

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

MONDAY, AUGUST 20, 2007

1:30 P.M.

1. CALL TO ORDER
2. Councillor Given to check the minutes of the meeting.
3. PUBLIC IN ATTENDANCE
 - 3.1 [Superintendent McKinnon re: Monthly Policing Report](#)
 - 3.2 [Elaine Miedema, BC Fruit Growers Association re: Industry Update and Tree Fruit Industry Strategy](#)
4. UNFINISHED BUSINESS
 - 4.1 [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.
5. DEVELOPMENT APPLICATION REPORTS
 - 5.1 Planning & Development Services report dated August 8, 2007 re: [Official Community Plan Amendment No. OCP07-0018 and Rezoning Application No. Z07-0053 – Peter and Patricia Mosychuk \(Peter Mosychuk\) – 620-622 Wardlaw Avenue](#)
To consider a staff recommendation to support an amendment to the Official Community Plan to change the existing land use designation of the subject properties from “Single Two Family” to “Low Density Multiple Unit Residential”; To consider a staff recommendation to support rezoning the subject properties from RU6 – Two Dwelling Housing to RM1 – Four Dwelling Housing zone.
 - (a) [Planning & Development Services report dated August 8, 2007.](#)
 - (b) **BYLAW PRESENTED FOR FIRST READING**
 - (i) [Bylaw No. 9858 \(OCP07-0018\) – Peter and Patricia Mosychuk \(Peter Mosychuk\) – 620-622 Wardlaw Avenue](#)
To change the future land use designation of the subject property from the “Single/Two Unit Residential” designation to the “Multiple Unit Residential-Low Density” designation.
 - (ii) [Bylaw No. 9859 \(Z07-0053\) – Peter and Patricia Mosychuk \(Peter Mosychuk\) – 620-622 Wardlaw Avenue](#)
To rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone.

- 5.2 Planning & Development Services report dated August 3, 2007 re: Rezoning Application No. Z07-0058 – Christine Reimann – 4491 Nottingham Road
To rezone the subject property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite zone.
- (a) [Planning & Development Services report dated August 3, 2007.](#)
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 9857 \(Z07-0058\) – Christine Reimann – 4491 Nottingham Road](#)
To rezone the subject property from RU1s – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite.
- 5.3 Planning & Development Services report dated August 8, 2007 re: Text Amendment Application No. TA07-0004 – Langley Development (Jim Langley) – 601 Burne Avenue
To change the future land use designation of the subject property to RU3 – Small Lot Housing zone.
- (a) [Planning & Development Services report dated August 8, 2007.](#)
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 9860 \(TA07-0004\) - Langley Development \(Jim Langley\) – 601 Burne Avenue](#)
To amend Zoning Bylaw No. 8000 to permit Bed and Breakfasts as a Secondary Use in the RU3 – Small Lot Housing zone.
- 5.4 Planning & Development Services report dated July 10, 2007 re: Rezoning Application No. Z07-0052 – James and Lorraine McNish – 187 Wallace Road
To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing zone.
- (a) [Planning & Development Services report dated July 10, 2007.](#)
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 9856 \(Z07-0052\) - James and Lorraine McNish – 187 Wallace Road](#)
To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing zone.
- 5.5 [Planning & Development Services Department, dated August 1, 2007 re: Rezoning Application No. Z05-0043 – 0740639 BC Ltd. \(Lynn Welder Consulting\) – 153 Pinto Road](#)
To extend Council approval to rezone the subject property from August 8, 2007 to February 8, 2008.
- 5.6 [Planning & Development Services Department, dated August 13, 2007 re: Rezoning Application No. Z05-0066 – Witmar Developments – 1459 KLO Road](#)
To extend Council approval to rezone the subject property from August 20, 2007 to February 20, 2008.

- 5.7 [Planner Specialist, dated August 16, 2007, re: Proposed OCP Amendment \(OCP07-0017\) – North Glenmore Area Structure Plan \(Troika Developments Inc.\)](#)

*To consider a staff recommendation to **NOT** support an amendment to the Official Community Plan and to authorize staff to include consideration of whether or not there is a need for inclusion in this specific area as Area Structure Plan into the growth strategy as part of the next OCP Review.*

- 5.8 [Planner Specialist, dated August 16, 2007, re: Official Community Plan Amendment No. OCP07-0020 – Amendment Bylaw No. 9842](#)

To consider a staff recommendation to support an amendment to the Official Community Plan to authorize staff to include aquatic habitat protection and compensation policies and to authorize staff to follow the consultation process prior to forwarding to first reading.

