

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

MONDAY, AUGUST 18, 2008

1:30 P.M.

1. CALL TO ORDER

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

3. PUBLIC IN ATTENDANCE

3.01 G. Doris Haas, MBA, GDH Solutions, re: [Central Okanagan Major Lakes Recreational Marine Facilities Study](#)

3.02 Superintendent McKinnon, re: [Monthly Policing Report](#)

4. DEVELOPMENT APPLICATION REPORTS

4.01 Planning & Development Services Department, dated July 25, 2008, re: [Agricultural Land Reserve Appeal Application No. A08-0005 – Bryan, Lorraine, Gordon & James MacDonnell \(Bryan & Lorraine MacDonnell\) – 3990 Senger Road](#)

To consider a staff recommendation NOT to support an application to the Agricultural Land Commission under Section 21(2) of the Agricultural Land Commission Act to complete a homesite severance subdivision.

4.02 Planning & Development Services Department, dated July 30, 2008, re: [Rezoning Application No. Z07-0095 – AMDI Investments Inc. – 2176 Wilkinson Street \(B/L 10062\)](#)

To rezone the subject from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone in order to establish a secondary suite within an existing single detached dwelling.

(a) [Planning & Development Services report dated July 30, 2008.](#)

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

[Bylaw No. 10062 \(Z07-0095\)](#) – AMDI Investments Inc. – 2176 Wilkinson Street

To rezone the subject property from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone.

- 4.03 Planning & Development Services Department, dated August 8, 2008, re: Rezoning Application No. Z08-0068 – Jeffery & Krystal Sininger (Jeffery Sininger) – 1338 Montenegro Drive (B/L 10066)
To rezone the subject property from the RU1h – Large Lot Housing (Hillside Area) zone to the RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite zone to accommodate a secondary suite within the new single family dwelling.

(a) [Planning & Development Services report dated August 8, 2008.](#)

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

[Bylaw No. 10066 \(Z08-0068\)](#) – Jeffery & Krystal Sininger (Jeffery Sininger) – 1338 Montenegro Drive
To rezone the subject property from the RU1h – Large Lot Housing (Hillside Area) zone to the RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite zone.

- 4.04 Planning & Development Services Department, dated August 8, 2008, re: Rezoning Application No. Z08-0064 – Anita & Ethan Rideout – 2605 Curts Street (B/L 10065)
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1(s) Large Lot Housing with Secondary Suite zone to allow for the construction of a secondary suite located within an accessory building.

(a) [Planning & Development Services report dated August 8, 2008.](#)

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

[Bylaw No. 10065 \(Z08-0064\)](#) – Anita & Ethan Rideout – 2605 Curts Street
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.

- 4.05 Planning & Development Services Department, dated August 8, 2008, re: Rezoning Application No. Z08-0041 – George & Shirley Staley – 4039 June Springs Road (B/L 10070)
To rezone the subject property from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone to allow for the creation of a suite within an accessory building.

(a) [Planning & Development Services report dated August 8, 2008.](#)

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

[Bylaw No. 10070 \(Z08-0041\)](#) – George & Shirley Staley – 4039 June Springs Road
To rezone the subject property from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone.

- 4.06 Planning & Development Services Department, dated August 8, 2008, re: Rezoning Application No. Z08-0025 – Susan Robert (Dave Robert) – 1418 Alta Vista Road (B/L 10069)
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone in order to allow for the construction of a secondary single-family dwelling.
- (a) [Planning & Development Services report dated August 8, 2008.](#)
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 10069 \(Z08-0025\)](#) – Susan Robert (Dave Robert) – 1418 Alta Vista Road
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
- 4.07 Planning & Development Services Department, dated August 5, 2008, re: Rezoning Application No. Z08-0015 – Rachel Pazdzierski – 582 Radant Road (B/L 10068)
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone in order to establish a suite within the proposed addition to the existing dwelling.
- (a) [Planning & Development Services report dated August 5, 2008.](#)
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 10068 \(Z08-0015\)](#) – Rachel Pazdzierski – 582 Radant Road
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.
- 4.08 Planning & Development Services Department, dated August 8, 2008, re: Rezoning Application No. Z08-0055 – Robert George Peter Elliott – 4355 June Springs Road (B/L 10067)
To rezone the subject property from the RR1 – Rural Residential 1 zone to the RR1(s) – Rural Residential 1 with Secondary Suite zone.
- (a) [Planning & Development Services report dated August 8, 2008.](#)
- (b) **BYLAW PRESENTED FOR FIRST READING**
- [Bylaw No. 10067 \(Z08-0055\)](#) – Robert George Peter Elliott – 4355 June Springs Road
To rezone the subject property from the RR1 – Rural Residential 1 zone to the RR1(s) – Rural Residential 1 with Secondary Suite zone.
- 4.09 Planning & Development Services Department, dated August 6, 2008, re: Rezoning Application No. Z08-0008 – Ann Allan Holdings Ltd. – 300 Penno Road (B/L 10063)
To rezone the subject property from the existing RR3 – Rural Residential 3 zone to the proposed I2 – General Industrial zone to allow general industrial uses on the subject property.

- (a) [Planning & Development Services report dated August 6, 2008.](#)

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

[Bylaw No. 10063 \(Z08-0008\)](#) – Ann Allan Holdings Inc. – 300 Penno Road

To rezone the subject property from the RR3 – Rural Residential 3 zone to the I2 – General Industrial zone.

