

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

MONDAY, JULY 26, 2004

1:30 P.M.

1. CALL TO ORDER
2. UNFINISHED BUSINESS

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- 2.1 Bylaw No. 9259 (OCP04-0005) – J97 Construction Ltd. (Gary Tebbutt) – 914 Craig Road **requires majority vote of Council (5)**
To amend the OCP future land use designation of the property from Single/Two Family Dwelling to Low Density Multiple Dwelling to facilitate development of the property with row housing.
- 2.2 Bylaw No. 9260 (Z04-0012) – J97 Construction Ltd. (Gary Tebbutt) – 914 Craig Road
To rezone the property from A1 – Large Lot Housing to RM3 – Low Density Multiple Housing to facilitate development of the site with 60 units of 2-storey row houses in a total of 11 buildings.
- 2.3 Bylaw No. 9261 (Z04-0028) – Isha Blue (Peter Chataway) – 822 Lawrence Avenue
To rezone the property from RU6 – Two Dwelling Housing to RU6b – Two Dwelling Housing with Boarding House to facilitate a 7 bedroom boarding house.
- 2.4 Bylaw No. 9262 (Z04-0039) - Beverly & Gary Billings (Liz Bennett) – 142 Celano Crescent
To rezone the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite to allow for construction of a secondary suite in the basement of the new dwelling.
3. DEVELOPMENT APPLICATION REPORTS
 - 3.1 Planning & Corporate Services Department, dated July 13, 2004 re: Rezoning Application No. Z04-0037 – Rob Joyal and Bill Ferguson – 2490 Richter Street
To rezone the three existing subject properties from the P4 – Utilities zone to the proposed RU6 – Two Dwelling Housing zone to facilitate a two lot subdivision.
 - 3.2 Planning & Corporate Services Department, dated July 24, 2004 re: Rezoning Application No. Z04-0042 – Jim Gretzinger (Serko Properties Services) – 1703 Lynrick Road
To rezone the subject property from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing and the RU6 – Two Dwelling Housing zone in order to facilitate a 3 lot single and two unit residential subdivision.
 - 3.3 Planning & Corporate Services Department, dated June 13, 2004 re: Agricultural Land Reserve Appeal No. A04-0007 – Emma Waters (Velma Feeny) – 3797 Feeny Road
To obtain approval from the Land Reserve Commission to subdivide the subject property for the purpose of a home site severance.

3. DEVELOPMENT APPLICATION REPORTS – Cont'd

- 3.4 Planning & Corporate Services Department, dated July 22, 2004 re: Official Community Plan Application No. OCP04-0004 and Rezoning Application No. Z04-0010 – Huntington Homes Ltd (Coast Architectural Group/Kevin Ryan) – 2901-2975 Abbott Street and 408-416 Groves Avenue
To amend the future land use designation of Lots 2 & 3 fronting Abbott Street from the Major Parks/Open Space designation to the Multiple Unity Residential – Medium Density designation and to rezone the subject properties from the RU1-Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone in order to construct a 48 – unit apartment building.

4. BYLAWS (ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR ADOPTION)

- 4.1 Bylaw No. 9228 (Z04-0022) – City of Kelowna – Various Properties
To correct discrepancies in zoning boundaries.
- 4.2 Planning & Corporate Services Department, dated July 21, 2004 re: Rezoning Application No. Z03-0021e – Evergreen Lands Limited (City of Kelowna) – 1180 Sunset Drive
To advance Bylaw No. 9020 for adoption consideration.
- 4.2(a) Bylaw No. 9020 (Z03-0021e) – Corrigan (Waterfront Wines) – 1180 Sunset Drive
Add the Retail Liquor Sales (rls) designation to the C7 – Central Business Commercial parent zone to permit a retail liquor sales establishment for an application that is currently in-stream with the Liquor Control and Licensing Branch.

