

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

MONDAY, JUNE 28, 2004

1:30 P.M.

1. CALL TO ORDER
2. Councillor Horning to check the minutes of the meeting.
3. UNFINISHED BUSINESS

BYLAW PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION

- 3.1 Bylaw No. 9235 (OCP03-0002) – 622664 BC Ltd. (Grant Gaucher) – Finch/Slater/Glenmore North/McKinley Roads **requires majority vote of Council (5) Last considered at May 25, 2004 Public Hearing when Hearing was closed but due to the extent of input received no bylaw readings were considered**
To amend the future land use designation of the properties in the OCP from Future Urban Reserve to Area Structure Plan.
4. PLANNING
 - 4.1 Planning & Corporate Services Department, dated June 23, 2004 re: HRA04-0002 - Heritage Revitalization Agreement – Cheryl McKenzie (Tammy Moore/Scott Davis) – 770 Bernard Avenue
To enter into a Heritage Revitalization Agreement to facilitate use of the subject property as a professional office (advertising and design studio) and a residence.
 - 4.2 Planning & Corporate Services Department, dated June 21, 2004 re: Rezoning Application No. Z04-0038 – Dawn & Darryl Cairney – 3588 Spiers Road
To rezone the property from RR3 – Rural Residential 3 to RR3s – Rural Residential 3 with Secondary Suite to allow for the construction of a secondary suite within an accessory building at the rear of the property.
 - 4.3 Planning & Corporate Services Department, dated June 22, 2004 re: Rezoning Application No. Z04-0015 – Maurice & Marlene Hitchcock – 850 Kinnear Court
To rezone the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite to allow for the development of a secondary suite within an accessory building to be constructed at the rear of the property.
 - 4.4 Planning & Corporate Services Department, dated June 18, 2004 re: Rezoning Application No. Z04-0035 – Hugh Culver – 3967 Bluebird Road
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to accommodate a proposed secondary suite in the basement of the existing single family dwelling.
 - 4.5 Planning & Corporate Services Department, dated June 22, 2004 re: Rezoning Application No. Z04-0013 – 672499 BC Ltd. (Don Lloyd) – 3690 Gordon Drive
To rezone the property from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing to accommodate a multi-family residential development, and to debate the merits of two options being considered for the proposed development.

- 4.6 Planning & Corporate Services Department, dated June 17, 2004 re: Rezoning Application No. Z04-0033 – Michael Reibin (City of Kelowna) – 345-365 Mills Road
To rezone the property from RM3 – Low Density Multiple Housing to RM4 – Transitional Low Density Housing in order to correct an error that occurred during the transition from Zoning Bylaw No. 4500 to Zoning Bylaw No. 8000.
- 4.7 Planning & Corporate Services Department, dated June 23, 2004 re: Rezoning Application No. Z04-0024 – Eugene Weisbeck and Katherine Kraushar (Peter Chataway) – 1324 St. Paul Street
To rezone the property from I2 – General Industrial to C7 – Central Business Commercial in order to bring the property into conformity with the future land use designation in the OCP.
- 4.8 Planning & Corporate Services Department, dated June 22, 2004 re: Rezoning Application No. Z04-0025 – Donald & Rosemary Bigham – 160 Bryden Road
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for the construction of a secondary suite within the principal dwelling.
- 4.9 (a) **BYLAWS PRESENTED FOR ADOPTION**
- (i) 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.
- (ii) 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.
- (b) Planning & Corporate Services Department, dated June 23, 2004 re: Development Permit Application No. DP04-0023 – Springfield Plaza Inc. – 1585 Springfield Road
To approve the form and character of a proposed addition to expand the Bingo Kelowna facility.
- 4.10 (a) **(BYLAW PRESENTED TO RESCIND SECOND READING)**
- 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.
- (b) Planning & Corporate Services Department, dated June 16, 2004 re: Rezoning Application No. Z03-0071, OCP03-0014 – John & Ingrid Paavilainen (Keith Funk/ New Town Planning Services) – 1170 Band Road (B/L 9211 and 9212)
To advance the application to amend the OCP and rezone the portion of the property containing the building proposed for a congregate housing use to a new Public Hearing.

4. PLANNING – Cont'd

- 4.11 Manager of Community Development & Real Estate, dated June 22, 2004 re: Cultural District Design Charette (1853-20)
To endorse the design directions for the Cultural District and direct staff to bring forward any Zoning Bylaw and OCP/DP Guideline amendments necessary to achieve the form and character goals articulated in the Charette.

5. BYLAWS (ZONING & DEVELOPMENT)

(BYLAW PRESENTED FOR ADOPTION)

- 5.1 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.

6. REPORTS

- 6.1 Director of Financial Services, dated June 22, 2004 re: 2003 Annual Financial Report (1900-20)
To receive the annual financial statements, the statement of municipal objectives for 2005 and annual financial report.
- 6.2 Civic Properties Projects Supervisor, dated June 23, 2004 re: Award of Contract for Athans Pool Roof and Siding Replacement 2004 (0760-20-24)
To award the contract to Tomtar Roofing Sheet Metal Ltd. for the amount of \$263,550 (GST excluded).
- 6.3 Wastewater Manager, dated June 23, 2004 re: Award of Construction Contract TE04-09 – North Rutland Local Sewer Service Area No. 20 – Zone E (5340-09-20)
To award the contract to Peters Bros Construction Ltd. for the amount of \$3,313,273.19 including GST that will be rebated.
- 6.4 Water/Drainage Manager, dated June 23, 2004 re: Zone E Specified Area Drainage Works (5340-09-20)
To authorize the expenditure of \$170,000 for drainage works as part of the Zone E North Rutland Sanitary Sewer Project.
- 6.5 Recreation Manager, dated June 21, 2004 re: Watson Road Community School Agreement with School District No. 23 (2280-20-853)
To renew the Joint Use Agreement between the City and the School District for a further 5 year term.
- 6.6 Electrical Manager, dated June 22, 2004 re: Electrical Utility Rates (1824-02)
To approve changes to the City's electrical utility rates effective with the first billing cycle in August and direct staff to prepare the required bylaw for reading consideration by Council.
- 6.7 Manager of Community Development & Real Estate, dated June 8, 2004 re: Development Objectives and Disposition Process for the "Old KSS" Property (0710-20; 0550-01)
To endorse the development objectives for the former school site as the basis for soliciting and reviewing offers to purchase the subject property and direct staff to commence marketing activity.

6. REPORTS – Cont'd

6.8 Community Planning Manager, dated June 22, 2004 re: Affordable Housing Forum Held May 18, 2004 – Update on Affordable Housing Initiatives (5040-20)
To receive the report for information.

7. RESOLUTIONS

7.1 Draft Resolution re: Appointments to Westside Governance Committee (0482-30)

8. COUNCILLOR ITEMS

- Councillor Cannan re: Notice of Motion – Kiwanis Families Against Drunk Driving (KFADD) (0530-01)

9. TERMINATION