

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

**MONDAY, DECEMBER 17, 2007**

1:30 P.M.

1. CALL TO ORDER
2. Councillor Hobson to check the minutes of the meeting.
3. PUBLIC IN ATTENDANCE
  - 3.1 [Superintendent Bill McKinnon](#) re: Monthly Policing Report
  - 3.2 [Anna Warwick Sears, Executive Director Okanagan Basin Water Board](#) re: Okanagan Basin Water Board Presentation
  - 3.3 Bob Hrasko, BMID Administrator re: Black Mountain Irrigation District Capital Plan Presentation
4. COMMITTEE REPORTS
  - 4.1 [Councillor Hobson](#), re: Recreation Parks and Culture Task Force Update
5. DEVELOPMENT APPLICATION REPORTS
  - 5.1 Planning and Development Services Department, dated December 4, 2007 re: Rezoning Application No. Z07-0064 – Eckhard and Doris Krenz (Lynn Welder Consulting Ltd.) – 932-934 Borden Avenue  
*To rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four-Plex Housing zone to allow for the legalization of a 2 storey four plex.*
    - (a) [Planning & Development Services report](#) dated December 4, 2007.
    - (b) **BYLAW PRESENTED FOR FIRST READING**  
[Bylaw No. 9908 \(Z07-0064\)](#) - Eckhard and Doris Krenz (Lynn Welder Consulting Ltd.) – 932-934 Borden Avenue  
*To rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM1 – Four-Plex Housing zone.*

- 5.2 Planning and Development Services Department, dated December 3, 2007 re: Rezoning Application No. Z07-0090 – David Konfederak (Ed Konfederak) – 435 Taylor Road  
*To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2s – Medium Lot Housing (with secondary suite) zone in order to allow a 2 lot subdivision to accommodate single detached dwellings with secondary suites on each lot.*
- (a) [Planning & Development Services report](#) dated December 3, 2007.
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 9909 \(Z07-0090\) - David Konfederak \(Ed Konfederak\) – 435 Taylor Road](#)  
*To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2s – Medium Lot Housing (with secondary suite) zone.*
- 5.3 Planning and Development Services Department, dated December 5, 2007 re: Official Community Plan Amendment No. OCP07-0025 and Rezoning Application No. Z07-0075 – Stephen and Michele Graham (Grason Enterprises) – 130 Hartman Road and 915A-915B, 925 and 935 Rutland Road  
*To change the future land use designation of the subject properties from “Single/Two Unit Residential” designation to “Multiple Unit Residential – Low Density” designation, to rezone the subject property from RU1 – Large Lot Housing zone and RU6 – Two Dwelling Housing zone to RM3 – Low Density Multiple Housing zone, and to authorize entering a Housing Agreement with 0790388 BC Ltd. dba Grason Ent.*
- (a) [Planning and Development Services report](#) dated December 5, 2007.
- (b) **BYLAW PRESENTED FOR FIRST THREE READINGS**
- [Bylaw No. 9901 – Housing Agreement Authorization Bylaw - Stephen and Michele Graham \(Grason Enterprises\) – 130 Hartman Road and 915A-915B, 925 and 935 Rutland Road](#)  
*To enter into a Housing Agreement with 0790388 BC Ltd. dba Grason Ent.*
- (c) **BYLAWS PRESENTED FOR FIRST READING**
- (i) [Bylaw No. 9910 – \(OCP07-0025\) - Stephen and Michele Graham \(Grason Enterprises\) – 130 Hartman Road and 915A-915B, 925 and 935 Rutland Road](#) **Requires a majority of all Members of Council (5)**  
*To change the future land use designation of the subject properties from “Single/Two Unit Residential” designation to “Multiple Unit Residential – Low Density” designation.*

- (ii) [Bylaw No. 9911 – \(Z07-0075\)](#) - Stephen and Michele Graham (Grason Enterprises) – 130 Hartman Road and 915A-915B, 925 and 935 Rutland Road  
*To rezone the subject property from RU1 – Large Lot Housing zone and RU6 – Two Dwelling Housing zone to RM3 – Low Density*

5.4 (a) **BYLAW PRESENTED FOR FINAL ADOPTION**

[Bylaw No. 9717 – \(Z06-0014\)](#) - Watermark Developments Ltd. (John Hertay) – South of UBC Okanagan  
*To rezone the subject property from A1 – Agriculture 1 zone to P2 – Institutional zone.*

- (b) [Planning and Development Services Department](#), dated December 5, 2007 re: Rezoning Application No. Z06-0014 and Development Permit Application No. DP06-0188 – Watermark Developments Ltd. (John Hertay) – South of UBC Okanagan  
*To authorize issuance of a development permit in order to construct a two-storey private preparatory school.*

- 5.5 [Planning and Development Services Department](#), dated December 12, 2007 re: Development Permit Application No. DP07-0230 – Royal Host Hotels and Resorts (Grand Okanagan Resort Ltd) (BKDI Architects) – 1300-1306 Water Street  
*To obtain a Development Permit to add 1.682 m2 to the existing Casino and to add 71 parking stalls to the existing parking structure.*

