

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

TUESDAY, AUGUST 8, 2006

6:00 P.M.

1. CALL TO ORDER

2. Prayer will be offered by Councillor Day.

3. CONFIRMATION OF MINUTES

WITHDRAWN Special Meeting, July 17, 2006
Regular Meeting, July 24, 2006
Public Hearing, July 25, 2006
Regular Meeting, July 25, 2006

4. Councillor Day requested to check the minutes of this meeting.

5. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS)

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 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. BYLAWS CONSIDERED AT PUBLIC HEARING – Cont'd(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS) – Cont'd

- 5.6 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.

- WITHDRAWN 5.7 Bylaw No. 9646 (OCP05-0015) - Witmar Developments Ltd.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).

- WITHDRAWN 5.8 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.

- 5.9 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.

(BYLAWS PRESENTED FOR ADOPTION)

- 5.10 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.

6. LIQUOR LICENSE APPLICATION REPORTS

- 6.1 Planning & Development Services Department, dated July 4, 2006 re: Liquor Licensing Application No. LL06-0008 – Salco Management Ltd. (David Rundle, 97th Street Pub) – 2400-2402 Highway 97 North **Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward**

To extend the hours of permitted liquor service from 11:30 a.m. to 1:30 a.m. Monday through Saturday to 9 a.m. to 2 a.m. Monday through Saturday; and from 11:30 a.m. to 12 a.m. on Sundays to 9 am to 12 a.m. on Sundays.

7. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS

- 7.1 Planning & Development Services Department, dated July 14, 2006 re: Development Variance Permit Application No. DVP06-0071 – Brent Robertson – 795 Elliot Avenue **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 vary the required side yard setback to the west side of a dwelling that is to be moved onto the property from 2.0 m to 1.2 m.

- WITHDRAWN 7.2** Planning & Development Services Department, dated July 14, 2006 re: Development Variance Permit Application No. DVP06-0051 – Alfred Kuschat – 610 Bell 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 variance to come forward**
To permit a secondary suite area of 91 m² or 42% of the principal building where the maximum allowable floor area is the lesser of 90 m² or 40% of the principal building.

- WITHDRAWN 7.3** Planning & Development Services Department, dated July 6, 2006 re: Development Variance Permit Application No. DVP06-0126 – Gerald Varzari (Apchin Design Group) – 3938 Bluebird 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 variance to come forward**
To vary the Okanagan Lake sightline requirement from 60° to 17° on the northern side of the property to accommodate a building addition to the existing house on the property.

8. UNFINISHED BUSINESS

- 8.1 **Deferred from July 25, 2006 Regular Meeting** Planning & Development Services Department, dated June 12, 2006 and supplemental report dated August 2, 2006 re: Development Permit Application No. DP06-0079 and Development Variance Permit Application No. DVP06-0078 – 409729 BC Ltd. (Worman Resource Inc.) – 474 West Avenue
To receive the additional information Council requested at the July 25, 2006 Regular Meeting concerning the road reserve requirement and approve the form and character of a proposed 2-storey commercial building, and grant variances to reduce the required loading stalls from 1 stall to 0 stalls, reduce the required drive-aisle width for two-way traffic from 7 m to 3.65 m, and to reduce the required western side yard setback from 4.5 m to 3.65 m.

9. REMINDERS

10. TERMINATION