

**City of Kelowna  
Regular Council Meeting  
AGENDA**



Monday, April 28, 2014  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. **Call to Order**

This meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.
2. **Confirmation of Minutes** 6 - 12

Regular PM Meeting - April 14, 2014
3. **Public in Attendance**
  - 3.1 **Cheryl Miller, Grants Manager, Central Okanagan Foundation, re: 2014 Community Social Development Grants and Grants to Address the Sexual Exploitation of Youth** 13 - 15

To approve the City of Kelowna's 2014 Community Social Development Grants and Grants to Address the Sexual Exploitation of Youth as administered by the Central Okanagan Foundation.
  - 3.2 **Nataley Nagy, Executive Director, Kelowna Art Gallery, re: Annual Report** 16 - 43

To provide Council with an Annual Report.
4. **Development Application Reports & Related Bylaws**
  - 4.1 **OCP 2030 Bylaw No. 10500 - Amendment to Map 4.1 - Generalized Future Land Use** 44 - 48

To amend Map 4.1 – Generalized Future Land Use in the 2030 Official Community Plan.

    - 4.1.1 **Bylaw No. 10947 (OCP14-0004) - Amendment to OCP 2030 Bylaw No. 10500, City of Kelowna** 49 - 51

**Requires a majority of all members of Council (5).**

To give Bylaw No. 10947 first reading in order to amend Official Community Plan Bylaw No. 10500 by replacing Map 4.1 - Generalized Future Land Use Map.

- 4.2 **Rezoning Application No. Z13-0041 - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd.** 52 - 69
- This application seeks to rezone the subject site from RU6 – Two Dwelling Housing zone to RM2 – Low Density Row Housing zone, to permit the development of two 3-unit rowhouse developments, for a total of 6 dwelling units.
- 4.2.1 **Bylaw No. 10955 (Z13-0041) - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd.** 70 - 72
- To give Bylaw No. 10955 first reading in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the RM2 - Low Density Housing zone.
- 4.3 **Rezoning Application No. Z14-0012 - 1370 Water Street, Kelowna Yacht Club** 73 - 82
- The applicant is proposing to rezone the subject property to add the “Liquor Primary – lp” designation to the existing P1 – Major Institutional zoned property. This will allow the relocation of an existing LP license for the Yacht Club, and an increase the occupancy load from 375 persons at the current location to a new capacity of 474 persons within the new building. A further proposed amendment to the liquor primary license would add 150 persons to a patio area associated with the new development.
- 4.3.1 **Bylaw No. 10953 (Z14-0012) - 1370 Water Street, Kelowna Yacht Club** 83 - 85
- To give Bylaw No. 10953 first reading in order to rezone the subject property from the P1 - Major Institutional and P3 - Parks and Open Space zones to the P1lp - Major Institutional (Liquor Primary) zone.
- 4.4 **Development Permit Application No. DP14-0007 - 1450 Union Road, Glenwest Properties Ltd.** 86 - 111
- To consider a Development Permit for the form and character of a 54-unit townhouse development on the subject property
- 4.5 **Official Community Plan Bylaw Amendment Application No. OCP14-0001 and Rezoning Application No. Z14-0001 - Various Addresses on Clement Avenue, St. Paul Street and Richter Street, City of Kelowna & Miles Vucicevic** 112 - 128
- To consider a proposal to amend the Official Community Plan (OCP) Future Land Use designation and to Rezone the subject properties in order to permit the development of the Kelowna Police Services Building.
- 4.5.1 **Bylaw No. 10956 (OCP14-0001) - Various Addresses Richter Street, City of Kelowna & Miles Vucicevic** 129 - 130

**Requires a majority of all members of Council (5).**

To give Bylaw No. 10956 first reading in order to change the future land use designations of the subject properties from the COMM - Commercial designation to the EDINST - Educational/Institutional designation.

- 4.5.2 Bylaw No. 10957 (Z14-0001) - Various Addresses on Clement Avenue, St. Paul Street and Richter Street, City of Kelowna & Miles Vucicevic 131 - 131

To give Bylaw No. 10957 first reading in order to rezone the subject properties from the I2 - General Industrial and I4 - Central Industrial zones to the P1 - Major Institutional zone.

