

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

**MONDAY, OCTOBER 3, 2005**

1:30 P.M.

1. CALL TO ORDER

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

3. DEVELOPMENT APPLICATIONS

3.1 [Rezoning Application No. Z05-0029 – Tony Balisky \(D.E. Pilling & Associates Ltd./David Pauls\) – 1240 Band Road \(BL9500\)](#)

*To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a 21 lot single family subdivision.*

(a) Planning & Corporate Services report dated September 16, 2005.

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9500 \(Z05-0029\)](#) - Tony Balisky (D.E. Pilling & Associates Ltd./David Pauls) – 1240 Band Road

*Rezones the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a 21 lot single family subdivision.*

3.2 [Rezoning Application No. Z05-0035 – Donald, Steven, Gordon, Heidi, Allan & - Angelica Kirschner and Neil & Deborah Lachelt \(New Town Planning Services\) - 470 & 500 Fleming Road and 1065 & 1075 Leathead Road \(BL9503\)](#)

*To rezone the properties from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a subdivision resulting in the creation of 6 new lots from the 4 existing lots.*

(a) Planning & Corporate Services report dated September 15, 2005.

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9503 \(Z05-0035\)](#) - Donald, Steven, Gordon, Heidi, Allan & Angelica Kirschner and Neil & Deborah Lachelt (New Town Planning Services) - 470 & 500 Fleming Road and 1065 & 1075 Leathead Road

*Rezones the properties from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a subdivision resulting in the creation of 6 new lots from the 4 existing lots.*

3.3 [OCP04-0019 and Rezoning Application No. Z05-0009 – 616507 BC Ltd. \(D.E. Pilling & Associates Ltd./David Pauls\) – North of McKinley Road \(BL9504; BL9505\)](#)

*To amend the OCP future land use designation of the property from Future Urban Reserve to Rural/Agricultural and rezone the property from A1 – Agriculture 1 to RR1 – Rural Residential 1 to facilitate a proposed 15 lot rural residential subdivision.*

(a) Planning & Corporate Services report dated September 15, 2005.

3. DEVELOPMENT APPLICATIONS – Cont'd3.3 (b) **BYLAW PRESENTED FOR FIRST READING**

- (i) [Bylaw No. 9504 \(OCP04-0019\)](#) – 616507 BC Ltd. (D.E. Pilling & Associates Ltd./David Pauls) – North of McKinley Road **requires majority vote of Council (5)**

*Amends the OCP future land use designation of the property from Future Urban Reserve to Rural/Agricultural*

- (ii) [Bylaw No. 9505 \(Z05-0009\)](#) – 616507 BC Ltd. (D.E. Pilling & Associates Ltd./David Pauls) – North of McKinley Road

*Rezones the property from A1 – Agriculture 1 to RR1 – Rural Residential 1 to facilitate a proposed 15 lot rural residential subdivision.*

3.4 [Rezoning Application No. Z05-0057 – Nagina & Kuldip Johal \(United Homes\) – 570 Bach Road](#) (BL9501)

*To rezone the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to allow for a second house at the rear of the lot.*

- (a) Planning & Corporate Services report dated September 12, 2005.

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9501 \(Z05-0057\)](#) – Nagina & Kuldip Johal (United Homes) – 570 Bach Road

*Rezones the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to allow for a second house at the rear of the lot.*

3.5 [Rezoning Application No. Z05-0055 – Armogan & Elizabeth Odiyar – 375 Taylor Road](#) (BL9498)

*To rezone the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to allow for a second house at the rear of the lot.*

- (a) Planning & Corporate Services report dated September 12, 2005.

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9498 \(Z05-0055\)](#) – Armogan & Elizabeth Odiyar – 375 Taylor Road

*Rezones the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to allow for a second house at the rear of the lot.*

3.6 [Rezoning Application No. Z05-0063 – University of British Columbia – Okanagan \(HMA Architects\) – 4990 Highway 97 North](#) (BL9506)

*To rezone a portion of the property from A1 – Agriculture 1 to P2 – Education and Minor Institutional to allow for a minor realignment of the P2 zoning boundary to accommodate construction of a new student residence building.*

- (a) Planning & Corporate Services report dated September 12, 2005.

3. DEVELOPMENT APPLICATIONS – Cont'd3.6 (b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9506 \(Z05-0063\)](#) – University of British Columbia – Okanagan (HMA Architects) – 4990 Highway 97 North (BL9506)  
*Rezones a portion of the property from A1 – Agriculture 1 to P2 – Education and Minor Institutional to allow for a minor realignment of the P2 zoning boundary to accommodate construction of a new student residence building.*

3.7 [Rezoning Application No. Z05-0050 – Harold Schneider \(694230 BC Ltd.\) – 3302-3316 Appaloosa Road \(BL9502\)](#)

*To rezone the westerly portion of the property from I2 – General Industrial to I1 – Business Industrial to allow for a broader range of uses on that portion of the site.*

(a) Planning & Corporate Services report dated September 23, 2005.

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9502 \(Z05-0050\)](#) - Harold Schneider (694230 BC Ltd.) – 3302-3316 Appaloosa Road  
*Rezones the westerly portion of the property from I2 – General Industrial to I1 – Business Industrial to allow for a broader range of uses on that portion of the site.*

3.8 [Rezoning Application No. Z05-0042 – 0713522 BC Ltd. – 1957 & 1961 Kane Road \(BL9497\)](#)

*To rezone the property from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing to accommodate a 4-storey, 36-unit apartment housing development.*

(a) Planning & Corporate Services report dated September 12, 2005.

