

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

TUESDAY, FEBRUARY 6, 2007

6:00 P.M.

1. CALL TO ORDER

2. Prayer will be offered by Councillor Letnick.

3. CONFIRMATION OF MINUTES

Regular Meeting, January 23, 2007

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

5. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS)

5.01 [Bylaw No. 9702 \(TA06-0009\) – The University of British Columbia \(University of British Columbia – Campus & Community Planning\) – 3140 & 3333 University Way and 4990 North Hwy 97.](#)

To add a new CD20 – Comprehensive University Development to Zoning Bylaw No. 8000.

5.02 [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

5.03 [Bylaw No. 9705 \(0CP05-0010\) – Watermark Developments Ltd. \(John Hertay\) – 285 Arab Road \(N. of\) Arable Road \(S. of University Way\)](#)

To amend the Kelowna 2020 – Official Community Plan from Commercial, Single/Two Unit Residential, Multiple Unit Residential – medium density, Major Park & Open Spaces, Educational/Major Institutional, and Public Services/Utility designations to Commercial, Single/Two Unit Residential, Multiple Unit Residential – low density, Multiple Unit Residential – Medium Density, Major Park & Open Space, Educational/Major Institutional and Future Urban Reserve designations and add the Natural Environmental Development Permit Area

Designation and to the Village Centre DP Area and Multiple Unit Development Permit Area.

- 5.04 [Bylaw No. 9706 \(OCP06-0018\) – Gazelle Enterprises Inc. – 4760 Lakeshore Road](#)
To amend the zoning from Agricultural/Rural Designation to Low Density Multiple Housing.
- 5.05 [Bylaw No. 9707 \(Z06-0043\) – Gazelle Enterprises Inc. – 4760 Lakeshore Road](#)
To amend the zoning from A1-Agriculture 1 zone to RM3-Low Density Multiple Housing.
- 5.06 [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.
- 5.07 [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.
- 5.08 [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.
- 5.09 [Bylaw No. 9723 \(TA06-0007\) – Deanne Leung – \(Deanne & Chi-Hang Leung\) – 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.

(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS AND ADOPTION)

- 5.10 [Bylaw No. 9710 \(Z06-0064\) - Masami Kostiuik \(Len Suchocki\) – 4334 Hazell Road](#)
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
- 5.11 [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.
6. **DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS**
- 6.01 [Planning & Development Services Department, dated December 5, 2006 re: Development Permit Application No. DP06-0181 and Development Variance Permit Application No. DVP06-0214 – Simple Pursuits Inc. \(Worman Resources Inc.\) – 1660 Pandosy Street](#) **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 variances to come forward

To authorize issuance of the Development Permit for the construction of a new free-standing commercial building that will predominantly accommodate office, retail and residential space; and to relax the front and side yard setbacks and consequently the setbacks applicable to height for any portion of a building above 15 m to allow a 16.46 m height; and to reduce the parking stall requirements from 54 to 45 stalls and the loading stall requirement from 2 to zero.

- 6.02 [Planning & Development Services Department, dated December 29, 2006 re: Development Variance Permit Application No. DVP06-0146 – Rob and Charmeyn Martell – 948-950 Fuller 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(s) to come forward**

To authorize issuance of a Development Variance Permit to allow a variance to the rear yard setback from 6.0 m to 3.0 m in order to add a landing and stairs for the rear entrance to the rear dwelling unit.

- 7. BYLAWS
- 8. REMINDERS
- 9. TERMINATION