

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

TUESDAY, FEBRUARY 21, 2006

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Given.
3. CONFIRMATION OF MINUTES
Regular Meeting, February 6, 2006
Public Hearing, February 7, 2006
Regular Meeting, February 7, 2006
Regular Meeting, February 13, 2006
4. Councillor Given requested to check the minutes of this meeting.
5. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- 5.1 [Bylaw No. 9551 \(Z05-0080\)](#) – Ray Bergen – 4150 Seddon Road
To rezone the property from RR2 – Rural Residential 2 to RR2s – Rural Residential 2 with Secondary Suite to allow the applicant to build a new house and develop a suite in the upper level of the existing accessory building on the site.

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)

- 5.2 [Bylaw No. 9432 \(OCP05-0004\)](#) – Gazelle Enterprises (Grant Gaucher) – 565 South Crest Drive **Requires majority vote of Council (5)**
Amends the future land use designation in the OCP from Educational/Major Institutional to Single/Two Unit Residential and Major Park/Open Space.
- 5.3 [Bylaw No. 9433 \(Z05-0016\)](#) – Gazelle Enterprises (Grant Gaucher) – 565 South Crest Drive
Rezones the property from P2 – Education & Minor Institutional to RU2 – Medium Lot Housing and P3 – Park and Open Space to facilitate a 15-lot single family residential subdivision.
- 5.4 [Bylaw No. 9548 \(Z05-0068\)](#) – Don Robinson – 758 Favell Court
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for the construction of an addition onto the north side of the existing house that will include a secondary suite on the second level.

6. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS

- 6.1 Planning & Corporate Services Department, dated January 27, 2006 re: [Development Variance Permit Application No. DVP05-0203 – Gazelle Enterprises Inc. – 3175-3275 Lakeshore 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 variances to come forward**

To vary the requirements of the Sign Bylaw to permit a second free standing sign on a street frontage that is 139 m and to vary the maximum permitted sign area from 3.0 m² to 4.0 m².

- 6.2 (a) **BYLAW PRESENTED FOR ADOPTION**

[Bylaw No. 9528 \(Z05-0059\)](#) - 448473 BC Ltd. (Gary Tebbutt) – 440 & 460 Hartman Road

To rezone the property from A1 – Agriculture 1 and RR3 – Rural Residential 3 to RM3 – Low Density Multiple Housing to accommodate 32 units of 3-storey row housing in a total of eight 4-plex buildings.

- (b) Planning & Corporate Services Department, dated January 12, 2006 re: [Development Permit Application No. DP05-0151 and Development Variance Permit Application No. DVP05-0152 – 448473 BC Ltd. \(Gary Tebbutt – 440 & 460 Hartman 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 variances to come forward**

To approve the form and character of 32 units of 3-storey row housing to be constructed in eight 4-plex buildings; and to grant variances to allow the private open space to be located within the front and rear yard setback areas, to increase the allowable projection into side yard setbacks from 0.6 m to 2.2 m, to increase the allowable site coverage including building, driveways and parking from 50% to 55.72%, and to increase the allowable building height from 2.5 storeys/9.5 m to 3 storeys/9.55 m.

- 6.3 Planning & Corporate Services Department, dated January 26, 2006 re: [Development Permit Application No. DP05-0220 and Development Variance Permit Application No. DVP05-0221 – North Ellis Street Developments Ltd. \(Steve Hyndman\) – 510 Doyle Avenue and 1385-1387 Ellis 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 development of the site with a 15-storey residential tower with commercial/retail space at grade and 45 residential units 3 of which would be ground level townhouse style units, and to vary the maximum height from 44.0 m to 51.3 m, to allow for a 9 m long encroachment on the north side for portions of the building above 15 m in height, to vary the maximum floor plan size for portions of the building above 15 m in height from 676 m² to 800 m²; to vary the 80° setback requirement above 15 m in height for a trellis projection of 1.2 m at the 12th storey on the building's west elevation, to vary the minimum amount of commercial building frontage on a secondary street from 75% to 31%, and to allow for on-site parking to be increased from 125% required to 196% proposed.

8. REMINDERS**9. TERMINATION**