

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

TUESDAY, MARCH 8, 2005

5:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Day.
3. Councillor Day requested to check the minutes of this meeting.
4. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- 4.1 Bylaw No. 9458 (Z04-0081) – Elizabeth Csiki and Lisa & Doug Lundquist – 713 Royal Pine Drive
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to facilitate construction of a new 2-storey single family dwelling with a secondary suite above an attached garage.
- 4.2 Bylaw No. 9365 (Z04-0062) - 694230 B.C. Ltd. (Harold Schneider/Mill Creek Developments Ltd.) – 3301 Appaloosa Road
To rezone part of the property from A1 – Agriculture 1 to I2 – General Industrial to accommodate development of the site as an industrial park with eight warehouse buildings.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)

- 4.3 Bylaw No. 9367 (OCP04-0022) - Ravinderdeep Poonian – 908 El Paso Road
Requires majority vote of Council (5)
To change the future land use designation in the OCP from Rural/Agricultural to Single/Two Family Residential.
- 4.4 Bylaw No. 9368 (Z04-0079) - Ravinderdeep Poonian – 908 El Paso Road
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing, RU2 – Medium Lot Housing and RU4 – Low Density Cluster Housing to facilitate a 24-lot single family residential subdivision and 31-unit single and two family cluster housing development.
- 4.5 Bylaw No. 9459 (Z04-0072) - Richard & Linda Monti (Rob Webster/D.E. Pilling & Associates Ltd.) – 1160 Band Road
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a 20 lot single family residential subdivision.
- 4.6 Bylaw No. 9366 (Z05-0001) - Chris Young and Nadia Spodarek (Peter Chataway) – 358 Cadder Avenue
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to facilitate construction of a 1½ storey accessory building with a secondary suite.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION) (Con't)

- 4.7 Bylaw No. 9369 (TA05-0001) – City of Kelowna Zoning Bylaw Amendment (Mixed Use Developments)
Amends the Zoning Bylaw to allow an increased floor area ratio for mixed use projects incorporating social housing components or below ground parking; to ensure that a minimum commercial component is achieved at the street level; and to reduce the parking requirement for the residential component of mixed use developments in the C4 - Urban Centre Commercial zone.
- 4.8 Bylaw No. 9361 (OCP04-0024) - Stream Harbor Enterprises Ltd. – 2767 Saucier Road **Requires majority vote of Council (5)**
To amend the future land use designation in the OCP from Commercial to Rural/Agricultural.
- 4.9 Bylaw No. 9362 (Z04-0084) - Stream Harbor Enterprises Ltd. – 2767 Saucier Road
To rezone the property from C1 – Local Commercial to RR3 – Rural Residential 3 in order to correct an existing legal non-conformity and allow for the addition of an accessory building to the site.
5. **DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS**
- 5.1 Planning & Corporate Services Department, dated January 26, 2005 re: Development Variance Permit Application No. DVP04-0152 – Stream Harbor Enterprises Ltd. – 2767 Saucier 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(s) to come forward**
To vary the minimum lot area requirement for lots not connected to a community sanitary sewer system from 1Ha required to 0.193Ha proposed.
- 5.2 Planning & Corporate Services Department, dated February 11, 2005 re: Development Variance Permit Application No. DVP04-0150 – False Creek Design/William Chan (WB-133 Holdings/Prospera Credit Union) – 2106-2112 Harvey 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(s) to come forward**
To vary the maximum total gross floor area for a financial services branch from 500m² to 732m² proposed, where that financial services establishment does not have a larger branch located within the C7 zone.
- 5.3 Planning & Corporate Services Department, dated January 31, 2005 re: Development Variance Permit Application No. DVP05-0013 – Gary Gaspari – 441 Knowles 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(s) to come forward**
To vary the rear yard setback from 7.5m required to 2.3m proposed.

5. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS (Con't)

5.4 Planning & Corporate Services Department, dated February 3, 2005 re: Development Variance Permit Application No. DVP04-0151 – Okanagan University College (HMA Architects) – 3333 University Way **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 maximum height of 13.5m or 3 storeys permitted to 14.4m or 3 storeys proposed for the Arts Building and from 13.5m or 3 storeys to 16.3m or 3 storeys proposed for the Science Building.

6. REMINDERS

7. TERMINATION