

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

MONDAY, JANUARY 8, 2007

1:30 P.M.

1. CALL TO ORDER
2. Councillor Hobson to check the minutes of the meeting.
3. PUBLIC IN ATTENDANCE
  - 3.1 Bruce Baron, Coordinator, Central Okanagan Crime Stoppers re: 2006 Program Highlights; 2007 Program Goals
  - 3.2 Shelley Cook, Chair, St. Paul Street Supportive Housing Community Advisory Committee re: Consultation Process and Next Steps
4. DEVELOPMENT APPLICATION REPORTS
  - 4.1 Planning & Development Services Department, dated December 15, 2006 re: [Agricultural Land Reserve Appeal No. A06-0020 – Allan & Annette Lipkovits and Dennis & Lucille Weninger – 1680-1720 Morrison Road and 898 Moyer Road](#)  
*To obtain Council support of an appeal to allow for an interior lot line adjustment and rezoning of 0.8 ha of the property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite to accommodate a proposed secondary suite in an accessory building.*
  - 4.2 [Rezoning Application No. Z06-0044 – Luc Bigras – 1097 Arbor View Drive \(BL9718\)](#)  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for development of a suite within the principal dwelling.*
    - (a) Planning & Development Services report dated December 28, 2006.
    - (b) **BYLAW PRESENTED FOR FIRST READING**  
[Bylaw No. 9718 \(Z06-0044\)](#) - Luc Bigras – 1097 Arbor View Drive  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for development of a suite within the principal dwelling.*
  - 4.3 Planning & Development Services Department, dated December 28, 2006 re: [Text Amendment No. TA06-0007 – Deanne & Chi-Hang Leung \(Deanne Leung\) – 1369 Richter Street](#)  
*To amend the Zoning Bylaw and the Sign Bylaw to include regulations relating to a new use called Health Services, Minor in order to facilitate the establishment of a child counselling practice on the subject property.*

4. DEVELOPMENT APPLICATION REPORTS – Cont'd

4.4 [Rezoning Application No. Z06-0059 – Leigh & Carrie Sloan – 4584 Raymer Road \(BL9719\)](#)

*To rezone the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to allow for a second single family dwelling to be constructed at the rear of the site.*

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

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

[Bylaw No. 9719 \(Z06-0059\)](#) - Leigh & Carrie Sloan – 4584 Raymer Road  
*To rezone the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to allow for a second single family dwelling to be constructed at the rear of the site.*

4.5 [Rezoning Application No. Z06-0041 – Michael Gaspari – 679 Old Meadows Road \(BL9720\)](#)

*To rezone the property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a subdivision of the existing lot to create 3 new lots.*

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

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

[Bylaw No. 9720 \(Z06-0041\)](#) - Michael Gaspari – 679 Old Meadows Road  
*To rezone the property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a subdivision of the existing lot to create 3 new lots.*

4.6 [Rezoning Application No. Z06-0056 – Brian & Cheryl Kokayko \(Brian Kokayko\) – 4523 Gordon Drive \(BL9721\)](#)

*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to accommodate a suite in the basement of a home that is proposed for construction when the existing home has been demolished.*

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

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

[Bylaw No. 9721 \(Z06-0056\)](#) - Brian & Cheryl Kokayko (Brian Kokayko) – 4523 Gordon Drive  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to accommodate a suite in the basement of a home that is proposed for construction when the existing home has been demolished.*

4.7 [Rezoning Application No. Z06-0045 – Sergio Manfredi – 5221 Cobble Crescent \(BL9716\)](#)

*To rezone the property from RU1h – Large Lot Housing (Hillside Area) to RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite to allow for a proposed suite in the basement of the newly constructed single family dwelling.*

(a) Planning & Development Services report dated December 14, 2006.

4. DEVELOPMENT APPLICATION REPORTS – Cont'd4.7 (b) **BYLAW PRESENTED FOR FIRST READING**

[Bylaw No. 9716 \(Z06-0045\)](#) - Sergio Manfredi – 5221 Cobble Crescent  
*To rezone the property from RU1h – Large Lot Housing (Hillside Area) to RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite to allow for a proposed suite in the basement of the newly constructed single family dwelling.*

4.8 [Rezoning Application No. Z06-0060 – Paul & Ruby Leinemann – 1190 Raymer Avenue](#) (BL9714)

*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to accommodate a proposed suite in the single family dwelling.*

(a) Planning & Development Services report dated December 19, 2006.

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

[Bylaw No. 9714 \(Z06-0060\)](#) - Paul & Ruby Leinemann – 1190 Raymer Avenue

*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to accommodate a proposed suite in the single family dwelling.*

4.9 [Rezoning Application No. Z06-0046 – Simran Enterprises \(T. Thomas & Associates\) - 370 Hartman Road](#) (BL9715)

*To rezone the property from A1 – Agriculture 1 to RM1 – Four Dwelling Housing to allow the site to be developed with three residential units.*

(a) Planning & Development Services report dated December 20, 2006.