5. REPORTS

- 5.1 Planning & Corporate Services Department, dated July 14, 2004 re: Heritage Building Tax Incentive Program
To introduces a Heritage Incentive Policy that would provide Council and Staff with specific guidelines for dealing with Tax Incentives for Heritage Rehabilitation.
- 5.2 Inspection Services Manager, dated July 15, 2004 re: Meat Inspection Bylaw (4000-00)
To rescind Meat Inspection Bylaw 6498-89 in its entirety.
- 5.3 Assistant Airport General Manager, dated July 12, 2004 re: Additional Land Sub-Lease Area – 600897 B.C. Ltd. (Carson Air) – Kelowna International Airport
To approve expanding 600897 B.C. Ltd's existing airport sub-lease through a supplemental agreement, by approximately 26, 479.44 sq. ft. of airport land.
- 5.4 Acting City Clerk, dated July 20, 2004 re: Alternative Approval Process, Additional Land Sub-Lease Area Agreement – 600897 B.C. Ltd (Carson Air) – Kelowna International Airport
Approval to initiate an alternative approval process regarding an additional land sub-lease area agreement for 600897 B.C. Ltd (Carson Air) for approximately 26, 479.44 sq. ft. of airport land.
- 5.5 Assistant Airport General Manager, dated July 12, 2004 re: Additional Land Sub-Lease Area – Northern Air Support Ltd. – Kelowna International Airport
To approve expanding Northern Air Support Ltd's existing airport sub-lease by approximately 5,372.31 sq. ft. of airport land through a supplemental agreement.

5. REPORTS – Cont'd

- 5.6 Acting City Clerk, dated July 20, 2004 re: Alternative Approval Process, Additional Land Sub-Lease Area Agreement – Northern Air Support Ltd. – Kelowna International Airport
Approval to initiate an alternative approval process regarding an additional land sub-lease area agreement for Northern Air Support Ltd for approximately 5,372.31sq. ft. of airport land to accommodate additional aircraft parking.
- 5.7 Acting City Clerk, dated July 16, 2004 re: Alternative Approval Process, Proposed License for Long Term Private Crossing Agreement with the City of Kelowna and Kelowna Pacific Railway Ltd
Approval to initiate an alternative approval process regarding an agreement for a twenty-five (25) year period.
- 5.8 Director of Financial Services, dated July 21, 2004 re: Disbursement of City Funds Bylaw
To approve changes to the Disbursement of City Funds Bylaw.
- 5.9 Director of Parks and Leisure Services, dated July 21, 2004 re: Master Plan for the Development of Civic Facilities in the Downtown
To support the preparation of a master plan for the development of civic facilities within the Cultural District.
- 5.10 Manager Community Development and Real Estate/Recovery Manager, dated July 19, 2004 re: Okanagan Mountain Fire Recovery Operations
To receive the report concerning activities and costs associated with the recovery from the Okanagan Mountain Park Fire.

6. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)**(BYLAWS PRESENTED FOR FIRST THREE READINGS)**

*Note: Agenda Items No. 6.1 to 6.4 inclusive **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.*

- 6.1 Bylaw No. 9255 – Road Closure and Removal of Highway Dedication Bylaw (3200 Block – Appaloosa Road)
To authorize the City to permanently close and remove the highway dedication of a portion of highway on Appaloosa Road.
- 6.2 Bylaw No. 9265 – Road Closure and Removal of Highway Dedication Bylaw (Loseth Road)
To authorize the City to permanently close and remove the highway dedication of a portion of highway on Loseth Road.
- 6.3 Bylaw No. 9275 – Road Closure and Removal of Highway Dedication Bylaw (4223 & 4313 Bedford Road/Talka Road)
To authorize the City to permanently close and remove the highway dedication of a portion of highway at 4223 & 4313 Bedford Road/Talka Road.
- 6.4 Bylaw No. 9280 – Repeal Meat Inspection Bylaw No. 6498-89
A bylaw to repeal Meat Inspection Bylaw No. 6498-89 and all amendments thereto.

(BYLAWS PRESENTED FOR ADOPTION)

- 6.5 Bylaw No. 9264 – Bertram Street Local Area Service (Construction) Bylaw
(File 653)
To undertake the construction of road drainage, road widening, concrete curb and gutter and landscape of the boulevard by petition for a local area service and to authorize the necessary borrowing.
- 6.6 Bylaw No. 9266 – Amendment No. 10 to City of Kelowna Electricity Regulation
Bylaw No. 7639
To approve for an increase in electrical utility rates.

7. COUNCILLOR ITEMS

8. TERMINATION