

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

MONDAY, AUGUST 22, 2005

1:30 P.M.

1. CALL TO ORDER
2. Councillor Hobson to check the minutes of the meeting.
3. PUBLIC IN ATTENDANCE
 - 3.1 Welcome to Visiting Delegation from Veendam Sister City
 - 3.2 Steven Francis, Canadian Blood Services re: Interior Drive for Life – Challenge Between Kelowna and Prince George
 - 3.3 Gary August and John Whillis re: Presentation of a Digital Version of the 1905 Fire Map to the City of Kelowna Museum
4. UNFINISHED BUSINESS - Deferred from August 9, 2005 Regular Meeting

(BYLAW PRESENTED FOR SECOND AND THIRD READINGS AND ADOPTION)

- 4.1 [Bylaw No. 9466 \(OCP03-0002\)](#) – Vintage Landing Area Structure Plan **Requires majority vote of Council (5)**
To apply the future land use designations identified in Area Structure Plan No. 5 (McKinley) to the Official Community Plan.

(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS)

- 4.2 [Bylaw No. 9467 \(TA05-0007\)](#) – CD18 – Vintage Landing Comprehensive Resort Development Zone
Creates a new CD18 zone to accommodate the proposed Vintage Landing resort development.
 - 4.3 [Bylaw No. 9468 \(Z03-0009\)](#) - 622664 BC Ltd., et al (Bob Evans and Grant Gaucher) – 1890 McKinley Road, end of Slater Road & West of Slater Road, 4001 & 3650 Finch Road, and Part of 2702 & 3650 Glenmore Road North
Rezones the properties from A1 – Agriculture 1 to CD18 – Vintage Landing Comprehensive Resort Development, P3 – Parks and Open Space; and W2 – Intensive Water Use to facilitate development of the site with a comprehensive project comprised of commercial resort accommodation, resort & wellness village, golf course, vineyard and cottage winery, and a retreat & leadership centre.
5. DEVELOPMENT APPLICATIONS
 - 5.1 [Official Community Plan Amendment No. OCP05-0013 – Bellasera Land Corp. \(New Town Planning\) – 1795 Country Club Drive \(BL9479\)](#)
To amend the OCP future land use designation from Low Density Multiple Dwelling to Commercial in order to operate the existing residential development (58 units of stacked rowhousing) as an apartment hotel.

- (a) Planning & Corporate Services report dated July 29, 2005.

5.1 BYLAW PRESENTED FOR FIRST READING

- (b) [Bylaw No. 9479 \(OCP05-0013\)](#) – Bellasera Land Corp. (New Town Planning) – 1795 Country Club Drive
Amends the OCP future land use designation from Low Density Multiple Dwelling to Commercial to allow the existing residential development (58 units of stacked rowhousing) to be operated as an apartment hotel.
- 5.2 Planning & Corporate Services Department, dated August 9, 2005 re: [Rezoning Application No. Z01-1018 – Terry Robertson and Kelly Lawrence – 300 Dundas Road \(BL8698\)](#)
Extends the deadline for adoption of the zone amending bylaw for 6 months to January 17, 2006.
- 5.3 Planning & Corporate Services Department, dated August 12, 2005 re: [Rezoning Application No. Z02-1052 – Okanagan Manufacturers Ltd. \(Grant Maddock\) – 3732 Highway 97 North \(BL9105\)](#)
Extends the deadline for adoption of the zone amending bylaw for 6 months to November 18, 2005.
- 5.4 Planning & Corporate Services Department, dated August 17, 2005 re: [Rezoning Application No. Z03-0069 – Mary Cresswell – 902 Skyline Street \(BL9276\)](#)
Extends the deadline for adoption of the zone amending bylaw for 6 months to February 10, 2006.

6. BYLAWS (ZONING & DEVELOPMENT)**(BYLAWS PRESENTED FOR FIRST READING)**

- 6.1 [Bylaw No. 9480 \(OCP05-0009\)](#) – R A Quality Homes Ltd. (Tony Kuhn Kuhn) – 632 Craig/Lacombe Road
To change the future land use designation in the OCP from Rural/Agriculture to Single/Two Unit Residential.
- 6.2 [Bylaw No. 9481 \(Z05-0023\)](#) – R A Quality Homes Ltd. (Tony Kuhn Kuhn) – 632 Craig/Lacombe Road
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a proposed 6 lot residential subdivision.

