

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

MONDAY, NOVEMBER 16, 2009

1:30 P.M.

1. CALL TO ORDER

2. Councillor James is requested to check the minutes of the meeting.

3. DEVELOPMENT APPLICATION REPORTS

3.1 Community Sustainability Division, dated November 6, 2009, re: Rezoning Application No. Z09-0063 - Joan Needham - 4646 McClure Road
To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone in order to legalize the existing secondary suite.

(a) [Community Sustainability Division report dated November 6, 2009.](#)

(b) BYLAW PRESENTED FOR FIRST READING

[Bylaw No. 10264 \(Z09-0063\)](#) - Joan Needham - 4646 McClure Road
To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

3.2 Community Sustainability Division, dated October 30, 2009, re: Official Community Plan Bylaw Amendment Application No. OCP07-0022 and Rezoning Application No. Z07-0073 - Al Stober Construction Ltd. (Meiklejohn Architects Inc.) - 477 Osprey Avenue
To change the future land use designation of the subject property from the "Multiple Unit Residential - Medium Density" designation to the "Commercial" designation; To rezone the subject property from the P2 - Education and Minor Institutional zone to the C4 - Urban Centre Commercial zone.

(a) [Community Sustainability Division report dated October 30, 2009.](#)

(b) BYLAWS PRESENTED FOR FIRST READING

(i) [Bylaw No. 10265 \(OCP07-0022\)](#) - Al Stober Construction Ltd. (Meiklejohn Architects Inc.) - 477 Osprey Avenue - **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 - Medium Density" designation to the "Commercial" designation.

- (ii) [Bylaw No. 10266 \(Z07-0073\)](#) - Al Stober Construction Ltd. (Meiklejohn Architects Inc.) - 477 Osprey Avenue
To rezone the subject property from the P2 - Education and Minor Institutional zone to the C4 - Urban Centre Commercial zone.

- 3.3 Community Sustainability Division, dated October 23, 2009, re: [Development Permit Application No. DP07-0302 - 0793220 BC Ltd. \(R327 Enterprises Ltd.\) - 2080 Benvoulin Court](#)
To rescind Development Permit No. DP07-0302.

4. BYLAWS (ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR ADOPTION)

- 4.1 [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 a portion 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.
- 4.2 [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 consider minor amendments to the CD18 zone.
- 4.3 [Bylaw No. 10025 \(Z08-0019\)](#) - 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 rezone a portion of the subject properties from the CD18 - Vintage Landing Comprehensive Resort Development zone, the A1 - Agriculture 1 zone, the P3 - Parks and Open Space zone, the P4 - Utilities zone and the W2 - Intensive Water Use zone to the A1 - Agriculture 1 zone, the CD18 - Vintage Landing Comprehensive Resort Development zone, the P3 - Parks and Open Space zone and the P4 - Utilities zone.
- 4.4 [Bylaw No. 10158 \(Z08-0117\)](#) - Edith & Daniel Buehler - 353 Clifton Road
To rezone the subject property from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone.
- 4.5 [Bylaw No. 10235 \(TA09-0005\)](#) - City of Kelowna Miscellaneous Housekeeping Amendments to Zoning Bylaw No. 8000
To consider a text amendment to: (a) delete sub-paragraph 1.7.1 in its entirety and replace it with a new sub-paragraph 1.7.1; (b) delete sub-paragraph 6.5.11 in its entirety and replace it with a new sub-paragraph 6.5.11; (c) amend Section 7.5 Fencing and Retaining Walls by renumbering sub-

paragraph 7.5.12 as sub-paragraph 7.5.13; (d) add a new sub-paragraph 9.2.7; (e) add a new sub-paragraph 9.3.8; (f) add a new sub-paragraph 9.4.11; and (g) delete sub-paragraph 12.3.6 and replacing it with a new sub-paragraph 12.3.6.

- 4.6 [Bylaw No. 10240 \(Z09-0036\)](#) - Satinderpal and Rajandeep Ghuman (Axel Hilmer) - 745 Renshaw Road
To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

5. NON-DEVELOPMENT APPLICATION REPORTS

- 5.1 Subdivision Approving Officer, dated November 10, 2009, re: [City of Kelowna Hillside Development Guidelines](#)
To receive, for information, the report from the Subdivision Approving Officer dated November 10, 2009; To endorse the City of Kelowna Hillside Development Guidelines.
- 5.2 Community Planning Manager, dated November 10, 2009, re: [Housing Committee - Secondary Suites Recommendation](#)
To receive the motion from the Housing Committee regarding secondary suites; To consider the Housing Committee's motion regarding secondary suites when developing the Housing Strategy and updating the Zoning Bylaw; To request that parking management staff consider the Housing Committee's motion regarding Parking Bylaws as part of the review scheduled for 2010.
- 5.3 Director, Regional Services, dated November 9, 2009, re: [Approval of Provisional Highway 33 Project Item - Pedestrian Underpass](#)
To receive the report of the Director, Regional Services; To approve the reallocation of budget from the Rails with Trails project in the amount of \$500,000.00.
- 5.4 Manager, Roads, Drainage & Solid Waste Projects, dated November 10, 2009, re: [Award of Construction TE09-08, Kelowna Vernon Bio-solids Composting Facility Phase 2](#)
To award the contract for construction of the Kelowna Vernon Bio-Solids Composting Facility Phase 2 Expansion to Greyback Construction Limited for the amount of \$6,432,137.25 (including GST).

6. RESOLUTIONS

- 6.1 City Clerk, Draft Resolution, re: [Helicopter Landing - Santa Claus - Northern Air Support Ltd.](#)
To grant approval to Northern Air Support Ltd. to fly Santa Claus from the Kelowna International Airport to the Kelowna Golf & Country Club on December 6 & 13, 2009.

7. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR ADOPTION)

- 7.1 [Bylaw No. 10263](#) - Amendment No. 6 to Heritage Procedures Bylaw No. 7776
To amend City of Kelowna Heritage Procedures Bylaw No. 7776 by adding sub-sections 9.2 (c) and (d).

8. MAYOR & COUNCILLOR ITEMS

- 8.1 Mayor Shepherd, re: "Spirit of Kelowna" Acknowledgment

9. TERMINATION