6. BYLAWS (ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR ADOPTION)

- 6.1 [Bylaw No. 9821 \(Z07-0035\) – Pardeep and Savita Sharma \(Lynn Welder Lalonde\) – 1918 Kloppenburg Court](#)

To rezone the subject property from the RU1h-Large Lot Housing (Hillside) zone to the RU1hs-Large Lot Housing (Hillside) with Secondary Suite zone.

- 6.2 [Bylaw No. 9816 \(Z07-0042\) – Roland and Audrey Wheeler \(Okanagan Sunrise Construction Ltd.\) – 345 Hardie Road](#)

To rezone the subject property from the RU1-Large Lot Housing zone to the RU1s-Large Lot Housing with Secondary Suite zone.

- 6.3 [Bylaw No. 9827 \(Z07-0023\) – Ed and Christina Schnellert – 170 Hardie Road](#)

To rezone the subject property from the RU1-Large Lot Housing zone to the RU2-Medium Lot Housing zone.

- 6.4 [Bylaw No. 9828 \(Z05-0033\) – Watermark Developments Ltd. \(John Hertay\) – 285 Arab Road, 2960 Appaloosa Road](#)

To rezone the subject properties from A1 – Agriculture 1 zone to RU2s – Medium Lot Housing zone with Secondary Suite, P3 – Parks and Open Space zone, and P4 – Utilities zone.

7. NON-DEVELOPMENT APPLICATION REPORTS

- 7.1 [Manager, Policy/Research Strategic Planning, dated August 14, 2007 re: City of Kelowna Action Towards Sustainability](#)

To receive as information and to authorize staff to pursue short term actions listed in the sustainability report.

- 7.2 [Director of Corporate Services and Acting Director of Planning and Development Services, dated August 15, 2007 re: Downtown Revitalization and Redevelopment Initiative](#)

To receive the staff report as information and to authorize staff to prepare necessary bylaws, policies and agreements for implementing a comprehensive development zone.

- 7.3 [Assistant General Manager, Airport Development, dated August 15, 2007 re: Long Term Parking Expansion Contract T07-088\)](#)

To authorize entering into a contract with R&L Excavating and approve an amendment to the 2007 Financial Plan to increase the budget for long term parking expansion from \$849,880 to \$989,880 with funding from the Airport Improvement Fee Reserve.

- 7.4 [Transportation Manager, dated August 7, 2007 re: Elm Street Local Service Area](#)

To approve the local service area improvements for both sides of Elm Street.

- 7.5 [Transportation Manager, dated August 15, 2007 re: Request for U-Pass Agreement Document Execution](#)

To approve the Universal Bus Pass Agreement with UBC Okanagan as per report.

8. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

- 8.1 [Bylaw No. 9847 – City of Kelowna Establishment Bylaw for a Local Service Area](#)
To approve the establishment of a local service area for the purpose of providing improvements for the special benefit of the local service area.

- 8.2 [Bylaw No. 9848 – City of Kelowna Loan Authorization Bylaw for the Local Service Area on Elm Street](#)
To approve the borrowing of \$26,837.00 from the Municipal Finance Authority of British Columbia for the Local Service Area on Elm Street

- 8.3 [Bylaw No. 9845 – Road Closure Bylaw – Portion of Lane near Pandosy Street](#)
To authorize the City to permanently close and removed the highway dedication of a portion of lane near Pandosy Street.

- 8.4 [Bylaw No. 9849 – Amendment No. 9 to Traffic Bylaw No. 8120](#)
To amend the bylaw by replacing the definition of parking meters.

- 8.5 [Bylaw No. 9861 – Amendment No. 70 to Ticket Information Utilization Bylaw No. 6550-89](#)
To amend Bylaw No. 9681 at third reading by amending Schedule 13.

- 8.6 [Bylaw No. 9846 – Road Closure Bylaw – Portion of Lane near Dickson Avenue](#)
To authorize the City to permanently close and remove the highway dedication of a portion of lane near Dickson Avenue.

- 8.7 [Bylaw No. 9836 – Road Closure Bylaw – Portion of Swamp Road](#)
To authorize the City to permanently close and remove the highway dedication of a portion of highway on Swamp Road.

- 8.8 [Bylaw No. 9862 – Road Closure Bylaw – Portion of Benvoulin Road](#)
To authorize the City to permanently close and remove the highway dedication of a portion of highway on Benvoulin Road.

(BYLAWS PRESENTED FOR ADOPTION)

- 8.9 [Bylaw No. 9818 – Road Closure Bylaw – Portion of Gaddes Avenue](#)
Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward
To authorize the City to permanently close and remove the highway dedication of a portion of highway on Geddes Avenues

9. COUNCILLOR ITEMS

10. TERMINATION