(BYLAWS PRESENTED FOR ADOPTION)

- 6.3 [Bylaw No. 9299 \(LUC04-0001\)](#) – K. Kaminski Construction Ltd. – 2441-2453 Highway 97 North
To discharge Land Use Contract No. LUC76-1114 (M46624) which allows uses consistent with the C10 zone on the property.
- 6.4 [Bylaw No. 9300 \(Z04-0043\)](#) – K. Kaminski Construction Ltd. and City of Kelowna – 2441-2453 Highway 97 North and 2455 Highway 97 North
To rezone the properties to allow for a broader range of commercial uses within the existing building.
- 6.5 [Bylaw 9385 \(Z04-0083\)](#) - John & Sarina Weisbeck (David Pauls/D.E. Pilling & Associates Ltd.) – 1494 Feedham Avenue
Rezones the property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 15-lot single family residential subdivision.

(BYLAWS PRESENTED FOR ADOPTION) – Cont'd

- 6.6 [Bylaw No. 9441 \(Z04-0064\)](#) - Alfred & Christine Kempf (Pushor Mitchell) – 1276 Teasdale Road
Rezones a portion of the property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite to legalize an existing secondary suite in an accessory building.
- 6.7 [Bylaw No. 9444 \(TA05-0004\)](#) – Zoning Bylaw Amendment – Industrial High Technology Research and Product Design – I4 – Central Industrial Zone
Creates and defines the 'Industrial High Technology Research and Product Design' use and adds the use to the I4 – Central Industrial Zone.
7. **NON-DEVELOPMENT APPLICATION REPORTS**
- 7.1 Director of Planning & Corporate Services, dated August 17, 2005 re: [Outdoor Food and Beverage Programs \(6530-18\)](#)
For authorization to proceed with the necessary amendments to allow for entertainment within outdoor seating areas for sidewalk cafes.
- 7.2 Airport General Manager, dated August 18, 2005 re: [Airporter Bus Service Licences – Kelowna International Airport \(2320-20-8048; -8100 & -8045\)](#)
To award 5 year licences to 593697 BC Ltd. (Kelowna Airport Shuttle), Peach City Cabs (Penticton Airport Limo Shuttle) and Vernon Airport Limousine Ltd. and to set the rates for the concession fee for the airporter bus service for the 5 year period.
- 7.3 Wastewater Manager, dated August 9, 2005 re: [Amend the 2005 Financial Plan – Sewer Replacement in Gordon Drive \(5340-01\)](#)
To amend the Plan to allocate \$70,000 for replacement of the sewer main in Gordon Drive, from High Road to Brant Avenue.
- 7.4 Water/Drainage Manager, dated August 22, 2005 re: [Glenmore-Ellison Improvement District Boundary Amendment; South Okanagan Mission Improvement District Property Exclusion \(5600-14\)](#)
To approve requests to add a property on Shayler Court to the GEID service area boundary and to exclude four properties from the SOMID service area boundary.
- 7.5 Environment & Solid Waste Manager, dated August 17, 2005 re: [Compost Site Grading and Project Update \(TE05-12; 5380-03\)](#)
To award the site grading contract for the Kelowna/Vernon Compost Site to Intercoast Utilities Ltd. in the amount of \$519,277.42 GST included.
- 7.6 Transportation Demand Supervisor, dated August 16, 2005 re: [Video Surveillance at Queensway Transit Station \(8500-04\)](#)
To approve plans and costs for reinstatement of video monitoring for the surveillance camera at the Queensway Transit Station.
- 7.7 Transportation Demand Supervisor, dated August 16, 2005 re: [Downtown Parking Lot Landscape Plan \(5480-08\)](#)
To approve proposed standards for landscaping downtown parking lots.
- 7.8 Deputy City Clerk, dated August 18, 2005 re: [Disclosure of Contract with Council Member \(0930-20-082; 0550-01\)](#)
To disclose to the public that the City has entered into an agreement to sell the City-owned property at 1810 Spall Road to Blanleil Holdings, a company owned by Councillor Blanleil.

8. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR ADOPTION)

- 8.1 [Bylaw No. 9475](#) – Amendment No. 10 to Airport Fees Bylaw No. 7982
A bylaw to an increase in the General Terminal Fee of \$0.07 per aircraft seat effective November 1, 2005.
- 8.2 [Bylaw No. 9478](#) – Amendment No. 13 to Sign Bylaw No. 8235
A bylaw to add the “I1” zone to the Industrial and Commercial Zones (C9, C10, I2, I3, I4, and I5) and the CD12 - Airport Zone and the CD15 - Airport Business Park Zone* heading in Section 6 – Specific Zone Regulations.*

(BYLAW PRESENTED TO RESCIND ADOPTION)

- 8.3 [Bylaw No. 9474](#) – Amendment No. 1 to Kelowna Development Cost Charge Bylaw No.9095
The amendment incorporates the northeast corner of the City into the Wastewater Trunks and Treatment boundaries for Development Cost Charge purposes. The bylaw was inadvertently adopted on August 9th, in advance of receiving Inspector of Municipalities’ approval of the bylaw.

9. COUNCILLOR ITEMS

10. TERMINATION