 2003 re: Development Variance Permit Application No. DVP03-0151 – Alan & Rita Clarke (D.E. Pilling & Associates) – 1980-1984 Union 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 vary the road frontage improvement requirements for the Union Road and future Glenmore Road bypass as required by the Subdivision, Development & Servicing Bylaw in order to facilitate a 2-lot rural subdivision.

5.2 Planning & Corporate Services Department, dated November 10, 2003 re: Development Variance Permit Application No. DVP03-0138 – Denise & Annie Heinrichs (Paul Heinrichs) – 3721 Mission Springs 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 vary the front yard setback from 6 m to 5.67 m for an addition that is proposed to the existing garage.

5.3 (a) Planning & Corporate Services Department, dated November 5, 2003 re: Development Variance Permit Application No. DVP03-0122 – Simple Pursuits Inc. – 1007 Rutland Road North **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 allow the roof overhang of a convenience store to project 1.5 m rather than the permitted 0.6 m into front and side yard setbacks.

- (b) Planning & Corporate Services Department, dated November 26, 2003 re: Development Permit Application No. DP03-0121 – Simple Pursuits Inc. – 1007 Rutland Road North
To approve the form and character of a proposed convenience store.
- 5.4 Planning & Corporate Services Department, dated November 12, 2003 re: Development Variance Permit Application No. DVP03-0144 and Development Permit Application No. DP03-0116 – Peter Becker (John Mailey) – 1125 Bernard Avenue **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 vary the off-street parking setback along a property adjacent to a residential zone from 1.5 m to 0 m, to vary the setback from residential zones for refuse/recycling bins from 3.0 m to 0 m, and to approve the form and character of a proposed mixed-use building with commercial uses at-grade and 3 storeys of residential above.
- 5.5 Planning & Corporate Services Department, dated October 28, 2003 re: Development Variance Permit Application No. DVP03-0114 – Doug Clark and Brian Johnston (Doug Clark) – 613 Sutherland Avenue **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 vary the rear yard setback from 6.0 m to 2.5 m and to vary the maximum permitted site coverage from 50% to 52.3% to accommodate construction of 2 small houses linked by an attached garage.
- 5.6 Planning & Corporate Services Department, dated October 7, 2003 re: Development Variance Permit Application No. DVP03-0112 – David, Frank and Anita Peter (David Peter) – 1741 Little Avenue **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 vary the rear yard setback from 7.5 m to 1.83 m for the addition of a carport to the side of the single family dwelling.
- 5.7 Planning & Corporate Services Department, dated October 29, 2003 re: Development Variance Permit Application No. DVP03-0115 – Ryan Peterson (Paul Warren/Homequest Construction) – 2184 Aberdeen Street **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 vary the side yard setback from 2.0 m to 1.5 m for an accessory building with secondary suite that was incorrectly sited.

6. 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.*

- 6.1 Bylaw No. 8952 (Z03-0054) – Robert & LeeAnne Ursel – 4684 Fordham Road
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for the construction of an accessory building with a secondary suite.

(BYLAWS PRESENTED FOR FIRST READING) – Cont'd

- 6.2 Bylaw No. 9096 (OCP03-0013) – Official Community Plan Amendments
To update the policy and mapping to reflect the new OCP timeframe to 2020 and incorporate the new 20 year major road network and road classification plan, financing plan, and future land use map and chapter.
- 6.3 Bylaw No. 9106 (Z03-0051) – David & Joan Poole (Rob Richardson) – 464 Morrison Avenue
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for construction of a 1-storey accessory building that would be developed as a secondary suite.
- 6.4 Bylaw No. 9116 (Z03-0042) – G. Toye Construction – 140 & 160 Woods Road
To rezone the property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing for the development of 14-units of 2-storey row housing in a total of four buildings.
- 6.5 Bylaw No. 9118 (Z03-0024) – Jack Scherle and 481124 B.C. Ltd. (Don Green) – 1430, 1440, 1460 and 1480 Highway 33 West
To rezone the property from RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing for the development of 28 units of 2-storey row housing in a total of eight buildings.
- 6.6 Bylaw No. 9119 (TA03-0010) – City of Kelowna Zoning Bylaw Amendments
Amendments to reduce or eliminate impacts from secondary suites in accessory buildings.

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

- 6.7 Bylaw No. 9122 – Amendment No. 1 to City of Kelowna Advisory Planning Commission Bylaw No. 8546
To provide for the appointment of two alternate members.
- 7. REMINDERS
- 8. TERMINATION