

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

MONDAY, JUNE 12, 2006

1:30 P.M.

1. CALL TO ORDER

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

3. DEVELOPMENT APPLICATION REPORTS

3.1 [Rezoning Application No. Z06-0018 – M 124 Enterprises Ltd. \(Ted Thomas & Assoc.\) – 120 Old Vernon Road \(BL9628\)](#)

To rezone the property from C2 – Neighbourhood Commercial to I2 – General Industrial to accommodate a motorcycle sales and repair facility.

(a) Planning & Corporate Services report dated June 1, 2006.

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

[Bylaw No. 9628 \(Z06-0018\) - M 124 Enterprises Ltd. \(Ted Thomas & Assoc.\) – 120 Old Vernon Road](#)

To rezone the property from C2 – Neighbourhood Commercial to I2 – General Industrial to accommodate a motorcycle sales and repair facility.

3.2 [Official Community Plan Amendment No. OCP06-0004 and Rezoning Application No. Z06-0016 – 612333 BC Ltd. \(Hans Neumann\) – 1642 Commerce Avenue \(BL9626; BL9627\)](#)

To change the OCP future land use designation from Industrial to Commercial and rezone the property from I1 – Business Industrial to C10 – Service Commercial to accommodate a new warehouse building.

(a) Planning & Corporate Services report dated June 1, 2006.

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

(i) [Bylaw No. 9626 \(OCP06-0004\) – 612333 BC Ltd. \(Hans Neumann\) – 1642 Commerce Avenue](#) **requires majority vote of Council (5)**

To change the OCP future land use designation from Industrial to Commercial.

(ii) [Bylaw No. 9627 \(Z06-0016\) – 612333 BC Ltd. \(Hans Neumann\) – 1642 Commerce Avenue](#)

To rezone the property from I1 – Business Industrial to C10 – Service Commercial to accommodate a proposed new warehouse building.

3. DEVELOPMENT APPLICATION REPORTS

3.3 [Rezoning Application No. Z05-0073 – Echo Mountain Development \(New Town Planning Services Inc.\) – 2750, 2760, 2784, 2786 & 2788 Highway 97 North \(BL9629\)](#)

To rezone the lands known as the Marshall Feedlot from A1 – Agriculture 1 to I1 – Business Industrial and I2 – General Industrial to facilitate development of the site with a 31-lot industrial subdivision.

(a) Planning & Corporate Services report dated June 1, 2006.

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

[Bylaw No. 9629 \(Z05-0073\)](#) – Echo Mountain Development (New Town Planning Services Inc.) – 2750, 2760, 2784, 2786 & 2788 Highway 97 North

To rezone the lands known as the Marshall Feedlot from A1 – Agriculture 1 to I1 – Business Industrial and I2 – General Industrial to facilitate development of the site with a 31-lot industrial subdivision.

3.4 [Official Community Plan Amendment No. OCP06-0003 – Amendment to Kelowna 2020 Official Community Plan Bylaw No. 7600 \(BL9580\)](#)

To amend OCP Amending Bylaw No. 9580 at first reading to address concerns of the Agricultural Land Commission with respect to a proposed linear trail on the Black Mountain Irrigation District ditch right-of-way more or less located on the Rutland Bench north of Highway 33.

(a) Planning & Corporate Services report dated June 7, 2006.

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

[Bylaw No. 9580 \(OCP06-0003\)](#) – **Official Community Plan Amendment Requires majority vote of Council (5)**

To amend OCP Amending Bylaw No. 9580 at first reading with respect to achieving a linear trail on the Black Mountain Irrigation District ditch right-of-way more or less located on the Rutland Bench north of Highway 33.

3.5 [Official Community Plan Amendment No. OCP06-0013 – Amendment to Kelowna 2020 Official Community Plan Bylaw No. 7600 \(BL9630\), and advancement of Revitalization Tax Exemption Bylaw No. 9561 for reading consideration \(BL9630; BL9561\)](#)

To designate in the OCP specific areas within the Downtown and Rutland Urban Centres as revitalization areas for the purpose of providing a revitalization tax exemption program, and to advance the Revitalization Tax Exemption Bylaw for first three readings.

(a) Planning & Corporate Services report dated June 7, 2006.

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

[Bylaw No. 9630 \(OCP06-0013\)](#) - Amendment to Kelowna 2020 Official Community Plan Bylaw No. 7600

To designate Tax Incentive Areas in the Downtown and Rutland Urban Centres.

4. BYLAWS (ZONING & DEVELOPMENT)(BYLAWS PRESENTED FOR ADOPTION)

- 4.1 [Bylaw No. 9195 \(Z00-1059\)](#) – Romesha Ventures Inc. – 1374 Highway 33 East
To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to accommodate a future single family residential subdivision.
- 4.2 [Bylaw No. 9512 \(Z05-0051\)](#) – Irandokht Khodarahmi (Grant Maddock/ Protech Consultants Ltd.) – 5110 Frost Road
To rezone the property from A1 – Agriculture 1 to RU2 – Medium Lot Housing and P3 – Parks & Open Space to facilitate an 18-lot single family residential subdivision.

