

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

TUESDAY, DECEMBER 15, 2009

6:00 P.M.

1. CALL TO ORDER
2. A Prayer will be offered by Councillor Hodge.
3. CONFIRMATION OF MINUTES  
  
Regular A.M. Meeting - November 30, 2009  
Regular P.M. Meeting - November 30, 2009  
Public Hearing - December 1, 2009  
Regular Meeting - December 1, 2009  
Regular A.M. Meeting - December 7, 2009  
Regular P.M. Meeting - December 7, 2009
4. Councillor Hodge is requested to check the minutes of this meeting.
5. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS)

- 5.1 [Bylaw No. 10264 \(Z09-0063\)](#) - Joan Needham - 4646 McClure Road  
*To rezone subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.*
- 5.2 [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.*
- 5.3 [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.*
- 5.4 [Bylaw No. 10259 \(Z09-0055\)](#) - Arnaldo and Norberta Magsajo - 1294 Black Mountain Crescent  
*To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.*

**(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS AND ADOPTION)**

- 5.5 [Bylaw No. 10268 \(HD09-0001\)](#) - Heritage Designation - 0847922 BC Ltd. - 520 Clement Avenue - CN Train Station  
*To designate the former CN Station at 520 Clement Avenue as a municipal heritage building.*

**6. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS****6.1 (a) BYLAW PRESENTED FOR ADOPTION**

[Bylaw No. 10218 \(Z09-0031\)](#) - Louis Spartin, Tracey Spartin, Gary Taylor & Maureen Ryan (Troika Developments Inc.) - 3975 & 3985 Lakeshore Road

*To rezone the subject properties from the C1 - Local Commercial zone to the C3 - Community Commercial zone.*

- (b) Community Sustainability Division, dated November 4, 2009, re: [Development Permit Application No. DP09-0061 and Development Variance Permit Application No. DVP09-0062 - Louis Spartin, Tracey Spartin, Gary Taylor & Maureen Ryan \(Troika Developments Inc.\) - 3975 & 3985 Lakeshore 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 authorize the issuance of a Development Permit for the form & character of a 3-storey office building; To authorize the issuance of a Development Variance Permit to vary the front yard setback from 3.0m required to 0.15m proposed.*

- 6.2 Community Sustainability Division, dated November 16, 2009 re: [Development Variance Permit Application No. DVP09-0148 - WB-133 Holdings Ltd. & Tafco Realty Corp. \(Tom Jessop\) - 2106-2112 Harvey Avenue](#) 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 required distance to a lot line for a free standing sign from 1.5m required to 0.5m proposed.*

- 6.3 Community Sustainability Division, dated November 19, 2009 re: [Development Variance Permit Application No. DVP09-0147 - Jeffrey James Krivoshen & Patricia Dawne Rychjohn \(Jeff Krivoshen & Patricia Krivoshen Rychjohn\) - 626 Arbor View Drive](#) 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 required horizontal separation between retaining walls from 1.2m required to 0.5m proposed.*

6.4 (a) **BYLAW PRESENTED FOR ADOPTION**

[Bylaw No. 10267](#) - Housing Agreement Authorization Bylaw - M19 Holdings Ltd. - Hartman & Rutland Roads  
*To authorize the City of Kelowna to enter into a Housing Agreement with M19 Holdings Ltd.*

- (b) Community Sustainability Division, dated November 20, 2009 re: [Development Permit Application No. DP09-0134 and Development Variance Permit Application No. DVP09-0135 - M19 Holdings Ltd. \(Worman Commercial\) - 130 Hartman Road, 915A-B, 925 & 935 Rutland 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 authorize the issuance of a Development Permit for the form & character of a 27 unit townhome development comprised of four (4) row housing buildings; To authorize the issuance of a Development Variance Permit to vary the maximum site coverage (including driveways and parking areas) from 50% allowed to 59% proposed.*

7. **REMINDERS**

8. **TERMINATION**