

CITY OF KELOWNA  
REGULAR COUNCIL AGENDA  
COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET  
  
**TUESDAY, AUGUST 7, 2007**

1:30 P.M.

1. CALL TO ORDER

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

3. DEVELOPMENT APPLICATION REPORTS

3.1 Planning & Development Services report dated July 10, 2007 re: Rezoning Application No. Z07-0048 – Tracy Thomas Hayes (Alf Wiens Construction) – 845 Mayfair Road  
*To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone in order to construct semi-detached housing.*

(a) [Planning & Development Services report dated July 10, 2007.](#)

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

[Bylaw No. 9841 \(Z07-0048\) - Tracy Thomas Hayes \(Alf Wiens Construction\) – 845 Mayfair Road](#)  
*To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.*

3.2 Planning & Development Services report dated July 27, 2007 re: Rezoning Application No. Z06-0038 – City of Kelowna– 1410, 1414, 1364 Water Street and 238 Queensway  
*To rezone portions of the subject properties from the P1 – Major Institutional zone to the P3 – Parks and Open Space zone and the W2 – Intensive Water Use zone.*

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

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

[Bylaw No. 9844 \(Z06-0038\) - City of Kelowna– 1410, 1414, 1364 Water Street and 238 Queensway](#)  
*To rezone portions of the subject properties from the P1 – Major Institutional zone to the P3 – Parks and Open Space zone and the W2 – Intensive Water Use zone.*

- 3.3 [Planning & Development Services Department, dated July 16, 2007 re: Rezoning Application No. Z06-0018 – M 124 Enterprises Ltd. Inc. \(Ted Thomas and Associates\) – 120 Old Vernon Road](#)  
*To extend Council approval to rezone the subject property from July 11, 2007 to February 11, 2008.*

4. **BYLAWS (ZONING & DEVELOPMENT)**

4.1 **(BYLAWS PRESENTED FOR FIRST READING)**

- (a) [Bylaw No. 9839 \(OCP07-0009\) – Official Community Plan Amendment – 0763831 BC Ltd. \(Bob Guy\) – 1315, 1325, 1345 Highway 33 W. and 145, 155, 165 Taylor Road](#) **Requires a majority vote of all Members of Council (5)**  
*To change the future land use designation from the “Multiple Medium Density” designation to the “Multiple Unit Residential – Medium Density” designation.*
- (b) [Bylaw No. 9840 \(Z07-0026\) – 0763831 BC Ltd. \(Bob Guy\) – 1315, 1325, 1345 Highway 33 W. and 145, 155, 165 Taylor Road](#)  
*To rezone the subject properties from the RU1 – Large Lot Housing zone to the RM4 – Transitional Low Density Housing zone.*

4.2 **(BYLAWS PRESENTED FOR AMENDMENT AT FIRST READING)**

- (a) [Bylaw No. 9832 \(OCP07-0010\) – Official Community Plan Amendment – T 186 Enterprises Ltd. \(The Mission Group\) – 1550, 1560, 1570, 1580, 1596 Dickson Avenue](#) **Requires a majority vote of all Members of Council (5)**  
*To change the future land use designation from the “Multiple Unit Residential – Low Density” designation “Commercial” designation to the “Multiple Unit Residential – Medium Density” designation.*
- (b) [Bylaw No. 9833 \(Z07-0026\) – T 186 Enterprises Ltd. \(The Mission Group\) – 1550, 1560, 1570, 1580, 1596 Dickson Avenue](#)  
*To rezone the subject properties from the RU1 – Large Lot Housing zone and CD14 – Comprehensive High Tech Business Campus zone to the RM5 – Medium Density Multiple Housing zone.*

- 4.3 Planning & Development Services report dated July 17, 2007 re: [Rezoning Application No. Z06-0070 – Irvin and Patricia Dyck – 4213 Bedford Road](#)  
*To rezone the subject property from the RR1 – Rural Residential 1 zone to the RR1s – Rural Residential 1 with Secondary Suite zone.*

- (a) [Planning and Development Services report dated July 10, 2007](#)

(b) **BYLAW PRESENTED FOR ADOPTION**

[Bylaw No. 9746 \(Z06-0070\) - Irvin and Patricia Dyck – 4213 Bedford Road](#)  
*To rezone the subject property from RR1 – Rural Residential 1 zone to RR1s – Rural Residential 1 with Secondary Suite zone.*