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

[Bylaw No. 9715 \(Z06-0046\)](#) - Simran Enterprises (T. Thomas & Associates) – 370 Hartman Road

*To rezone the property from A1 – Agriculture 1 to RM1 – Four Dwelling Housing to allow the site to be developed with three residential units.*

4.10 [Zoning Bylaw Text Amendment No. TA06-0009 and Rezoning Application No. Z06-0004 – University of British Columbia \(UBC – Campus & Community Planning\) – 3140 & 3333 University Way and 4990 Highway 97 North](#) (BL9702; BL9703)

*To create the CD20 – Comprehensive University Development zone and rezone the subject properties from the A1 – Agriculture 1, P2 – Education and Minor Institutional and P4 – Utilities zones to the CD20 zone to accommodate the proposed growth of the UBC-O campus.*

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

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

(i) [Bylaw No. 9702 \(TA06-0009\)](#) - University of British Columbia (UBC – Campus & Community Planning) – 3140 & 3333 University Way and 4990 Highway 97 North  
*To create the CD20 – Comprehensive University Development zone.*

4. DEVELOPMENT APPLICATION REPORTS – Cont'd

- 4.10 (b) (ii) [Bylaw No. 9703 \(Z06-0004\)](#) - University of British Columbia (UBC – Campus & Community Planning) – 3140 & 3333 University Way and 4990 Highway 97 North  
*To rezone the properties from A1 – Agriculture 1, P2 – Education and Minor Institutional and P4 – Utilities to the new CD20 zone to accommodate the proposed growth of the UBC-O campus.*
- 4.11 [Rezoning Application No. Z06-0014 – Watermark Developments Ltd. \(John Hertay\) – South of University Way](#) (BL9717)  
*To rezone a portion of the property from A1 – Agriculture 1 to P2 – Education & Minor Institutional to accommodate the phased development of a private school for the Aberdeen Hall Preparatory School.*
- (a) Planning & Development Services report dated December 27, 2006.
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 9717 \(Z06-0014\)](#) - Watermark Developments Ltd. (John Hertay) – South of University Way  
*To rezone a portion of the property from A1 – Agriculture 1 to P2 – Education & Minor Institutional to accommodate the phased development of a private school for the Aberdeen Hall Preparatory School.*
- 4.12 (a) **BYLAWS PRESENTED FOR ADOPTION**
- (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.*
- (b) Planning & Development Services Department, dated December 19, 2006 re: [Development Permit Application No. DP06-0076 – Knorr Construction Ltd. \(Serko Property Services\) – 150, 158, 166, 174 McCurdy Road East](#)  
*To approve the form and character of 16 units of row housing proposed for development on the site.*
- 4.13 [Rezoning Application No. Z06-0064 – Masami Kostiuk \(Len Suchocki\) – 4334 Hazell Road](#) (BL9710)  
*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for development of a suite within the principle dwelling.*
- (a) Planning & Development Services report dated December 14, 2006.

4. DEVELOPMENT APPLICATION REPORTS – Cont'd

4.13 (b) BYLAW PRESENTED FOR FIRST READING

[Bylaw No. 9710 \(Z06-0064\)](#) - Masami Kostiuk (Len Suchocki) – 4334 Hazell

*To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for development of a suite within the principle dwelling.*

5. BYLAWS (ZONING & DEVELOPMENT)

(BYLAW PRESENTED FOR AMENDMENT AT FIRST READING)

5.1 [Bylaw No. 9708 \(OCP06-0024\)](#) - R354 Enterprises Ltd. (Aberdeen Hall Preparatory School) – 2355-2455 Acland Road **requires majority vote of Council (5)**

*To change the legal description to reflect a recent subdivision of the property.*

6. NON-DEVELOPMENT APPLICATION REPORTS

6.1 Inspection Services Manager, dated January 2, 2007 re: [ST06-19 – Application for Stratification - Four Unit Row Housing - 424-430 Hein Road](#)

*To approve stratifying the four units of row housing in the name of Mike Banner and Laurel Robinson with no conditions.*

6.2 Roads & Equipment Superintendent, dated January 8, 2007 re: [Appointment of Deputy City Engineer](#) (5400-01)

*To appoint the Roads & Equipment Superintendent as Deputy City Engineer for the purpose of issuing Overweight or Oversize Vehicle Permits under Traffic Bylaw No. 8120.*

6.3 Roads & Equipment Superintendent, dated January 8, 2007 re: [Amendment to City of Kelowna Traffic Bylaw No. 8120](#) (1280-01)

*For approval to proceed with an amending bylaw to incorporate changes to wording in numerous sections of the Traffic Bylaw with a view to improving the public ability to travel around the city with the least amount of interruption and highest regard for safety.*

6.4 Development Manager Recreation Parks & Cultural Services, dated December 27, 2006 re: [Kelowna 2008 Summer Games Society](#) (8100-20)

*To authorize the formation of the 2008 Summer Games Society.*

7. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

*NOTE: Agenda items No. 7.1 to 7.3 **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)

7.1 [Bylaw No. 9587](#) – Amendment No. 8 to Traffic Bylaw No. 8120  
*To authorize amendments related to the Outdoor Food and Beverage Program.*

7.2 [Bylaw No. 9711](#) – Sewerage System User Bylaw  
*To set the residential flat rate charge for use of the sewerage system for 2007.*

7.3 [Bylaw No. 9712](#) – Amendment No. 4 to Service Parcel Tax Bylaw No. 8924  
*To set the sewer service parcel tax levy for 2007.*



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

**(BYLAWS PRESENTED FOR ADOPTION)**

7.4 [Bylaw No. 9696](#) – Amendment No. 12 to City of Kelowna Parks and Public Spaces Bylaw No. 6819-91  
*To replace Schedule “D” showing the passenger ship moorage rental rates and a map of the moorage berths.*

7.5 [Bylaw No. 9698](#) – Road Closure Bylaw – Portion of Old Glenmore Bypass Road  
**Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward**  
*To permanently close a portion of the Old Glenmore Bypass road, between Cross Road and Glen Park Drive.*

8. COUNCILLOR ITEMS (including Committee Updates)

9. TERMINATION