

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

MONDAY, JULY 10, 2006

1:30 P.M.

1. CALL TO ORDER
2. Councillor Letnick to check the minutes of the meeting.
3. PUBLIC IN ATTENDANCE
 - 3.1 Communities in Bloom Committee re: Communities in Bloom and Kelowna in Bloom
 - 3.2 Presentation by Emmanuel Lavoie re: 2006 Canadian Green Design Competition
4. UNFINISHED BUSINESS
 - 4.1 **Deferred from June 12, 2006 Regular Meeting** Cultural Services Facilities Manager, dated July 5, 2006 re: Guisachan Restaurant Lease (Cameron House) - Supplemental Report (0870-20)
To receive the additional information that Council requested and consider the staff recommendation to approve a 5-year lease of the Cameron House to Strongwave Investment & Business Consulting Ltd.
5. DEVELOPMENT APPLICATION REPORTS
 - 5.1 Rezoning Application No. Z05-0083 – 0714422 BC Ltd. (John Hickey/Acorn Communities Ltd.) – 1342 Shaunna Road (BL9645)
To rezone the property from A1 – Agriculture 1 to RU5 – Bareland Strata Housing to facilitate a proposed 23 lot single family subdivision.
 - (a) Planning & Development Services report dated June 28, 2006.
 - (b) **BYLAW PRESENTED FOR FIRST READING**
Bylaw No. 9645 (Z05-0083) - 0714422 BC Ltd. (John Hickey/Acorn Communities Ltd.) – 1342 Shaunna Road
To rezone the property from A1 – Agriculture 1 to RU5 – Bareland Strata Housing to facilitate a proposed 23 lot single family subdivision.
 - 5.2 Planning & Development Services Department, dated July 5, 2006 re: Agricultural Land Reserve Appeal No. A06-0004 – Herman & Grace Brundula (Protech Consultants) – 688 Webster Road
*To consider a staff recommendation to **not** support an appeal to the Agricultural Land Commission to subdivide within the ALR to accommodate a homesite severance.*

5. DEVELOPMENT APPLICATION REPORTS – Cont'd

- 5.3 Rezoning Application No. Z06-0017 – Alfred Kuschat – 610 Bell Road (BL9643)
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow a secondary suite within the basement of an existing single detached dwelling.

(a) Planning & Development Services report dated June 26, 2006

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

Bylaw No. 9643 (Z06-0017) – Alfred Kuschat – 610 Bell Road
To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow a secondary suite within the basement of an existing single detached dwelling.

- 5.4 Rezoning Application No. Z05-0077 – MacLean Homes (New Town Architecture) – 3416 Scott Road (BL9640)
To rezone the property from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing to facilitate development of the site with 26 units of row housing in five buildings.

(a) Planning & Development Services report dated June 16, 2006.

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

Bylaw No. 9640 (Z05-0077) - MacLean Homes (New Town Architecture) – 3416 Scott Road
To rezone the property from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing to facilitate development of the site with 26 units of row housing in five buildings.

- 5.5 Official Community Plan Amendment No. OCP05-0015 and Rezoning Application No. Z05-0066 – Witmar Developments Ltd. (Witmar Holdings) – 1459 & 1469 KLO Road (BL9646; BL9647)
*To consider a staff recommendation for Council to **not** consider amending the OCP future land use designation and to **not** rezone the properties from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing to accommodate development of the site with 224 residential housing units in a total of four 4-storey buildings constructed above one level of underground parking.*

(a) Planning & Development Services report dated June 28, 2006.

Note: The following two bylaws are to be considered only if Council advances the above application to Public Hearing.