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9497 \(Z05-0042\)](#) - 0713522 BC Ltd. – 1957 & 1961 Kane Road  
*Rezones the property from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing to accommodate a 4-storey, 36-unit apartment housing development.*

3.9 [Rezoning Application No. Z05-0047 – Ross Grieve \(Burrows Huggins Architect\) – 2750 Arthur Road \(BL9499\)](#)

*To rezone the property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite to facilitate a secondary suite within a proposed accessory building.*

(a) Planning & Corporate Services report dated September 19, 2005.

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9499 \(Z05-0047\)](#) - Ross Grieve (Burrows Huggins Architect) – 2750 Arthur Road  
*Rezones the property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite to facilitate a secondary suite within a proposed accessory building.*

3. DEVELOPMENT APPLICATIONS – Cont'd

- 3.10 [Rezoning Application No. Z05-0053 – William Grover and Sing & Kayea Wong \(J Herman Group Inc.\) – 710 & 730 Martin Avenue and 1419 Richter Street \(BL9507\)](#)

*To rezone the property from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate development of the site with a 4.5 storey, 30 unit apartment building.*

(a) Planning & Corporate Services report dated September 22, 2005

(b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9507 \(Z05-0053\)](#) - William Grover and Sing & Kayea Wong (J Herman Group Inc.) – 710 & 730 Martin Avenue and 1345 Richter Street

*Rezones the property from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate development of the site with a 4.5 storey, 30 unit apartment building.*

4. NON-DEVELOPMENT APPLICATION REPORTS

- 4.1 Inspection Services Manager, dated September 28, 2005 re: [ST05-17 - Application for Stratification of the 4-Plex at 690, 692, 694 & 696 Bell Road](#)  
**Mayor to invite anyone in the public gallery who deems themselves affected to come forward**

*To stratify the 4-plex in the name of TK Management Services Ltd.*

- 4.2 Airport General Manager, dated September 28, 2005 re: [Expand Long Term Parking Lot 2005 – Kelowna International Airport](#) (6640-20; 0550-05)

*Awards a contract in the amount of \$727,855.50 to Bennett Contracting Ltd. for construction of a gravel expansion to the long term parking lot at the Airport.*

- 4.3 Transportation Manager, dated September 28, 2005 re: [On-Street Parking Meter Replacement Trial](#) (5480-08)

*Authorization to award a contract to Digital Payment Technologies, for rental of Park and Display parking equipment on a 12 month trial basis with an option to purchase.*

- 4.4 Transportation Manager, dated September 28, 2005 re: [Emergency Vehicle Pre-emption and Transit Priority Equipment Supply – Award of Contract T05-113](#)

*Authorization to award the contract to Trafco Canada for the amount of \$283,967.16 GST included.*

- 4.5 Transportation Manager, dated September 29, 2005 re: [Wilkinson Street](#) (5460-04)

*For approval to retain access to and from Wilkinson Street at Guisachan and Springfield Roads, to install a median island on Gordon Drive between Guisachan and Springfield and increase the posted speed to 50 km/hr for northbound traffic, and to not implement additional traffic calming measures on Wilkinson at this time.*

- 4.6 Deputy City Clerk, dated September 14, 2005 re: [Miscellaneous Fees and Charges Bylaw](#) (BL9381)

*To advance Miscellaneous Fees & Charges Bylaw 9381 for reading consideration, and in conjunction with adoption of Bylaw No. 9381 authorize the rescinding of Council Policy No. 233 – Fees for Copies of City Documents.*

5. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

**(BYLAWS PRESENTED FOR FIRST THREE READINGS)**

*Note: Agenda Items No. 5.1 to 5.3 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.*

- 5.1 [Bylaw No. 9381](#) – Miscellaneous Fees and Charges Bylaw **circulated with report under agenda item No. 4.5**  
*Replaces Council Policy No. 233 (Fees for Copies of City Documents) with a bylaw which sets fees for various administrative and police services.*
- 5.2 [Bylaw No. 9482](#) – Road Closure Bylaw – Palmer Road  
*To remove the highway dedication from a portion of Palmer Road*
- 5.3 [Bylaw No. 9484](#) – Road Closure Bylaw – Pandosy Street  
*To remove the highway dedication from a portion of Pandosy Street adjacent to 1897 Pandosy Street.*

**(BYLAWS PRESENTED FOR ADOPTION)**

- 5.4 [Bylaw No. 9471 – \(OCP05-0014\)](#) – Official Community Plan Amendment **Requires majority vote of Council (5)**  
*Replaces the existing Policy 8.1.20 - Use of Housing Reserve Fund with a new Policy 8.1.20.*
- 5.5 [Bylaw No. 9472 – \(TA05-0008\)](#) – City of Kelowna Zoning Bylaw Amendment  
*Amends the definition of Special Needs Housing.*
- 5.6 [Bylaw No. 9473](#) – Amendment No. 2 to Housing Opportunities Reserve Fund Bylaw No. 8593  
*Amends sub-section 1.2 of the bylaw to include a definition for Core Needs Housing and delete the definition of Special Needs Housing; and amends Section 4 – Use of Reserve Monies.*
- 5.7 [Bylaw No. 9487](#) – Amendment No. 2 to Kelowna Memorial Park Cemetery Bylaw No. 8807  
*Adds fees for the newly constructed Private Garden Estates in Section G7 of the Kelowna Memorial Park Cemetery and incorporates other miscellaneous housekeeping amendments to the Cemetery Bylaw.*

6. COUNCILLOR ITEMS

7. TERMINATION