

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

REHEARSAL HALL,  
KELOWNA COMMUNITY THEATRE – 1375 WATER STREET

MONDAY, MARCH 12, 2007

1:30 P.M.

1. CALL TO ORDER

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

3. UNFINISHED BUSINESS

3.1 [Boundary Extension Review Team, dated March 7, 2007 re: Westside Governance – Financial Impact Analysis on Kelowna Taxpayers](#)

*To receive the report from Robert Prosser & Associates Inc. regarding the financial impact on Kelowna taxpayers of an amalgamated Kelowna and Westside Governance Study Area; To accept the report's findings as confirmation that a boundary extension will not adversely impact Kelowna taxpayers.*

4. DEVELOPMENT APPLICATION REPORTS

4.1 Planning and Development Services Department, dated February 28, 2007 re: [Bylaw 7600 Official Community Plan – Amendment Bylaw No. 9736](#)  
*To amend Kelowna 2020 – Official Community Plan Bylaw No. 7600.*

(a) [Planning & Development Services report dated February 28, 2007.](#)

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

[Bylaw No. 9736 \(OCP07-0005\)](#) – Text Amendment Natural Environment/Hazardous Condition Development Permit Area Designation to Bylaw No. 7600.

*To adopt certain text and mapping amendments to Bylaw No. 7600 Kelowna 2020 – Official Community Plan.*

4.2 Planning and Development Services Department, dated February 26, 2007 re: [Zoning Application No. Z07-0001 – Greg Penner & Cameron Manning \(National Society of Hope\) – 2071 Gordon Drive](#)

*To rezone the subject property from RU6 – Two Dwelling Housing to RM4 – Transitional Low Density Housing to Accommodate a 10 Unit Affordable Housing (Social Housing) Apartment Building.*

- (a) [Planning & Development Services report dated February 26, 2007.](#)
  - (b) **BYLAW PRESENTED FOR FIRST READING**  
  
[Bylaw No. 9757 \(Z07-0001\)](#) – Greg Penner & Cameron Manning (National Society of Hope) – 2071 Gordon Drive.  
*To rezone the subject property from RU6 – Two Dwelling Housing to RM4 – Transitional Low Density Housing.*
- 4.3 Planning and Development Services Department, dated February 26, 2007 re: Official Community Plan Amendment Application No. OCP07-0008 – Hilltop Sand & Gravel Co. Ltd. (City of Kelowna) – 4885 South Ridge Drive  
*To amend the City of Kelowna Official Community Plan to correct a mapping error dating from 2001 to provide consistency with the Zoning Bylaw Land Use Designations.*
- (a) [Planning & Development Services report dated February 26, 2007.](#)
  - (b) **BYLAW PRESENTED FOR FIRST READING**  
  
[Bylaw No. 9758 \(OCP07-0008\)](#) – Hilltop Sand & Gravel Co. Ltd. (City of Kelowna) – 4885 South Ridge Drive.  
*To amend the City of Kelowna Official Community Plan Bylaw No. 7600 by changing the Generalized Future Land Use designation from the “Major Park/Open Space (Public or Private)” designation to the “Single/Two Unit Residential” designation.*
- 4.4 Planning and Development Services Department, dated February 26, 2007 re: Zoning Application No. Z06-0047 – Hilltop Sand & Gravel Co. Ltd. (Protech Consultants Ltd.) – 4885 South Ridge Drive  
*To rezone part of the subject property from RU4 – Low Density Cluster Housing, RU2 – Medium Lot Housing and P3 – Parks and Open Space to RU5 – Bareland Strata Housing to allow for a 10 lot Bareland Strata Subdivision.*
- (a) [Planning & Development Services report dated February 26, 2007.](#)
  - (b) **BYLAW PRESENTED FOR FIRST READING**  
  
[Bylaw No. 9759 \(Z06-0047\)](#) – Hilltop Sand & Gravel Co. Ltd. (Protech Consultants Ltd.) – 4885 South Ridge Drive.  
*To rezone part of the subject property from RU4 – Low Density Cluster Housing, RU2 – Medium Lot Housing, P3 – Parks and Open Space to RU5 – Bareland Strata Housing and P3 – Parks and Open Space.*
- 4.5 Planning and Development Services Department, dated March 2, 2007 re: Official Community Plan Amendment No. OCP07-0003 – No. 21 Great Projects, Vincent & Pamela Blaskovich, Interval Investment Inc., 392187 BC Ltd., Oracle Investments Inc., City of Kelowna (Stantec Consulting Ltd./Marnie Skobalski) – Ivens & Paret Road, south of Gordon Drive Extension  
*To amend the Official Community Plan in accordance with the proposed future land use component of the Neighbourhood 3 Area Structure Plan.*

(a) [Planning & Development Services report dated March 2, 2007.](#)

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

[Bylaw No. 9760 \(OCP07-0003\)](#) – No. 21 Great Projects, Vincent & Pamela Blaskovich, Interval Investment Inc., 392187 BC Ltd., Oracle Investments Inc., City of Kelowna (Stantec Consulting Ltd.) – Ivens & Paret Road, south of Gordon Drive Extension.

