

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

TUESDAY, FEBRUARY 10, 2004

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, January 26, 2004
Public Hearing, January 27, 2004
Regular Meeting, February 2, 2004
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. 9148 (Z03-0062) – Robtree Enterprises Ltd. (Robert Gaspari) – 2629 Richter Street
To rezone the property from RU6 – Two Dwelling Housing to RM1 – Four-Plex Housing to accommodate construction of a 2-storey 4-plex.
- 5.2 Bylaw No. 9150 (Z03-0057) – Professional Diving Technology Ltd. (Vern Johnston/Diving Dynamics) – 1884 Ambrosi Road
To rezone the property from Ru1 – Large Lot Housing to C5 – Transition Commercial for development of the site with a 2-storey commercial building to be occupied by the 4 divisions of Diving Dynamics.
- 5.3 Bylaw No. 9157 (Z03-0058) – Victor Projects Ltd. (Pelman Architecture Inc.) – 1835 Leckie Road
To rezone the property from A1 – Agriculture 1 to RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing to allow for 103 units of seniors’ congregate housing to be developed on the portion of the property fronting Leckie Road and for the construction of 31 townhouse units on the balance of the site.
- 5.4 Bylaw No. 9158 (TA03-0012) – City of Kelowna Zoning Bylaw Amendment
To remove the size restriction currently placed on Retail Liquor Stores
- 5.5 Bylaw No. 9159 (OCP99-009) – 454979 BC Ltd. (FWS Construction Ltd.) – 1570 KLO Road **Requires majority vote of Council (5)**
To amend the OCP to change the future land use designation of the subject property from Multiple Unit Residential (Low Density) to Multiple Unit Residential (Medium Density).

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

- 5.6 Bylaw No. 9160 (Z99-1025) – 454979 BC Ltd. (FWS Construction Ltd.) – 1570 KLO Road
To rezone a portion of the property from A1 – Agriculture 1 to RM4 – Transitional Low Density Housing to facilitate a new 192-unit congregate housing development along with a 59-unit addition to the existing 105-unit “Mountainview Village” seniors’ congregate housing and care facility.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)

- 5.7 Bylaw No. 9149 (Z03-0068) – Patricia Veitch – 1336 Mountainview Street
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for a secondary suite in a 1.5 storey accessory building that is proposed for construction.
- 5.8 Bylaw No. 9161 (Z03-0052) – Bell Mountain Estates Ltd. – Swainson Road
To rezone part of the property from A1 – Agriculture 1 to RU1h – Large Lot Housing (Hillside) to accommodate a 17 lot subdivision.

6. PLANNING

- 6.1 Planning & Corporate Services Department, dated January 22, 2004 re: Development Variance Permit Application No. DVP03-0176 – 634562 BC Ltd. and Corcoran Industries Ltd. (Ken Corcoran) – 4104 Lakeshore 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 to come forward**
To vary the side yard setback from 4.5 m to 3 m for a new single family dwelling proposed for construction on the site.

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

*Note: Agenda Items No. 7.1 to 7.6 **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. 9120 (TA02-0005) – Amendments to City of Kelowna Zoning Bylaw No. 8000
For amendments intended to clarify sections of the bylaw and correct omissions and inconsistencies that have been noticed through daily application of the bylaw.
- 7.2 Bylaw No. 9163 (Z03-0061) – Scandilog Homes Ltd. – 1937-1939 Harvey Avenue
To rezone the property from C10 – Service Commercial to C3 – Community Commercial to facilitate development of a 1-storey commercial building proposed for retail use.
- 7.3 Bylaw No. 9164 (Z03-0074) – Aberdeen Holdings Ltd. (Pupus Enterprises) – 2355-2395 Gordon Drive
To rezone the property from C3 – Community Commercial to C3rls (Community Commercial (Retail Liquor Sales) to accommodate a new licensee retail store on the SE corner of Gordon Drive and Guisachan Road.

(BYLAWS PRESENTED FOR FIRST READING) – Cont'd

- 7.4 Bylaw No. 9165 (OCP04-0002) – Amendment to Kelowna 2020 - Official Community Plan Bylaw No. 7600
To make the OCP policy direction consistent with Housing Reserve Fund Bylaw 8593.
- 7.5 Bylaw No. 9166 (TA03-0013) – Amendment to City of Kelowna Zoning Bylaw No. 8000
To amend the existing definition of 'Public Education Services' in Zoning Bylaw No. 8000.
- 7.6 Bylaw No. 9170 (Z03-0060) – D. Gerald Sager and Sylvia Wearne – 255 Lake Avenue
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to accommodate a proposed addition to the existing heritage house that would include a single vehicle garage, a secondary suite, and additional living space for the principal dwelling. Side and rear yard setbacks are being requested through the Heritage Alteration Permit.
8. REMINDERS
9. TERMINATION