6. **NON-DEVELOPMENT APPLICATION REPORTS**

- 6.01 [Director of Works and Utilities, Director of Financial Services and Direction of Recreation, Parks and Culture](#), dated December 12, 2007, re: 20 Year Servicing Plan and Financing Strategy (2007 Update)  
*To adopt the Revised 20 Year Service Plan and Financing Strategy and to forward Amendment No .4 to Development Cost Charge Bylaw No. 9095 for reading consideration.*
- 6.02 [Airport Administration Manager](#), dated December 14, 2007, re: Airport Fees and Charges  
*To authorize staff to prepare the necessary amending bylaw to the City of Kelowna Airport Fees Bylaw No. 7982 to reflect the increase in fees.*
- 6.03 [Wastewater Manager](#), dated December 10, 2007, re: 2008 Sewer Rates  
*To authorize staff to prepare the necessary amending bylaws to the City of Kelowna Sewer Service Parcel Tax Bylaw No. 8924 and to City of Kelowna Sewerage System User Bylaw 3480.*

- 6.04 Electrical Administration Manager, dated December 10, 2007, re: Amendment to the City of Kelowna Electricity Regulation Bylaw No. 7639, Increasing Electrical Rates  
*To approve a 2.9% increase to the City Electrical Utility rates for all annual residential customers, municipal and school customer revenues and commercial customer revenues to replace the (previously approved 4% increase).*
- 6.05 Manager, Community Development and Real Estate, dated December 10, 2007, re: Survey Results – Downtown Revitalization  
*To receive, as information, the report from the Manager, Community Development and Real Estate, dated December 10, 2007.*
- 6.06 Planner Specialist, dated December 12, 2007, re: RDCO Fringe Area Planning Summary  
*To receive, as information, the report from the Planner Specialist, dated December 12, 2007.*
- 6.07 Inspection Services Manager, dated December 6, 2007, re: Stratification of Units 1-12 – 3753 Lakeshore Road – Lot A, ODYD, Plan 12063, D.L. 134  
*To seek approval for stratification of the 12 unit multiple housing at 3753 Lakeshore Road.*
- 6.08 Parks Planner, dated December 11, 2007, re: Gillard Crown Lands South of the City Limits  
*To authorize a formal request to the Premier that the Province consult with the City of Kelowna if considering changes to the Crown Land Status of Gillard area.*
- 6.09 Environment and Solid Waste Manager, dated December 12, 2007, re: Proposed Automated Curbside Yard Waste Pick-Up (2009), Automatic Pilot Program RFP Update and Automated Curbside Cost Estimate  
*To seek approval of the proposed automated curbside yard waste pick-up changes for the new contract (2009-2016) timeframe as outlined.*
- 6.10 City Clerk, dated December 12, 2007, re: December 12, 2007. re: 2007-2010 Airport Capital Projects Loan Authorization Certificate of Sufficiency  
*To receive the Certificate of Sufficiency and advance Bylaw No. 9867 for final adoption consideration.*

7. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

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

*NOTE: Agenda items No. 7.1 to 7.5 **may** be dealt with in one resolution. Mayor shall confirm with Council whether they wish to do so, or to remove one or more of the bylaws to be read individually.*

- 7.1 Bylaw No. 9912 – Amendment No. 16 to the Airport Fees Bylaw No. 7982  
*To amend the Kelowna Airport Bylaw Fees.*
- 7.2 Bylaw No. 9913 – Amendment No. 19 to Electricity Regulation Bylaw No. 7639  
*To delete C1 to C12 Appendices and replace with new C1 to C12 Appendices.*

- 7.3 [Bylaw No. 9905](#) – Amendment No. 4 to Development Cost Charge Bylaw No. 9095  
*To amend Schedule A within the Development Cost Charge Bylaw No. 9095.*
- 7.4 [Bylaw No. 9914](#) – Amendment No .27 to Sewerage System User Bylaw No. 3480  
*To amend Section 5 of the Sewerage System User Bylaw No. 3480*
- 7.5 [Bylaw No. 9915](#) – Amendment No. 5 to Sewer Service Parcel Tax Bylaw No. 8924  
*To amend Section 2 of the Sewer Service Parcel Tax Bylaw No. 8924.*

**(BYLAWS PRESENTED FOR ADOPTION)**

- 7.6 [Bylaw No. 9867](#) – 2007-2010 Airport Capital Projects Loan Authorization Bylaw  
*To authorize Council to borrow upon the credit of the City of Kelowna, a sum not exceeding Forty-Five Million, Eight Hundred Thousand Dollars for the purpose of airport improvements.*
- 7.7 [Bylaw No. 9898](#) – Replacement Financial System Short Term Capital Borrowing Bylaw  
*To authorize Council to borrow upon the credit of the City of Kelowna, the sum of Eight Hundred Sixty-Six Thousand Seven Hundred Fifty dollars for the purpose of the Financial System Replacement project including interest.*
- 7.8 [Bylaw No. 9899](#) – Cedar Avenue Development Plan Short Term Borrowing Bylaw  
*To authorize Council to borrow upon the credit of the City of Kelowna, the sum of Seven Hundred Thousand dollars for the purpose of the Cedar Avenue Development Plan including interest.*
8. COUNCILLOR ITEMS
9. TERMINATION