

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

TUESDAY, MARCH 23, 2004

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Given.
3. CONFIRMATION OF MINUTES
Regular Meeting, March 8, 2004
Public Hearing, March 9, 2004
Regular Meeting, March 9, 2004
Regular Meeting, March 15, 2004
4. Councillor Clark 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. 9188 (Z03-0064) – Robert Bennett – 5065 Frost Road
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a proposed 15-lot subdivision.
- 5.2 Bylaw No. 9189 (Z03-0072) – Okanagan Sikh Temple and Cultural Society – 1145 & 1125 Rutland Road North
To rezone the property from RU1 – Large Lot Housing to P2 – Education and Minor Institutional in order to develop the site with a new Sikh temple.
- 5.3 Bylaw 9191 (Z04-0003) – 684761 BC Ltd. (new owner) - (D.E. Pilling & Associates) – 5127 Chute Lake Road
To rezone the property from A1 – Agriculture 1 to RU1h – Large Lot Housing (Hillside Area) to facilitate a 43-lot, single family residential subdivision.
- 5.4 Bylaw No. 9194 (OCP00-010) – Romesha Ventures Inc. – 1374 Highway 33 East
requires majority vote of Council (5)
To amend the OCP by removing the Educational/Major Institutional future land use designation from the property.
- 5.5 Bylaw No. 9195 (Z00-1059) – Romesha Ventures Inc. – 1374 Highway 33 East
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to accommodate a future single family residential subdivision.

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

- 5.6 Bylaw No. 9192 (OCP04-0003) – Tae Bong Yoo – 633 Lequime Road **requires majority vote of Council (5)**
To change the future land use designation in the OCP from Multiple Unit Residential Low Density to Multiple Unit Residential Medium Density.
- 5.7 Bylaw No. 9193 (Z04-0001) – Tae Bong Yoo – 633 Lequime Road
To rezone the property from RU1 – Large Lot Housing to RM4 – Transitional Low Density Housing to facilitate development of the site with a 3storey, 26-unit condo/apartment building.

6. PLANNING

- 6.1 Planning & Corporate Services Department, dated March 3, 2004 re: Development Variance Permit Application No. DVP04-0006 – Roseanne Peterson (Gordon Turner) – 4576 Fuller 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**
Approval to vary the maximum area for an accessory building in a residential urban zone from 90 m² to 106.37 m².
- 6.2 Planning & Corporate Services Department, dated March 2, 2004 re: Development Variance Permit Application No. DVP04-0007 – Charles Delorme – 752 Raymer 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 to come forward**
Approval to vary the maximum area for an accessory building in a residential urban zone from 90 m² to 114.1 m².
- 6.3 Planning & Corporate Services Department, dated February 17, 2004 re: Development Permit Application No. DP03-0174 and Development Variance Permit Application No. DVP03-0175 – University Business Park Ltd. (Tony Gaspari/Tatus Properties Ltd.) – 3699 Highway 97 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 variances to come forward**
To approve the form and character of a proposed new single storey commercial building providing space for 5 commercial units, and to grant variances to reduce the required landscape buffer width from 2 m to 1.5 m; reduce the setback requirement for off-street parking from 2 m to 1.5 m; and to allow the number of on-site parking spaces to be increased from 18 to 40 stalls.
- 6.4 Planning & Corporate Services Department, dated February 16, 2004 re: Development Permit Application No. DP03-0073 and Development Variance Permit Application No. DVP04-0010 – GAV Enterprises Ltd. (Pal Singla) – 1810-1824 Gordon 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 variances to come forward**
To approve the form and character of a 6storey, 63-room hotel proposed for construction, and to grant variances to reduce the width of the landscape buffer from 3 m to 2m; vary the requirement that off-street loading be oriented away from residential development; vary the required parking from 65 to 63 stalls; and vary the per-stall landscape island requirement for the 63 parking stalls from 2 m² to 0 m.

6.5 (a) **BYLAWS PRESENTED FOR ADOPTION**

- (i) Bylaw No. 9140 – Road Closure and Removal of Highway Dedication Bylaw **Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward**

To close a portion of road no longer required for future highway in exchange for a dedication of road along Kane Road and the Brandt's Creek Corridor.

- (ii) Bylaw No. 9177 (Z03-0070) – 653332 BC Ltd. (George Barnes) – 415 Glenmore Road

To rezone the property from RR3 – Rural Residential 3 to C3 – Community Commercial to accommodate development of the site with a 2-storey commercial building.

- (b) Planning & Corporate Services Department, dated March 3 2004 re: Development Permit Application No. DP03-0171 and Development Variance Permit Application No. DVP03-0172 – 653332 BC Ltd. – 415 Glenmore 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 variances to come forward**

To approve the form and character of the proposed 2-storey commercial building and to grant variances to reduce the front yard setback from 3.0 m to 1.88 m; reduce the flanking side yard setback from 2.0 m to 0.94 m; and reduce the stream protection leave strip from 15.0 m to 7.5 m adjacent to Brandt's Creek.

7. BYLAWS

(BYLAWS PRESENTED FOR FIRST READING)

- 7.1 Bylaw No. 9203 (Z03-0075) – Frost Park Holdings Ltd. – 5010 Frost Road
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a 25-lot single family subdivision within Neighbourhood Two in the Southwest Mission.

8. REMINDERS

9. TERMINATION