

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

TUESDAY, JUNE 1, 2004

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Day.
3. CONFIRMATION OF MINUTES
Regular Meeting, May 17, 2004
Public Hearing, May 18, 2004
Public Hearing, May 25, 2004
Regular Meeting, May 25, 2004
4. Councillor Day 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. 9228 (Z04-0022) – City of Kelowna – Various Properties
To correct discrepancies in zoning boundaries.
- 5.2 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.
- 5.3 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.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)

- 5.4 Bylaw No. 9217 (Z04-0018) – Kelowna Speedometer Ltd (664918 BC Ltd) – 441 Lawrence Avenue
To rezone the property from C7 – Central Business Commercial to C7LP – Central Business Commercial – Liquor Primary in order to accommodate a liquor primary licence for the Blue Gator.
- 5.5 Bylaw No. 9236 – Kelowna 2020 Official Community Plan Amendments **requires majority vote of Council (5)**
Housekeeping amendments to OCP Bylaw No. 7600

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

- 5.6 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.
- 5.7 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.

6. PUBLIC MEETING TO RECEIVE INPUT ON LIQUOR LICENCE APPLICATIONS

- 6.1 Planning & Corporate Services Department, dated April 22, 2004 re: Liquor Licensing Application No. LL04-0004 – Frank Beckmann/Kelowna Speedometer Ltd. [Mark Vinette/664981 BC Ltd. (The Blue Gator)] – 441 Lawrence Avenue **Mayor to invite anyone in the public gallery who deems themselves affected by the liquor licence application to come forward**
For Council's support for a liquor primary license (107 person capacity 107; hours of operation – Monday-Saturday 11 a.m. to 2 a.m.; Sunday 1 p.m. to 2 a.m.) for The Blue Gator.
- 6.2 Planning & Corporate Services Department, dated April 22, 2004 re: Liquor Licensing Application No. LL04-0005 – 622623 BC Ltd. (Brian Lucas/Rascals Night Club) – 150 Highway 33 West **Mayor to invite anyone in the public gallery who deems themselves affected by the liquor licence application to come forward**
To extend the permitted hours of liquor sale from 7 p.m. to 2 a.m. seven days a week, to 9 a.m. to 2 a.m. 7 days a week.

7. PLANNING

- 7.1 Planning & Corporate Services Department, dated April 27, 2004 re: Development Variance Permit Application No. DVP04-0042 – Robert Gaspari – 447 Cascia 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 requirement from 6.0 m to 5.75 m.
- 7.2 Planning & Corporate Services Department, dated May 4, 2004 re: Development Permit Application No. DP04-0035 and Development Variance Permit Application No. DVP04-0036 – 371868 BC Ltd. (Steve Shoranick/MKS Resources Inc.) – 1895-1905 Pandosy 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 approve the form and character of a proposed 4.5 storey, 27-unit apartment building and grant variances to allow for reduced side yard setbacks from 7.5 m to 4.5 m, increased building site coverage from 40% to 48.7%, a reduced number of parking stalls from 43 to 39, increased maximum permitted height from 4 storeys to 4.5 storeys, and a reduced rear yard setback from 9.0 m to 5.0 m.

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

- (i) 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”.
- (ii) Bylaw No. 9231 (Z04-0004) – Canada Lands Company – 1187 Sunset Drive
To rezone the property from C4 – Town Centre Commercial to RM6 – High Rise Apartment Housing in order to facilitate a lot line adjustment.

- (b) Planning & Corporate Services Department, dated May 4, 2004 re: Development Permit Application No. DP04-0018 and Development Variance Permit Application No. DVP04-0019 – Canada Lands Co. CLC Ltd. (Mark Hamilton/The Hulbert Group) – 1153-1157 & 1187 Sunset 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 authorize the form and character of a proposed multiple unit residential development consisting of a 20-storey tower with 82 units, and 7 townhouse units; and grant variances to increase the maximum building height from 16 storeys to 20 storeys, increase the permitted vertical daylighting angle from 65° to 73°, and reduce the rear and side yard setbacks to the proposed parking structure to 0.0 m.

8. BYLAWS

(BYLAWS PRESENTED FOR ADOPTION)

- 8.1 Bylaw No. 9162 – Road Closure & Removal of Highway Dedication Bylaw – 3974 Todd Road **Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward**
To permanently close and remove the highway dedication from a portion of Todd Road.
- 8.2 Bylaw No. 9233 – Road Closure Bylaw – Union Road **Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward**
Authorization to permanently close and remove the highway dedication of a portion of highway on Union Road.
- 8.3 Bylaw No. 9241 – Amendment No. 7 to Development Application Procedures Bylaw No. 8140
Adds procedure for Intensive Residential DP Areas.

9. REMINDERS

10. TERMINATION