

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

MONDAY, JANUARY 15, 2007

1:30 P.M.

1. **CALL TO ORDER**
2. Councillor Day to check the minutes of the meeting.
3. **PUBLIC IN ATTENDANCE**
 - 3.1 Mayor Shepherd re: Governor General's Caring Canadian Award Presentation to Mike Roberts and Margaret Davidson
4. **UNFINISHED BUSINESS**
 - 4.1 **Deferred from January 9, 2007 Regular Meeting** Planning & Development Services Department, dated November 30, 2006 re: Development Variance Permit Application No. DVP06-0137 – Bhushan & Arunlata Singla (Bhushan Singla) – 678 Westpoint Court
*To consider a staff recommendation to **not** grant variances to reduce front and rear yard setback requirements and the permitted minimum proximity of structural projections to accommodate proposed plans to develop the site with a single family residential dwelling. Deferred for clarification.*
5. **DEVELOPMENT APPLICATION REPORTS**
 - 5.1 Official Community Plan Amendment No. OCP06-0008 and Rezoning Application No. Z06-0030 – Okanagan Jewish Community Association (Hans Neumann) – 108 Glenmore Road North (BL9724; BL9725)
To change the OCP future land use and rezone the property to facilitate a lot consolidation for expansion of the Jewish Centre complex.
 - (a) Planning & Development Services report dated December 20, 2006.
 - (b) **BYLAWS PRESENTED FOR FIRST READING**
 - (i) Bylaw No. 9724 (OCP06-0008) - Okanagan Jewish Community Association (Hans Neumann) – 108 Glenmore Road North
Requires majority vote of Council (5)
To change the OCP future land use from Single/Two Unit Residential to Institutional.
 - (ii) Bylaw No. 9725 (Z06-0030) - Okanagan Jewish Community Association (Hans Neumann) – 108 Glenmore Road North
To rezone the property from RR3 - Rural Residential 3 to P2 – Education and Minor Institutional to facilitate a lot consolidation for expansion of the Jewish Centre complex.

5. DEVELOPMENT APPLICATION REPORTS – Cont'd5.2 Text Amendment No. TA06-0007 – Deanne & Chi-Hang Leung (Deanne Leung) – 1369 Richter Street

Council has already advanced this application to a Public Hearing, This report provides the advertising options that Council requested.

(a) Deputy City Clerk report dated January 10, 2007.

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

Bylaw No. 9723 (TA06-0007) – Deanne & Chi-Hang Leung (Deanne Leung) – 1369 Richter Street

To amend the Zoning 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.

(c) **(BYLAW PRESENTED FOR FIRST THREE READINGS)**

Bylaw No. 9726 – Amendment No. 15 to City of Kelowna Sign Bylaw No. 8235

To amend the Sign Bylaw to include regulations relating to signage for Health Services, Minor uses on parcels less than 1,000 m² in the P2 – Education & Minor Institutional zone.

6. BYLAWS (ZONING & DEVELOPMENT)**(BYLAW PRESENTED FOR AMENDMENT AT FIRST READING)**

ADDITION 6.0 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 replace reference to what was to be Map 7.1 with reference to Map 12.1.

(BYLAWS PRESENTED FOR ADOPTION)

6.1 Bylaw No. 9467 (TA05-0007) – CD18 – Vintage Landing Comprehensive Resort Development Zone
Creates a new CD18 zone to accommodate the proposed Vintage Landing resort development.

6.2 Bylaw No. 9468 (Z03-0009) - 622664 BC Ltd., et al (Bob Evans and Grant Gaucher) – 1890 McKinley Road, end of Slater Road & West of Slater Road, 4001 & 3650 Finch Road, and Part of 2702 & 3650 Glenmore Road North
Rezones the properties from A1 – Agriculture 1 to CD18 – Vintage Landing Comprehensive Resort Development, P3 – Parks and Open Space; and W2 – Intensive Water Use to facilitate development of the site with a comprehensive project comprised of commercial resort accommodation, resort & wellness village, golf course, vineyard and cottage winery, and a retreat & leadership centre.

7. NON-DEVELOPMENT APPLICATION REPORTS

7.1 Director of Planning & Development Services, dated November 1, 2006 and consultant presentation re: Review of Policies, Procedures and Bylaws Relating to Wildland Fire (6410-00)

To receive the consultant's recommendations, to approve certain of the initiatives for action in 2007 pending budget approval, and defer the remaining initiatives for implementation as budget and staff resources permit.

7. NON-DEVELOPMENT APPLICATION REPORTS – Cont'd

- 7.2 Water/Drainage Manager, dated January 15, 2007 re: 2007 Water Rates/Water Smart Program Delivery (1826-02; 5600-08)
To authorize entering into a 5-year contract with H2Okanagan to administer the City's Water Smart Program and approve 2007 water rates to be effective in April 2007.
- 7.3 Airport General Manager, dated January 9, 2007 re: Airport & Ground Handler Licence & Sub-Lease (2380-20-8110; 2380-20-8112; 0550-05)
To approve leasing Ironman Holdings Ltd. dba Kelowna Ramp Services and D & R Services Ltd. approximately 28.08 m² of space each in the new Ground Services building.
- 7.4 Airport General Manager, dated January 8, 2007 re: Supplemental Agreement – Kelowna & District Flying Club Sub-Lease (2380-20-8022; 0550-05)
To authorize the Mayor and Clerk to sign a supplemental agreement increasing the Flying Club's leased space from 70.94 m² to 76.4 m².
- 7.5 Airport General Manager, dated January 5, 2007 re: Increase to Airport Automobile Parking Fees (0550-05)
To authorize staff to proceed with a bylaw to increase the automobile parking fees.
- 7.6 Development Manager Recreation Parks & Cultural Services, dated January 4, 2007 re: Kelowna Art Gallery Lease and Operating Agreement (7780-01)
To approve the agreement and set 4:00 p.m. Monday, February 26, 2007 as the deadline for receipt of elector responses through the Alternative Approval Process.
- ADDITION** 7.7 Manager of Community Development & Real Estate, dated January 5, 2007 re: Assignment of Lease – 315 Lawrence Avenue (Chapman Parkade) (0870-20-032; 0550-01)
To authorize the assignment of lease of 315 Lawrence Avenue, Mac & Klein (Assignor) to Z-Décor, Callidus Homes, Begrand-Fast Designs and Nicole Begrand-Fast (Assignee), and approve a change in use from retail clothing to home design, build and furnishings.

8. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)**(BYLAWS PRESENTED FOR FIRST THREE READINGS)**

- 8.1 Bylaw No. 9722 – Amendment No. 14 to Airport Fees Bylaw No. 7982
To authorize staff to proceed with a bylaw to increase the automobile parking fees.

(BYLAWS PRESENTED FOR ADOPTION)

- 8.2 Bylaw No. 9711 – Sewerage System User Bylaw
To set the residential flat rate charge for use of the sewerage system for 2007.
- 8.3 Bylaw No. 9712 – Amendment No. 4 to Service Parcel Tax Bylaw No. 8924
To set the sewer service parcel tax levy for 2007.

9. COUNCILLOR ITEMS (including Committee Updates)**10. TERMINATION**