

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

**TUESDAY, MAY 18, 2004**

**7:00 P.M.**

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Shepherd.
3. CONFIRMATION OF MINUTES  
Regular Meeting, May 3, 2004  
Public Hearing, May 4, 2004  
Regular Meeting, May 4, 2004  
Regular Meeting, May 10, 2004
4. Councillor Shepherd 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. 9211 (OCP03-0014) – John & Ingrid Paavilainen (Keith Funk/New Town Planning) – 1170 Band Road **requires majority vote of Council (5)**  
*To amend the OCP designation on a portion of the property from “Single/Two Unit Residential” to “Multiple Unit Residential (Low Density) in order to reactivate a congregate housing facility that at one time operated on the property as a legally non-conforming use.*
- 5.2 Bylaw No. 9212 (Z03-0071) - John & Ingrid Paavilainen (Keith Funk/New Town Planning) – 1170 Band Road  
*To rezone a portion of the property from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing in order to reactivate a congregate housing facility that at one time operated on the property as a legally non-conforming use.*
- 5.3 Bylaw No. 9229 (Z03-0022) - R 354 Enterprises Ltd. – 2355/2455 Acland Road  
*To rezone the property from P1 – Major Institutional and P2 – Education and Minor Institutional to I1 – Business Industrial in order that the property may be used as a major warehouse and office facility for the Interior Health Authority.*
- 5.4 Bylaw No. 9230 (OCP04-0001) – Canada Lands Company – 1187 Sunset Drive  
**Requires majority vote of Council (5)**  
*To amend the OCP Future Land Use designation of a portion of the property “Commercial” to “Multiple Unit Residential – High Density”*
- 5.5 Bylaw No. 9231 (Z04-0004) – Canada Lands Company – 1187 Sunset Drive  
*To rezone from C4 – Town Centre Commercial to RM6 – High Rise Apartment Housing in order to facilitate a lot line adjustment.*

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

- 5.6 Bylaw No. 9219 (Z04-0008) – Freda & David Shanko (Freda Shanko) – 840 Princess Court  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to legalize an existing secondary suite within an existing single detached dwelling.*
- 5.7 Bylaw No. 9232 (HD04-0001) - G.D. Loane House – 1858 Abbott Street  
*To consider the designation of the G.D. Loane House as a Municipal Heritage Site.*
- 5.8 Bylaw No. 9234 (OCP04-0008) - Cedar Avenue Land Use Review **requires majority vote of Council (5)**  
*To endorse the recommendations from the Cedar Avenue land use review and proceed with a bylaw to amend the long term future land use designations in the Official Community Plan of the properties within the review area.*
6. PLANNING
- 6.1 Planning & Corporate Services Department, dated April 22, 2004 re: Development Variance Permit Application No. DVP04-0031 – Otto & Anne Fuhrmann – 387 Stellar 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 to come forward**  
*To amend the LUC to allow the rear yard setback requirement for siting of the principal building to be reduced from 7.5 m to 3.0 m.*
- 6.2 Planning & Corporate Services Department, dated April 13, 2004 re: Development Variance Permit Application No. DVP04-0037 – West Rutland Development Corp. (Culos Development Inc.) – 1188 Houghton 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 vary the site front yard setback from 4.5 m to 4.1 m; and the south side yard setback from 1.5 m to 1.2 m to accommodate construction of a single family dwelling on one of the lots in the 34-unit bareland strata development.*
- 6.3 Planning & Corporate Services Department, dated April 15, 2004 re: Development Variance Permit Application No. DVP04-0008 – Sweetwater Management Ltd. (Pattison Sign Group) – 1200 Leathead 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 consider a staff recommendation to not grant a number of requested variances to accommodate signage proposed by the Toyota dealership.*
- 6.4 Planning & Corporate Services Department, dated April 27, 2004 re: Development Variance Permit Application No. DVP04-0039 – City of Kelowna (Kelowna Museum Association/Natalie Limbos-Bomberg) – 470 Queensway 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 variances to come forward**  
*To vary the Sign Bylaw requirements for the maximum allowable area for fascia signs to allow for the implementation of a banner program that would highlight on-going functions and programming at the museum.*

7. BYLAWS

**(BYLAWS PRESENTED FOR FIRST READING)**

*Note: Agenda Items No. 7.1 to 7.5 **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. 9228 (Z04-0022) – City of Kelowna – Various Properties  
*To correct discrepancies in zoning boundaries.*
- 7.2 Bylaw No. 9236 – Kelowna 2020 Official Community Plan Amendments  
**requires majority vote of Council (5)**  
Housekeeping amendments to OCP Bylaw No. 7600
- 7.3 Bylaw No. 9238 (TA04-0001) – City of Kelowna Zoning Bylaw Amendment to Add the CD16 – Bingo and Gaming Zone  
*To designate a zone for bingo, related gaming uses, and other complementary uses.*
- 7.4 Bylaw No. 9239 (Z04-0011) – Springfield Plaza Inc. – 1585 Springfield Road  
*To rezone the Bingo Kelowna establishment from the C10 – Service Commercial Zone to the CD16 – Bingo and Gaming Zone.*
- 7.5 Bylaw No. 9240 (OCP04-0009) – Official Community Plan Amendment **requires majority vote of Council (5)**  
*To acknowledge the second unit housing development guidelines and designate all zones allowing secondary suites and two dwelling housing as intensive residential development permit areas.*
- 7.6 Bylaw No. 9243 – Official Community Plan Amendment **requires majority vote of Council (5)**  
*Changes the policy for Shore Zone Route of Access to require that provision of a route of access be pursued on all pending and future applications for subdivision and rezoning, including single family residential developments.*

8. REMINDERS

9. TERMINATION