

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, December 3, 2013
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order
2. Prayer

A Prayer will be offered by Councillor Stack.
3. Confirmation of Minutes 1 - 9

Public Hearing - November 19, 2013
Regular Meeting - November 19, 2013
4. Bylaws Considered at Public Hearing
 - 4.1 Bylaw No. 10895 (Z13-0020) - 3131 Lakeshore Road, Trustees of the Congregation of St. Paul's United Church 10 - 10

To give Bylaw No. 10895 second and third readings.
 - 4.2 Bylaw No. 10896 (TA13-0008) - Thrift Store Text Amendments to City of Kelowna Zoning Bylaw No. 8000 11 - 11

To give Bylaw No. 10896 second and third readings.
5. Notification of Meeting

The City Clerk will provide information as to how the following items on the Agenda were publicized.
6. Development Permit and Development Variance Permit Reports
 - 6.1 Development Variance Permit Application No. DVP13-0100 - 802 Lawson Avenue, Riaz & Nargis Virani 12 - 36

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.

Staff recommends that Council not support the following variances to Zoning Bylaw No.8000: Vary the siting of a carriage house to allow it to be located in front of the principal dwelling; vary the rear yard setback for the principal dwelling from 6m permitted to 1.52m proposed; vary the eastern side yard setback from 2.3m permitted to 1.17m proposed.

- 6.2 Development Variance Permit Application No. DVP13-0156 - 348 Bernard Avenue, Hotel-1 Enterprises Ltd. (Royal Anne Hotel) 37 - 48

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.

A new sign is proposed in conjunction with a new awning at the main entrance of the Royal Anne Hotel. To facilitate the new sign, two variances to the Sign Bylaw are requested: to vary the maximum distance that the sign can project from the building; and to vary the maximum permitted sign size.

- 6.3 Bylaw No. 10890 (Z13-0031) - 260 Lake Avenue, Marianne Hill 49 - 49

To adopt Bylaw No. 10890 in order to rezone the subject property from the RU3 - Small Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.

- 6.3.1 Heritage Alteration Permit Application No. HAP13-0010 - 260 Lake Avenue, Marianne Hill 50 - 70

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 the form and character of a proposed carriage house on the subject property, and to consider the merits of a request to vary the side yard setback of the existing principal dwelling from 2.0m permitted to 0.68m proposed.

- 6.4 Development Variance Permit Application No. DVP13-0171 - 745 Coronation Avenue, Jean & Yuliana Lavigne 71 - 82

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 vary the maximum permitted height for a carriage house from 4.5 m permitted to 4.62 m proposed to facilitate the construction of a carriage house in the rear yard of the existing single family dwelling.

- 6.5 Bylaw No. 10815 (Z13-0001) - 674 Old Meadows Road, Mission Group Old Meadows G.P. Ltd. 83 - 83

To adopt Bylaw No. 10815 in order to rezone the subject property from the A1 - Agriculture 1 zone to the RM4 - Transitional Low Density Housing zone.

- 6.5.1 Development Permit Application No. DP13-0039 & Development Variance Permit Application No. DVP13-0040 - 674 Old Meadows, Brighton-Mission Group Homes Ltd. 84 - 125

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 the form and character of the proposed 108 unit row house and duplex development on the subject property. Council is also asked to consider the merits of three variances to facilitate the proposed development: to reduce the minimum required front yard along Old Meadows Road; to reduce the minimum required side yard on Gordon Drive; and to reduce the minimum required setback for vehicle parking.

- 6.6 Development Variance Permit Application No. DVP13-0154 - 23-180 Sheerwater Ct, 0973789 BC Ltd. 126 - 145

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 the merits of a proposal to vary the maximum height of a single detached dwelling from the lesser of 9.5m or 2 ½ to the lesser of 10.8m or 3 stories to accommodate the addition of another storey on an existing dwelling.

- 6.7 Development Variance Permit Application No. DVP13-0113 - 700 Hwy 33 S, Hillcrest Farm Market Inc. 146 - 166

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 non-support for the Development Variance Permit application to vary a number of requirements of the City's Sign Bylaw No. 8235 and Zoning Bylaw No. 8000 in order to legalize an existing free-standing sign and legalize an existing loading bay, which were both constructed without permits.

7. Reminders

8. Termination