

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

MONDAY, DECEMBER 18, 2006

1:30 P.M.

1. CALL TO ORDER

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

3. DEVELOPMENT APPLICATION REPORTS

3.1 Official Community Plan Amendment No. OCP05-0010 – Watermark Developments Ltd. (John Hertay) – 285 Arab Road, north of Arab Road and south of University Way (BL9705)  
*To amend the Official Community Plan to reflect proposed changes to the University South Area Structure Plan Future Land Use Concept Plan.*

(a) Planning & Development Services report dated December 7, 2006.

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

Bylaw No. 9705 (OCP05-0010) – Watermark Developments Ltd. (John Hertay) – 285 Arab Road, north of Arab Road and South of University Way **requires majority vote of Council (5)**  
*To amend the Official Community Plan Map 6.2 (Urban Development Permit Area Designation Map), Map 7.1 (Natural Environment/Hazardous Condition Development Permit Area Designation Map) and Map 19.1 (Generalized Future Land Use Map), to reflect proposed changes to the University South Area Structure Plan Future Land Use Concept Plan.*

3.2 Planning & Development Services Department, dated December 12, 2006 re: Development Permit Application No. DP06-0174 – SSC Ventures Ltd. (Dave Richardson) – 2575 Highway 97 North  
*To authorize construction of a 1,727 m<sup>2</sup> single storey commercial building on the site.*

3.3 Official Community Plan Amendment No. OCP06-0024 and Temporary Use Permit No. TUP04-0001 – R354 Enterprises Ltd. (Aberdeen Hall Preparatory School) – 2355-2455 Acland Road (BL9708)  
*To extend the temporary use of the property for a private school to June 30, 2007*

(a) Planning & Development Services report December 12, 2006.

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

Bylaw No. 9708 (OCP06-0024) - R354 Enterprises Ltd. (Aberdeen Hall Preparatory School) – 2355-2455 Acland Road **requires majority vote of Council (5)**  
*To extend the temporary use of the property for a private school to June 30, 2007*

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

- 4.1 Bylaw No. 9659 (Z06-0042) - Darren & Dana Marchant – 4427 Gaspardone Road  
*To rezone the property from A1 – Agriculture 1 to A1s – Agriculture 1 with secondary suite to allow a new principal residence to be built on the property and have the existing dwelling recognized as an accessory suite.*
- 4.2 Bylaw No. 9666 (Z06-0049) - 0714422 BC Ltd. (John Hickey/Acorn Communities Ltd.) – 1342 Shaunna Road  
*To rezone a portion of the property from A1 – Agriculture 1 to RU2 – Medium Lot Housing as part of a subdivision to also create 23-lots of bareland strata housing.*
- 4.3 Bylaw No. 9667 (Z06-0023) – Steve & Lindsay Fenwick – 1366 Kloppenburg Road  
*To rezone the property from RU1h – Large Lot Housing (hillside area) to RU1hs – Large Lot Housing (hillside area) with Secondary Suite to allow a secondary suite in the lower portion of the single family dwelling on the site.*
- 4.4 Bylaw No. 9668 (Z06-0037) - City of Kelowna – 200-210 Bernard Avenue, 220 Mill Street, 222 Queensway Avenue and 1414 Water Street  
*To rezone the property from P3 – Parks and Open Space to W2 – Intensive Water Use to reflect the moorage use of the water lots.*
- 4.5 Bylaw No. 9685 (Z06-0055) – Vernon Arumugam – 1572 Kloppenburg Road  
*To rezone the property from RU1h – Large Lot Housing (Hillside) to RU1hs – Large Lot Housing (Hillside) with Secondary Suite to accommodate a proposed secondary suite.*
- 4.6 Bylaw No. 9686 (Z06-0053) – Karen Wells and Ruby Gale – 1240 Gaggin Road  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to accommodate a proposed secondary suite.*

**5. NON-DEVELOPMENT APPLICATION REPORTS**

- 5.1 City Manager, dated December 12, 2006 re: 2007 Financial Plan (1700-20)  
*Presentation of the budget prior to budget deliberations on December 20<sup>th</sup>.*
- 5.2 Transportation Manager, dated December 11, 2006 re: Rutland Road Realignment (5400-20)  
*To award the contract for engineering of the Rutland Road realignment project to Associated Engineering for the amount of \$514,956.*
- 5.3 Wastewater Manager, dated December 12, 2006 re: 2007 Sewer Rates (1824-02)  
*To approve proposed Residential and Industrial/Commercial/Institutional sewer rates for 2007.*
- 5.4 Deputy City Clerk, dated December 12, 2006 re: Alternative Approval Process – Okanagan Gymnastic Centre Expansion Loan Authorization Bylaw No. 9663 and Amendment to Lease Agreement (0155-30)  
*To set 4 p.m. on Monday, February 5, 2007 as the deadline for receipt of elector responses with respect to the City proceeding with the proposed loan and lease amendment.*

6. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

*NOTE: Agenda items No. 6.1 to 6.3 **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. 9678 – Road Closure Bylaw – Portion of Boyce Crescent  
*To permanently close a portion of Boyce Crescent, between Water and Pandosy.*
- 6.2 Bylaw No. 9698 – Road Closure Bylaw – Portion of Old Glenmore Bypass Road  
*To permanently close a portion of the Old Glenmore Bypass road, between Cross Road and Glen Park Drive.*
- 6.3 Bylaw No. 9704 – Road Closure Bylaw – Powick Road at Enterprise Way  
*To permanently close a portion of Powick Road at Enterprise Way.*

**(BYLAWS PRESENTED FOR ADOPTION)**

- 6.4 Bylaw No. 9692 – Amendment No. 1 to Five Year Financial Plan, 2006-2010  
*To amend the bylaw to reflect changes in the Operating Budget and Capital Expenditure Program for 2006.*
  - 6.5 Bylaw No. 9701 – Amendment No. 17 to Sewer Connection Charge Bylaw No. 8469  
*To amend the sewer installation cost and Single Family Equivalent figures in the bylaw to more accurately reflect the current market connection charges for the remaining properties in the various connection areas.*
7. COUNCILLOR ITEMS (including Committee Updates)
8. TERMINATION

*Best Wishes for a Very*

*Merry Christmas & Happy New Year!!!*