

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

TUESDAY, OCTOBER 28, 2008

6:00 P.M.

1. CALL TO ORDER

2. Prayer will be offered by Councillor Day.

3. CONFIRMATION OF MINUTES

Regular Meeting A.M. – September 29, 2008

Regular Meeting P.M. – September 29, 2008

Public Hearing – September 30, 2008

Regular Meeting – September 30, 2008

Regular Meeting A.M. – October 6, 2008

Regular Meeting P.M. – October 6, 2008

Regular Meeting A.M. – October 20, 2008

Regular Meeting P.M. – October 20, 2008

Public Hearing – October 20, 2008

4. Councillor Day is requested to check the minutes of this meeting.

5. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS)

5.01 [Bylaw No. 10031 \(Z07-0082\)](#) – Bruckal Developments Corp. (New Town Architectural Services) – 443 Christleton Avenue
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

5.02 [Bylaw No. 10073 \(OCP08-0015\)](#) – Harley & Joan Gariepy (Harley Gariepy) – 1990 Raisanen Road – **Requires a majority of all Members of Council (5)**
To change the future land use designation of the subject property from the “Multiple Unit Residential Low Density Housing” designation to the “Single/Two Unit Residential” designation.

- 5.03 [Bylaw No. 10074 \(Z08-0052\)](#) – Harley & Joan Gariepy (Harley Gariepy) – 1990 Raisanen Road
To rezone the subject property from the A1 – Agriculture 1 zone to the RU6 – Two Dwelling Housing zone.
- 5.04 [Bylaw No. 10079 \(Z07-0063\)](#) – Robert Anderson (Roblyn Developments Ltd.) – 1000 Graham Road
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.
- 5.05 [Bylaw No. 10080 \(OCP07-0024\)](#) – Baljit & Manjit Shokar and The Owners, Strata Plan KAS1411 (City of Kelowna) – East of Spencer Road; 6060 Spencer Road (Various Addresses) – **Requires a majority of all Members of Council (5)**
To apply the future land use designation of “Commercial, Major Park/Open Space, Single/Two Unit Residential” to the subject properties.
- 5.06 [Bylaw No. 10081 \(Z07-0074\)](#) – Baljit & Manjit Shokar and The Owners, Strata Plan KAS1411 (City of Kelowna) – East of Spencer Road; 6060 Spencer Road (Various Addresses)
To rezone the subject properties from the RC1 – Compact Housing, C3 – Gasoline Service Station and P1 – Park and Open Space zones to the RU5 – Bareland Strata Housing, C1 – Local Commercial and P3 – Parks and Open Space zones.
- 5.07 [Bylaw No. 10084 \(Z08-0056\)](#) – Jason Moore & Yvette Toews – 5110 Chute Lake Crescent
To rezone the subject property from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone.
- 5.08 [Bylaw No. 10085 \(Z08-0051\)](#) – Terry & Lynae Igel – 391 Yates Road
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1(s) – Large Lot Housing with Secondary Suite zone in order to create a secondary suite within a new accessory building.
- 5.09 [Bylaw No. 10087 \(Z08-0045\)](#) – Tommy & Sandra Ann Josiassen (Milagro Advisory Services Inc.) – 1305 Highway 33
To rezone the subject property from the A1 – Agriculture 1 zone to the RR2 – Rural Residential 2 zone.
- 5.10 [Bylaw No. 10089 \(Z08-0063\)](#) – Robert & Dayna Selby – 664 Balsam Road
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.
- 5.11 [Bylaw No. 10090 \(Z07-0016\)](#) – National Society of Hope & Jabs Construction Ltd. (National Society of Hope) – 2059-2129 & 2175 Benvoulin Court and 2170 Benvoulin Road
To rezone portions of the subject properties from the A1 – Agriculture 1 zone to the RM5 – Medium Density Multiple Housing zone.

- 5.12 [Bylaw No. 10092 \(Z08-0078\)](#) – Robert & Cathy Schuh – 808 Lone Pine Drive
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.
- 5.13 [Bylaw No. 10094 \(Z07-0088\)](#) – B.H.K.T. Holdings Ltd. (Protech Consultants Ltd.)
– 5020 Killdeer Road
To rezone a portion of the subject property from the A1 – Agriculture 1 zone to the RU5 – Bareland Strata zone.
- 5.14 [Bylaw No. 10095 \(Z08-0069\)](#) – 0709128 BC Ltd. (Protech Consultants Ltd.) –
128 & 158 Penno Road
To rezone the subject properties from the RR3 – Rural Residential 3 zone to the I2 – General Industrial zone.
- 5.15 [Bylaw No. 10096 \(Z08-0054\)](#) – Ramen Ahuja – 200 Ponto Road
To rezone the subject property from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone.
- 5.16 [Bylaw No. 10097 \(OCP07-0031\)](#) – Kinnikinnik Developments & Glenmore-Ellison Improvement District (Kinnikinnik Developments) – 3650 & 4001 Finch Road, (W of) Glenmore Road North, 1890, 2230 & (N of) McKinley Road, and (W of) & 3280 Slater Road – **Requires a majority of all Members of Council (5)**
To change the future land use designations of portions of the subject properties from the “Future Urban Reserve”, “Commercial”, “Public Services/Utilities” and “Private Recreation” designations to the “Future Urban Reserve”, “Commercial” and “Private Recreation” designations.
- 5.17 [Bylaw No. 10098 \(TA07-0006\)](#) - Kinnikinnik Developments & Glenmore-Ellison Improvement District (Kinnikinnik Developments) – 3650 & 4001 Finch Road, (W of) Glenmore Road North, 1890, 2230 & (N of) McKinley Road, and (W of) & 3280 Slater Road
To make minor amendments to the CD18 zone.
- 5.18 [Bylaw No. 10100 \(Z08-0061\)](#) – Kusam, Sandip & Renu Khurana and Varinder Grover (Chilka Lake Properties Inc.) – 265 & 275 Ponto Road
To rezone the subject properties from the RU1 – Large Lot Housing zone to the RM1 – Four-Dwelling Housing zone.

(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS AND ADOPTION)

- 5.19 [Bylaw No. 10091 \(Z08-0077\)](#) – Architecturally Distinct Solutions – 893 Hewetson Avenue
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.

6. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS

- 6.01 Planning & Development Services Department, dated September 29, 2008 re: [Development Permit Application No. DP08-0066 and Development Variance Permit Application No. DVP08-0177 – Glenwest Properties Ltd. \(Blenk Development Corp.\) – 1520-1550 Union Road](#) - **City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward**

To consider a staff recommendation NOT to authorize the issuance of a Development Permit for the form and character of a 191 unit apartment building; To consider a staff recommendation NOT to authorize the issuance of a Development Variance Permit to vary the height of the Sierra Scape retaining wall from 1.2m permitted to 12m proposed.

- 6.02 (a) **(BYLAW PRESENTED FOR ADOPTION)**

[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.

- (b) Planning & Development Services Department, dated August 18, 2008 re: [Development Variance Permit Application No. DVP08-0184 – AMDI Investments Inc. \(Ian Montgomery\) – 2176 Wilkinson Street](#) - **City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**

To authorize the issuance of a Development Variance Permit to vary the maximum floor area of a secondary suite from 90m² or 40% of the total floor area of the principal building allowed to 90m² and 42% of the total floor area of the principal building.

7. BYLAWS

8. REMINDERS

9. TERMINATION