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

- (i) Bylaw No. 9646 (OCP05-0015) - Witmar Developments Ltd. (Witmar Holdings) – 1459 & 1469 KLO 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. DEVELOPMENT APPLICATION REPORTS – Cont'd

- 5.5 (b) (ii) Bylaw No. 9647 (Z05-0066) - Witmar Developments Ltd. (Witmar Holdings) – 1459 & 1469 KLO Road
To rezone the properties from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing to accommodate development of the site with 224 residential housing units in a total of four 4-storey buildings constructed above one level of underground parking.
- 5.6 Planning & Development Services Department, dated July 5, 2006 re: Development Permit Application No. DP06-0039 – Rose Enterprises Ltd. (Doug Clark) – 2480 Richter Street
To approve the form and character of a proposed 2-storey 4-plex.
- 5.7 Official Community Plan Amendment No. OCP06-0011 and Rezoning Application No. Z06-0026 – Corey Knorr Construction Ltd. (Serko Property Services) – 150, 158, 166, 174 McCurdy Road East (BL9641, BL9642)
To amend the OCP future land use designation and rezone the property from RM1 – Fourplex Housing and RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to facilitate development of the site with 16 units of row housing in seven buildings.
- (a) Planning & Development Services report dated June 27, 2006.
- (b) **BYLAWS PRESENTED FOR FIRST READING**
- (i) Bylaw No. 9641 (OCP06-0011) – Corey Knorr Construction Ltd. (Serko Property Services) – 150, 158, 166, 174 McCurdy Road East **requires majority vote of Council (5)**
To amend the OCP future land use designation of the two easterly lots from Single/Two Dwelling Housing to Low Density Multiple Housing.
- (ii) Bylaw No. 9642 (Z06-0026) - Corey Knorr Construction Ltd. (Serko Property Services) – 150, 158, 166, 174 McCurdy Road East
To rezone the properties from RM1 – Fourplex Housing and RU6 – Two Dwelling Housing to RM3 – Low Density Multiple Housing to facilitate development of the site with 16 units of row housing in seven buildings.
- 5.8 Rezoning Application No. Z06-0025 – IBJ Holdings Ltd. (Bernie Kvamme) – 270 Merrifield Road (BL9644)
To rezone the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to accommodate the construction of a 1.5 storey semi-detached residence as an addition to the existing single family dwelling on the property.
- (a) Planning & Development Services report dated June 29, 2006
- (b) **BYLAW PRESENTED FOR FIRST READING**
- Bylaw No. 9644 (Z06-0025) - IBJ Holdings Ltd. (Bernie Kvamme) – 270 Merrifield Road
To rezone the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to accommodate the construction of a 1.5 storey semi-detached residence as an addition to the existing single family dwelling on the property.

5. DEVELOPMENT APPLICATION REPORTS – Cont'd

5.9 Rezoning Application No. Z05-0043 – 0740639 BC Ltd. (Lynn Welder Consulting) – 153 Pinto Road (BL9639)

To rezone the property from A1 – Agriculture 1 to I2 – General Industrial to accommodate development of the site with an industrial garage building for a concrete service company and an industrial bus wash service building on the site.

(a) Planning & Development Services report dated June 21, 2006.

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

Bylaw No. 9639 (Z05-0043) - 0740639 BC Ltd. (Lynn Welder Consulting) – 153 Pinto Road

To rezone the property from A1 – Agriculture 1 to I2 – General Industrial to accommodate development of the site with an industrial garage building for a concrete service company and an industrial bus wash service building on the site.

5.10 Discharge of Land Use Contract LUC06-0001 – John & Joyce Madsen (John Madsen) – 600-602 Bolotzky Court (BL9634)

To discharge the LUC in order to allow for the stratification of the side by side duplex on the property.

(a) Planning & Development Services report dated June 15, 2006.

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

Bylaw No. 9634 (LUC06-0001) - John & Joyce Madsen (John Madsen) – 600-602 Bolotzky Court

To discharge the LUC in order to allow for the stratification of the side by side duplex on the property.

6. BYLAWS (ZONING & DEVELOPMENT)

(BYLAW PRESENTED FOR ADOPTION)

6.1 Bylaw No. 9581 (Z05-0039) – City of Kelowna – Various Park Sites

To rezone a number of existing park sites from their current zoning designations to the P3 – Parks and Open Space zone to recognize the actual use of the properties.