- 4.10 Planning & Development Services Department, dated August 12, 2008, re: [Rezoning Application No. Z05-0043 – 0740639 BC Ltd. \(Lynn Welder Consulting\) – 153 Pinto Road](#)

To extend the deadline for adoption of Zone Amending Bylaw No. 8140 from August 8, 2008 to February 8, 2009.

4.11 (a) **BYLAWS PRESENTED FOR AMENDMENT AT THIRD READING & ADOPTION**

- (i) [Bylaw No. 9875 \(OCP07-0016\)](#) – Katherine Schramm et al (Canadian Adult Communities) – 1255, 1265-1269, 1275, 1285, 1295 Gordon Drive and 1254, 1262-1264, 1274, 1284, 1290 Pheasant Street – **Requires a majority of all Members of Council (5)**

To amend Bylaw No. 9875 at third reading by amending the legal description of the subject properties; To change the future land use designation of the subject property from the “Single/Two Unit Residential” designation to the “Multiple Unit Residential – Medium Density” designation.

- (ii) [Bylaw No. 9876 \(Z07-0050\)](#) – Katherine Schramm et al (Canadian Adult Communities) – 1255, 1265-1269, 1275, 1285, 1295 Gordon Drive and 1254, 1262-1264, 1274, 1284, 1290 Pheasant Street

To amend Bylaw No. 9876 at third reading by amending the legal description of the subject properties; To rezone the subject property from the RU6 – Two Dwelling Housing zone and C1 – Local Commercial zone to the RM5 – Medium Density Multiple Housing zone.

- (b) Planning & Development Services Department, dated July 31, 2008, re: [Development Permit Application No. DP08-0002 – 792220 BC Ltd. dba Canadian Adult Communities \(Canadian Adult Communities\) – 1255, 1265-1269, 1275, 1295 Gordon Drive and 1254, 1262-1264, 1274, 1284, 1290 Pheasant Street](#)

To obtain a Development Permit to authorize construction of a 157 unit Seniors Apartment Building.

4.12 (a) **BYLAWS PRESENTED FOR ADOPTION**

- (i) [Bylaw No. 10030 \(LUC08-0001\)](#) – Discharge of Land Use Contract LUC77-1048 (P1216) – Anna, Anthony & Mary Rehlinger and Bibianna Lahay (Pace Setter Developments) – 2081 Cross Road
To discharge the existing Land Use Contract.
 - (ii) [Bylaw No. 10028 \(OCP08-0005\)](#) – Anna, Anthony & Mary Rehlinger and Bibianna Lahay (Pace Setter Developments) – 2081 Cross Road – **Requires a majority of all Members of Council (5)**
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.
 - (iii) [Bylaw No. 10029 \(Z08-0022\)](#) – Anna, Anthony & Mary Rehlinger and Bibianna Lahay (Pace Setter Developments) – 2081 Cross Road
To rezone the subject property from the I2 – General Industrial zone to the RM3 – Low Density Multiple Housing zone.
- (b) Planning & Development Service Department, dated August 6, 2008, re: [Development Permit Application No. DP08-0056 - Anna, Anthony & Mary Rehlinger and Bibianna Lahay \(Pace Setter Developments\) – 2081 Cross Road](#)
To obtain a Development Permit to establish the form and character of a 2 storey, 102 unit group home residential development.

5. **BYLAWS (ZONING & DEVELOPMENT)****(BYLAWS PRESENTED FOR ADOPTION)**

- 5.01 [Bylaw No. 10007 \(Z08-0009\)](#) – Protech Consultants Ltd. (AJL Holdings Ltd.) – 1368 St. Paul Street
To rezone the subject property from the I2 General Industrial zone to the C7 – Central Business Commercial zone.
- 5.02 [Bylaw No. 10036 \(TA08-0005\)](#) – City of Kelowna
To amend Zoning Bylaw No. 8000 by adding “Broadcasting Studios” as a principal use in the C4 zone, in addition to other miscellaneous amendments.

6. **NON-DEVELOPMENT APPLICATION REPORTS**

- 6.01 Planning & Development Services Department, dated August 11, 2008, re: [Bylaw No. 7600 Official Community Plan – Amendment Bylaw No. 10056](#)
To amend Map 7.1a – Natural Environment Development Permit Designation of the Kelowna 2020 – Official Community Plan Bylaw No. 7600 by replacing the existing map with a revised map; To direct staff to follow the consultation process outlined.

- 6.02 Planner Specialist, dated August 13, 2008, re: [OCP Review – Public Consultation](#)
To receive, for information, the report from the Planning & Development Services Department dated August 13, 2008.
- 6.03 Assistant General Manager, Airport Operations, dated August 7, 2008, re: [2008 Roadway and Parking Lot Improvements \(T08-059\)](#)
To approving entering into a contract with Peter Bros. Construction Ltd. in the amount of \$2,938,039.86, inclusive of GST, for construction of the 2008 roadway and parking lot improvements at the Kelowna International Airport.
- 6.04 Water and Drainage Manager, dated August 11, 2008, re: [Participation in the Solar BC Program](#)
To support the City's participation in the Solar BC program that will recognise Kelowna as a Solar Community.
- 6.05 Civic Properties Manager, dated August 12, 2008, re: [Grand Okanagan Resort Wharf Agreement](#)
To approve a new Wharf Agreement with Delta Hotels No. 48 Limited Partnership.
- 6.06 Director of Recreation, Parks and Cultural Services, dated August 6, 2008, re: [Grant Request – Central Okanagan Heritage Society](#)
To approve a grant request in the amount of \$1,000.00 to the Central Okanagan Heritage Society to assist with the costs of the upcoming Heritage Fall Fair.
7. COUNCILLOR ITEMS
8. TERMINATION