

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

MONDAY, SEPTEMBER 12, 2005

1:30 P.M.

1. CALL TO ORDER

2. Councillor Cannan to check the minutes of the meeting.

3. DEVELOPMENT APPLICATIONS

3.1 Planning & Corporate Services Department, dated September 6, 2005 re: [Agricultural Land Reserve Appeal No. A05-0009 – John & Mary Bullock \(Porter Ramsay\) – 2850 Dunster Road](#)
To obtain Council support of an appeal to the Agricultural Land Commission for a homesite severance subdivision.

3.2 Planning & Corporate Services Department, dated September 6, 2005 re: [Agricultural Land Reserve Appeal No. A05-0006 – Michael Hill – 4407 Wallace Hill Road](#)
To obtain Council support of an appeal to the Agricultural Land Commission to subdivide the subject property into two parcels.

3.3 Planning & Corporate Services Department, dated September 6, 2005 re: [Agricultural Land Reserve Appeal No. A05-0008 – 0720888 BC Ltd. \(D.E. Pilling & Associates\) – 840 Old Vernon Road](#)
To obtain Council support of an appeal to the Agricultural Land Commission to redevelop the subject property into a full service RV Park with 130 spaces.

3.4 [Rezoning Application No. Z05-0031 – Okanagan Seasons Resort Ltd. \(Allan Manson\) – 1490 Mayden Road \(BL9488\)](#)
To rezone the property from RU1 – Large Lot Housing to RM1 – Four Dwelling Housing to facilitate the relocation of an existing dwelling currently at 1510 Highway 33 West to the subject property.

(a) Planning & Corporate Services report dated September 1, 2005.

BYLAW PRESENTED FOR FIRST READING

(b) [Bylaw No. 9488 \(Z05-0031\)](#) – Okanagan Seasons Resort Ltd. (Allan Manson) – 1490 Mayden Road
Rezoned the property from RU1 – Large Lot Housing to RM1 – Four Dwelling Housing to facilitate the relocation of an existing dwelling currently at 1510 Highway 33 West to the subject property.

3. DEVELOPMENT APPLICATIONS – Cont'd

- 3.5 [Rezoning Application No. Z05-0054 – Bruckal Holdings Inc. \(New Town Architectural Services Inc./Patrick McCusker\) – 446 West Avenue \(BL9489\)](#)
To rezone the property from RU1 – Large Lot Housing and RU6 – Two Dwelling Housing to RM4 – Transitional Low Density Housing to accommodate a proposed 3-storey, 9-unit residential building.

(a) Planning & Corporate Services report dated August 18, 2005.

BYLAW PRESENTED FOR FIRST READING

- (b) [Bylaw No. 9489 \(Z05-0054\)](#) – Bruckal Holdings Inc. (New Town Architectural Services Inc./Patrick McCusker) – 446 West Avenue
Rezones the property from RU1 – Large Lot Housing and RU6 – Two Dwelling Housing to RM4 – Transitional Low Density Housing to accommodate a proposed 3-storey, 9-unit residential building.

- 3.6 [Official Community Plan Amendment No. OCP05-0012 and Rezoning Application No. Z05-0045 – Ziprick Place BC Ltd. \(Garry Tomporowski Architects\) – 135 Ziprick Road \(BL9490 & BL9491\)](#)

To amend the OCP future land use designation and rezone the subject property from RM3 – Low Density Multiple Housing to RM4 – Transitional Low Density Housing to facilitate development of the site with a 3-storey, 43-unit apartment building.

(a) Planning & Corporate Services report dated September 2, 2005

BYLAWS PRESENTED FOR FIRST READING

- (b) [Bylaw No. 9490 \(OCP05-0012\)](#) – Ziprick Place BC Ltd. (Garry Tomporowski Architects) – 135 Ziprick Road
Amends the OCP future land use designation for the property from Low Density Multiple Unit Housing to Medium Density Multiple Unit Residential.

- (c) [Bylaw No. 9491 \(Z05-0045\)](#) – Ziprick Place BC Ltd. (Garry Tomporowski Architects) – 135 Ziprick Road
Rezones the property from RM3 – Low Density Multiple Housing to RM4 – Transitional Low Density Housing to facilitate development of the site with a 3-storey, 43-unit apartment building proposed for development on the site.

- 3.7 [Official Community Plan Amendment No. OCP05-0007 – Pier Mac Petroleum Installation Ltd. \(678502 BC Ltd./Gary Yates\) – 3205 Quail Ridge Boulevard](#)

*To consider a staff recommendation to **not** amend the OCP future land use designation for a portion of the subject property from Rural/Agricultural to Single/Two Unit Residential to facilitate a single family residential subdivision.*

- 3.8 Planning & Corporate Services report dated September 1, 2005 re: [Heritage Alteration Permit No. HAP05-0007 – Robert & Benigna Cummings – 2034 Pandosy Street](#)

To authorize the alteration of the heritage building known as the Dr. J.W.M. Shepherd house by removing a portion of the storage room at the north end of the building to accommodate widening the existing driveway.

4. NON-DEVELOPMENT APPLICATION REPORTS

- 4.1 Planning & Corporate Services, dated August 18, 2005 re: [Proposed Amendments to Council Policy No. 148 – Strata Conversion of Existing Occupied Buildings \(0550-06\)](#)
To change the measure of density referred to in the policy from “number of units” to “floor area ratio”.
- 4.2 Airport General Manager, dated August 22, 2005 re: [Consent to Second Mortgage of Sub-Lease – 600897 BC Ltd. – Kelowna International Airport \(2380-20-8057.1\)](#)
For Council consent to a second mortgage of sub-lease between 600897 BC Ltd. (Carson Air) and the Royal Bank of Canada.
- 4.3 Community Planning Manager, dated September 6, 2005 re: [Grants Programs Under Community Planning \(1855-20\)](#)
To approve changes to the administration of the grant programs that fall within the Community Planning budget area, and report on the outcome of the contract awarded to Central Okanagan Foundation for this purpose on a trial basis in 2005.
- 4.4 Transportation Manager, dated September 7, 2005 re: [Traffic Signal System Upgrade – Award of Contract T05-106 \(5460-03\)](#)
To award the contract to Econolite Canada for the amount of \$356,921.55 GST included.
- 4.5 City Clerk, dated August 23, 2005 re: [Alternative Approval Process – Terasen Gas Inc. Legacy Opportunity – 2004 Additions \(2240-20\)](#)
To receive the Certificate of Sufficiency certifying that no elector responses were received against the City’s option to lease the 2004 natural gas distribution system capital additions within the City boundaries under the same basic terms and conditions as the original lease with BC Gas.

5. RESOLUTIONS

- 5.1 Draft Resolution re: [2006 Council Meeting Schedule \(0530-01\)](#)
Sets the dates for the Monday and Tuesday Council Meetings for year 2006.

6. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

- 6.1 [Bylaw No. 9485](#) – Amendment No. 11 to Airport Fees Bylaw No. 7982
Sets the percentage rate of the gross revenue that will be charged for the next five years for the Airporter Bus Service licence agreement to transfer passengers to and from the Kelowna Airport.

7. COUNCILLOR ITEMS

8. TERMINATION