*To amend the Official Community Plan future land use component from Single/Two Unit Residential, Major Park/Open Space – Area Structure Plan area to Rural/Agricultural, Single/Two Unit Residential, Multiple Unit Residential – Low Density, Commercial, Educational/Major Institutional & Major Park/Open Space.*

4.6 Planning and Development Services Department, dated February 27, 2007 re: Zoning Application No. Z06-0048 – MKS Resources Inc. – 529 Martin Road and 3869, 3879, 3889-3899 Truswell Road

*To rezone the subject properties to the C9 – Tourist Commercial zone to permit the development of an apartment hotel.*

(a) [Planning & Development Services report dated March 2, 2007.](#)

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

[Bylaw No. 9753 \(Z06-0048\)](#) – MKS Resources Inc. – 529 Martin Road, 3869, 3879, 3889-3899 Truswell Road.

*To rezone the subject properties from RU1 – Large Lot Housing and RU6 – Two Dwelling Housing to C9 – Tourist Commercial.*

4.7 Planning and Development Services Department, dated February 27, 2007 re: Zoning Application No. Z06-0057 – Pacific Sun Enterprises Ltd. – 1849 Chandler Street

*To rezone the subject property to the P1 – Major Institutional zone to authorize institutional uses on the subject property.*

(a) [Planning & Development Services report dated February 27, 2007.](#)

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

[Bylaw No. 9755 \(Z06-0057\)](#) – Pacific Sun Enterprises Ltd. – 1849 Chandler Street.

*To rezone the subject property from RU6 – Two Dwelling Housing zone to P1 – Major Institutional zone.*

4.8 Planning and Development Services Department, dated February 27, 2007 re: Zoning Application No. Z06-0061 – Anton & Maria Wolf (Sunstar Ventures Ltd.) – 860 McCurdy Road

*To rezone the subject property from the I2 – General Industrial zone to permit industrial uses on the property.*

(a) [Planning & Development Services report dated February 27, 2007.](#)

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

[Bylaw No. 9756 \(Z06-0061\)](#) – Anton & Maria Wolf (Sunstar Ventures Ltd.)  
– 860 McCurdy Road.

*To rezone the subject property from C9 – Tourist Commercial zone to I2 – General Industrial zone.*

- 4.9 [Planning and Development Services Department, dated March 5, 2007 re: Zoning Application No. Z04-0048 – 218555 BC Ltd., Cheville Investments Ltd., 298874 BC Ltd. \(Advance Precast Ltd./Wayne Rains\) – 745, 765 & 793 Stemel Road](#)

*To extend Council approval for the adoption of the application to rezone the subject properties to the I2 – General Industrial zone.*

5. **NON-DEVELOPMENT APPLICATION REPORTS**

- 5.1 [Transportation Manager, dated March 7, 2007 re: Award of Parking Management Services Contract T06-143 – On and Off-Street Parking Enforcement](#)

*To award the Contract for management services of on and off-street pay parking to Imperial Parking Canada in the amount of \$454,829.04 (plus 2.75% per annum escalation) per year including GST for the 5 year period from May 1, 2007 through April 31, 2012.*

- 5.2 [Environment and Solid Waste Manager, dated March 1, 2007 re: Okanagan Basin Water Board Water Conservation & Quality Improvement Grants](#)

*To endorse the applications for the Okanagan Basin Water Board Water Conservation and Quality Improvement Grants.*

- 5.3 [Cemetery Manager, dated March 7, 2007 re: Fee Changes – Kelowna Memorial Park Cemetery](#)

*To approve the recommended fee changes for the Kelowna Memorial Park Cemetery and to forward the amending bylaw for reading consideration.*

6. **BYLAWS (OTHER THAN ZONING & DEVELOPMENT)**

**(BYLAWS PRESENTED FOR FIRST THREE READINGS)**

- 6.1 [Bylaw No. 9738](#) – Amendment No. 3 to the Kelowna Memorial Park Cemetery Bylaw No. 8807

*To amend the Kelowna Memorial Park Cemetery Bylaw No. 8807 to reflect the recommended fee changes.*

7. **COUNCILLOR ITEMS** (including Committee Updates)

8. **TERMINATION**