

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

TUESDAY, JANUARY 24, 2006

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Gran.
3. CONFIRMATION OF MINUTES
Special Meeting, January 5, 2006
Regular Meeting, January 9, 2006
Public Hearing, January 10, 2006
Regular Meeting, January 10, 2006
Regular Meeting, January 16, 2006
4. Councillor Gran requested to check the minutes of this meeting.
5. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- Revised
- 5.1 [Bylaw No. 9533 \(OCP05-0018\) – City of Kelowna](#)
Amendments to the text of the Official Community Plan to allow for taller buildings in the C4-zone Rutland Urban Centre.
 - 5.2 [Bylaw No. 9534 \(TA05-0011\) – City of Kelowna](#)
Amendments to the C4 - Urban Centre Commercial and C7 – Central Business Commercial Zones to allow for taller buildings.
 - 5.3 [Bylaw No. 9537 \(OCP05-0011\) – Aberdeen Holdings Ltd. \(Water Street Architecture\) – 1102 Cameron Avenue and 1091 Guisachan Road](#) **requires majority vote of Council (5)**
To change the OCP future land use designation from Multiple Unit Residential – Low Density to Multiple Unit Residential – Medium Density.
 - 5.4 [Bylaw No. 9538 \(Z05-0037\) – Aberdeen Holdings Ltd. \(Water Street Architecture\) – 1102 Cameron Avenue and 1091 Guisachan Road](#)
To rezone the property from RM3 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing and P3 – Parks and Open Space to accommodate development of the site with 206-units of apartment style multiple family housing in three 4-storey buildings.

6. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS

6.1 (a) **BYLAW PRESENTED FOR ADOPTION**

[Bylaw No. 9507 \(Z05-0053\) - William Grover and Sing & Kayea Wong \(J Herman Group Inc.\) – 710 & 730 Martin Avenue and 1490 Richter Street](#)

To rezone the property from RU6 – Two Dwelling Housing to RM5 – Medium Density Multiple Housing to facilitate 30 units of medium density multiple housing.

- (b) Planning & Corporate Services Department, dated December 23, 2005 re: [Development Permit Application No. DP05-0125 and Development Variance Permit Application No. DVP05-0129 – Verlaan Investments Inc. \(J. Herman Group Inc.\) – 710 & 730 Martin Avenue and 1419 Richter Street](#) **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 variances to come forward**

To approve the form and character of the proposed 30-unit, 4.5 storey apartment building, and grant variances to increase the permitted building height from 4 storeys to 4.5 storeys to facilitate a below-building parkade, to allow the 3rd storey decks to project 2.6 m into the north required side yard where only 0.6 m is permitted, and to allow the site coverage to be increased from 40% to 52.8% for the parkade and 43.4% for the building.

- 6.2 Planning & Corporate Services Department, dated December 7, 2005 re: [Heritage Alteration Permit Application No. HAP05-0014 – Kurt & Trudy Balkenhol – 1945 McDougall Street](#) **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 variances to come forward**

Approval for a proposed new 2-storey dwelling and detached garage/workshop to be constructed on the site, and to vary the north and south side yard setbacks from 2.3 m to 1.52 m and vary the front yard setback from 4.5 m to 3.65 m.

- 6.3 Planning & Corporate Services Department, dated January 11, 2006 re: [Development Permit Application No. DP05-0065 and Development Variance Permit Application No. DVP05-0173 – Rodger Hazard \(Paul Nesbitt/Nesbitt Originals\) – 208 Poplar Point Drive](#) **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 to come forward**

To approve the form and character of a new home proposed for construction on the site, and to vary the Okanagan Lake Sightline requirement as it impacts the property to the south from 60° to 40°.

7. REMINDERS

8. TERMINATION