5. NON-DEVELOPMENT APPLICATION REPORTS

- 5.1 [Planning & Corporate Services Department, dated June 6, 2006 re: Proposed Bylaw Amendments for Secondary Suites](#)
For authorization to proceed with the required Zoning Bylaw, OCP Bylaw and policy amendments to make secondary suites within a principal dwelling a permitted use in all zones with single detached housing as a principal use.
- 5.2 [Planning & Corporate Services Department, dated June 6, 2006 re: Proposed Re-Naming of the Western Block of Recreation Avenue to Manhattan Drive \(5450-20\)](#)
To consider whether to proceed with a bylaw to re-name the portion of Recreation Avenue between Sunset Drive and Ellis Street to Manhattan Drive.
- 5.3 [Water/Drainage Manager, dated June 6, 2006 re: Award of Construction Contract TE06-06 – Construction of KIA Watermain Upgrade \(5600-06\)](#)
To award the contract for completion of the watermain upgrade at Airport to the low bidder, Greenleaf Enterprises Ltd., for the amount of \$927,234.40 GST excluded.
- 5.4 [Wastewater Engineer, dated June 5, 2006 re: Award of Consulting Engineering Assignment – Detail Design & Construction Services for the Byrns/Baron DCC Trunk Sewer \(5340-07\)](#)
To award the consulting assignment to Associated Engineering Ltd. for the amount of \$263,521 GST excluded.
- 5.5 [Transportation Manager, dated June 7, 2006 re: Award of Construction Contract TE06-08 – Gordon Drive Upgrading, Dehart to Old Meadows \(5400-20\)](#)
To award the contract to the low bidder, Peters Bros. Construction Ltd. in the amount of \$1,497,242.23 GST included.
- 5.6 [Community Planning Manager, dated June 6, 2006 re: Social Planning & Housing Committee \(0540-20\)](#)
To accept the resignation of Catherine Williams-Jones from the Social Planning & Housing Committee and appoint Shelley Cook to fill the vacancy.
- 5.7 [Manager of Community Development & Real Estate, dated June 6, 2006 re: Lease of City-Owned Property – Provincial Rental Housing Corporation – 1436 St. Paul Street \(0540-20; 0550-01\)](#)
To approve the lease agreement with the Provincial Rental Housing Corp. for a 30-unit transitional housing project on the City-owned property at 1436 St. Paul Street.

5. NON-DEVELOPMENT APPLICATION REPORTS – Cont'd

- 5.8 [Sport & Recreation Manager, dated June 5, 2006 re: KLO Sportsfield Lease Agreement \(2380-20\)](#)
To authorize a 3-year renewal of the lease with the Regional District of Central Okanagan for use of the KLO Sportsfields.
- 5.9 [Cultural Services Facilities Manager, dated June 7, 2006 re: Guisachan Restaurant Lease \(Cameron House\) \(0870-20\)](#)
To approve a 5-year lease with Strongwave Investment and Business Consulting Ltd. for the commercial lease of the Cameron House in Guisachan Park.
- 5.10 [Civic Properties Manager, dated June 7, 2006 re: Commercial Moorage Expansion at the Sails Dock \(0710-40\)](#)
To award a sole source contract to Shoreline Pile Driving & Floating Structures to construct the [dock facility at the Sails](#) for a price not to exceed the \$75,000 and to instruct staff to bring forward required amendments for a Licence to Use for dock moorage rental.
- 5.11 [City Clerk, dated June 2, 2006 re: Local Area Service for Road Improvements to Ace Road and Thompson Road \(BL9621, BL9622, BL9623 & BL9624\)](#)
To receive the Certificate of Sufficiency certifying that sufficient petitions have been received to allow the proposed road improvements to proceed and to advance the applicable establishment and loan authorization bylaws for reading consideration.

6. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

*NOTE: Agenda items No. 6.1 to 6.5 **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.*

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

- 6.1 [Bylaw No. 9561](#) – City of Kelowna Revitalization Tax Exemption Bylaw
To establish the Revitalization Tax Exemption program for offering tax exemption incentives to stimulate mixed-use developments within specific areas of the Downtown and Rutland Urban Centres.
- 6.2 [Bylaw No. 9621](#) – Establishment Bylaw – Ace Road Local Service Area – Road Improvements
To establish a local service area for the purpose of providing road improvements for the benefit of the Ace Road local service area.
- 6.3 [Bylaw No. 9622](#) – Loan Authorization Bylaw – Ace Road Local Service Area – Road Improvements
Authorization to borrow the debt created for Ace Road road improvements.
- 6.4 [Bylaw No. 9623](#) – Establishment Bylaw – [Thompson Road Local Service Area](#) – Road Improvements
To establish a local service area for the purpose of providing road improvements for the benefit of the Thompson Road local service area.
- 6.5 [Bylaw No. 9624](#) – Loan Authorization Bylaw – Thompson Road Local Service Area – Road Improvements
Authorization to borrow the debt created for Thompson Road road improvements.

6. BYLAWS (OTHER THAN ZONING & DEVELOPMENT) – Cont'd

(BYLAWS PRESENTED FOR ADOPTION)

- 6.6 [Bylaw No. 9614](#) – Amendment No. 14 to Electricity Regulation Bylaw No. 7639
To update the electrical rates and connection charges for users of the City of Kelowna Electrical Utility.

7. COUNCILLOR ITEMS

Mayor Shepherd – 2006 Health Work & Wellness Conference – October 11-14 - Vancouver

8. TERMINATION