#### 4.4 **(BYLAWS PRESENTED FOR ADOPTION)**

- (a) [Bylaw No. 9732 \(OCP06-0021\) – Melcor Lakeside Inc. \(Stantec Consulting Ltd.\) - Swainson/Treetop Roads and Black Mountain Drive –](#)  
**Requires a majority of all Members of Council (5)**  
*To change the future land use of the subject properties as per Map 'A'.*
- (b) [Bylaw No. 9825 \(Z07-0032\) - Melcor Lakeside Inc. \(Stantec Consulting Ltd.\) – West of Black Mountain Drive](#)  
*To rezone the subject property from RU1hs – Large Lot Housing with Secondary Suite (Hillside Area) zone to P4 – Utilities zone.*
- (c) [Bylaw No. 9733 \(Z06-0054\) – Melcor Lakeside Inc. \(Stantec Consulting Inc.\) – Swainson/Treetop Roads and Black Mountain Drive](#)  
*To rezone the subject property from A1- Agriculture 1 and P3 -Parks and Open Space zones to RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite, RM3 – Low Density Multiple Housing, RM5 – Medium Density Multiple Housing, C9 – Tourist Commercial and P3 – Parks and Open Space zones.*

#### 4.5 **(BYLAWS PRESENTED FOR ADOPTION)**

- (a)
  - (i) [Bylaw No. 9750 \(OCP06-0023\) – Church of God \(Harvey Benson\) – 515 Gerstmar Road](#) **Requires a majority vote of all Members of Council (5)**  
*To change the future land use designation from the “Educational/Minor Institutional” designation to the “Low Density Multiple Unit Residential” designation.*
  - (ii) [Bylaw No. 9751 \(Z06-0066\) – Church of God \(Harvey Benson\) – 515 Gerstmar Road](#)  
*To rezone the subject property from P2 – Education and Minor Institutional zone to the RM3 – Low Density multiple Housing zone.*
  - (iii) [Bylaw No. 9834 \(Housing Agreement\) – Adla Ventures Ltd. – 515 Gerstmar Road](#)  
*To authorize entering into a Housing Agreement with Adla Ventures Ltd.*
- (b) [Planning and Development Services, dated July 24, 2007 re: Development Permit Application No. DP06-0225 – Adla Ventures Ltd. \(Harvey Benson\) – 515 Gerstmar Road](#)  
*To obtain a development permit to construct 13 units of two storey row housing.*

#### 5. **NON-DEVELOPMENT APPLICATION REPORTS**

- 5.1 [Assistant General Manager, Airport Operations, dated July 24, 2007 re: Airporter Bus Service Licence \(Bylaw No. 9485 September 19, 2005\)](#)  
*To authorize entering into a Airporter Bus Service Licence with Ambrosia Tours Ltd.*

- 5.2 [Assistant General Manager, Airport Operations, dated July 24, 2007 re: Council Policy 203 – Off Airport Responses by Airport Rescue and Firefighting Services \(ARFF\)](#)  
*To authorize the amendment of Council Policy 203 to reflect a change in the airport services automatic response zone from 8 kilometers to 3.2 kilometers.*
- 5.3 [Park Planning, Design and Construction Supervisor, dated August 1, 2007 re: Contract Award for Mission Recreation Park Softball Diamonds](#)  
*To award the construction of Mission Recreation Park Softball Diamonds to Greenleaf Enterprises.*
- 5.4 [Water/Drainage Manager, dated July 30, 2007 re: Improvement District Boundary Amendments](#)  
*To authorize an amendment of South East Kelowna's water service area boundaries.*
- 5.5 [Director of Works and Utilities, dated July 31, 2007 re: Electric Utility Services Contract](#)  
*To authorize a 5 year contract with Fortis Pacific Holdings Inc. for the operation, maintenance and capital services of the City of Kelowna Electric Utility.*
- 5.6 [Transportation Manager, dated August 1, 2007 re: On Street Parking Meter Replacement](#)  
*To endorse the use of "Pay and Display" parking meters in on-street and off-street parking areas and authorize the acquisition of the 51 "Pay and Display" parking meters.*
6. RESOLUTIONS
  - 6.1 Draft Resolution re: [Proposed Argus Properties Ltd. Heliport – Manhattan Drive, Kelowna, BC](#)  
*To authorize the Mayor to write to Transport Canada expressing non-opposition for the Heliport for downtown Kelowna as proposed by Argus Properties.*
7. COUNCILLOR ITEMS
8. TERMINATION