7. NON-DEVELOPMENT APPLICATION REPORTS

7.1 Financial Planning Manager, dated July 4, 2006 re: Central Okanagan Heritage Society Debt (1850-20)

To approve a grant of \$125,200 to the Central Okanagan Heritage Society for repayment of their outstanding debt on Reid Hall.

7.2 Airport General Manager, dated June 26, 2006 re: Renewal of Black & McDonald Contract (2320-20-8120; 0550-05)

For authorization to extend Black & McDonald's technical and building services contract for a period of 5 years from January 1, 2007 to December 31, 2011.

7. NON-DEVELOPMENT APPLICATION REPORTS – Cont'd

- 7.3 Airport General Manager, dated July 5, 2006 re: Expand Apron 1 and Long Term Parking Lot (6640-20; 0550-05)
To award a construction contract in the amount of \$2,400,948.76 to Ansell Construction Ltd. for construction of an expansion to Apron 1 and an extension to the long term parking lot at the Kelowna International Airport.
- 7.4 Airport General Manager, dated June 29, 2006 re: Proposed 2025 Airport Master Plan (6640-02; 0550-05)
To receive the draft plan and direct staff to continue with stakeholder consultation and report back to Council by October 2006.
- 7.5 Civic Properties Manager, dated July 5, 2006 re: Capri Mall Lease – Active Communities Support Centre (0760-20)
To approve a 3-year commercial expense lease with Prospero Properties Ltd. for space at Capri Mall for the Kick Start Support Centre and to direct staff to report back with a revenue sub-lease with the Regional District of Central Okanagan who will also use the premises for their Drug Policy Coordination Program.
- 7.6 Sports & Recreation Manager, dated July 4, 2006 re: Fees and Charges Bylaw and Conditions of Use and Allocation Policies Manual (1810-01; BL9609; BL9631)
To approve the conditions of use and allocation policies manual for Recreation, Parks & Cultural Services, recreation facilities, theatre, sportsfields and parks, and advance related bylaw amendments for reading consideration by Council.
- 7.7 Director of Recreation Parks & Cultural Services, dated July 5, 2006 re: Schedule Update for the Mission Recreation Park Aquatic Centre Early Partnering Agreement (0760-30)
To provide an update on the status of the aquatic centre early partnering agreement with PCL Westcoast Constructors Inc.
- 7.8 Director of Recreation Parks & Cultural Services, dated July 5, 2006 re: Aquatic Centre Site Preparation in Mission Recreation Park (0760-30)
To approve commencement of site preparation and pre-load of the site for the future aquatic centre in Mission Recreation Park and to contract Golder Associates Ltd. to provide the consulting services and PCL Westcoast Constructors Inc. to provide the construction management services for the site preparation and pre-load work.
- 7.9 Environment & Solid Waste Manager and Parks Manager, dated June 30, 2006 re: E.Coli Source Reduction and Public Education (5280-08)
To allocate \$35,000 for increased action and education directed at probable source areas of e.coli contamination.

8. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

NOTE: Agenda items No. 8.1 to 8.4 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)

- 8.1 Bylaw No. 9609 – Recreation, Parks & Cultural Services Fees and Charges Bylaw
To establish fees and charges for recreation, parks and cultural services.

(BYLAWS PRESENTED FOR FIRST THREE READINGS) – Cont'd

- 8.2 Bylaw No. 9631 – Amendment No. 1 to Outdoor Events Bylaw No. 8358
To remove the application fee for Outdoor Events Permits from the bylaw as the fee will now be included in the Recreation Parks & Cultural Services Fees and Charges Bylaw.
- 8.3 Bylaw No. 9637 – Amendment No. 1 to Second Hand Dealers and Pawnbrokers Bylaw No. 9227
Miscellaneous amendments intended to improve and enhance inspection services for enforcement purposes and to expedite court processes.
- 8.4 Bylaw No. 9638 – Amendment No. 68 to Ticket Information Utilization Bylaw No. 6550-89
Adds to the list of violations that can be fined under the MTI system.

9. COUNCILLOR ITEMS

(Committee Updates)

10. TERMINATION