- 4.6 Rezoning Application No. Z14-0009 - 1470 Guisachan Place, Sohayl & Sholen Ghadirian 132 - 144

The applicant is requesting permission to rezone portion of the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two lot subdivision.

- 4.6.1 Bylaw No. 10954 (Z14-0009) - 1470 Guisachan Place, Sohayl & Sholen Ghadirian 145 - 148

To give Bylaw No. 10954 first reading in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing and RU6 - Two Dwelling Housing zones.

- 4.7 Rezoning Application No. Z10-0044, Extension Request - 120 Homer Road, Nathan Morden 149 - 152

To extend the date for adoption of Zone Amending Bylaw No. 10403 from March 21, 2014 to June 20, 2014.

- 4.8 Temporary Use Permit Application No. TUP13-0001, Extension Request - 2045 Begbie Road/990 Glenmore Road 153 - 157

To consider an extension for a Temporary Use Permit (TUP) in order to legalize the existing non-farm use of the property for a duration less than one year.

**5. Bylaws for Adoption (Development Related)**

- 5.1 Official Community Plan Bylaw Amendment Application No. OCP13-0008 & Rezoning Application No. Z13-0009, Supplemental Report - (N of), (Off of) & 2458 Joe Riche Road, Black Mountain Irrigation District 158 - 167

To consider a request to authorize the Mayor and City Clerk to execute a Memorandum of Understanding with the Black Mountain Irrigation District respecting future recreational trail alignments.

- 5.1.1 Bylaw No. 10912 (OCP13-0008) - (N of), (Off of) & 2458 Joe Riche Road, Black Mountain Irrigation District 168 - 170

**Requires a majority of all members of Council (5).**

To adopt Bylaw No. 10912 in order to change the future land use designations of portions of the subject properties from the REP - Resource Protection Area and PARK - Major Park and Open Space designations to the PSU - Public Services Utilities and PARK - Major Park and Open Space designations.

- 5.1.2 Bylaw No. 10913 (Z13-0009) - (N of), (Off of) & 2458 Joe Riche Road, Black Mountain Irrigation District 171 - 174

To adopt Bylaw No. 10913 in order to rezone portions of the subject properties from the A1 - Agriculture 1 zone to the P4 - Utilities zone.

- 5.2 Bylaw No. 10862 (Z11-0051) - 2651 Longhill Road, Richard & Walter Denman 175 - 177

To adopt Bylaw No. 10862 in order to rezone the subject property from the RR2 - Rural Residential 2 zone to the RR2c - Rural Residential 2 with Carriage House zone.

- 5.3 Bylaw No. 10899 (TA13-0005) - Amendments to Section 13.4 - Low Density Cluster Housing in Zoning Bylaw No. 8000 178 - 178

To adopt Bylaw No. 10899 in order to amend Section 13.4 of Zoning Bylaw No. 8000.

- 5.4 Bylaw No. 10907 (Z12-0070) - 543 Tungsten Court, Tysen Properties Ltd. 179 - 181

To adopt Bylaw No. 10907 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU4h - Low Density Cluster Housing (Hillside Area) zone.

**6. Non-Development Reports & Related Bylaws**

- 6.1 Sterile Insect Release Program Parcel Tax Bylaw 2014 182 - 195

To authorize the 2014 Sterile Insect Release Parcel Tax levy on specified property tax rolls within the City of Kelowna.

- 6.1.1 Bylaw No. 10939 - Sterile Release Program Parcel Tax Bylaw 2014 196 - 207

To give Bylaw No. 10939 first, second and third readings to authorize the City to impose and levy a parcel tax upon the owners of land or real property within the City of Kelowna being served by the Sterile Insect Release Program.

- 6.2 Clifton Road Drainage 208 - 214

To seek Council approval to proceed with the design and construct of the Clifton 1 DCC road and drainage project. The objective of this project is to alleviate the flooding that is occurring on Clifton Road, Mountain Avenue, and Lambert Avenue, to replace aging water and sewer mains, and to widen Clifton Rd to a 4 lane cross section.

**6.3 Mission Creek Greenway Maintenance Agreement** 215 - 235

The purpose of this report is to seek approval from City Council to renew the Mission Creek Greenway Regional Park Management and Regulation Agreement with the Regional District, which includes the addition of additional lands in support of future Phase 3 of the Mission Creek Greenway and lands that were previously not included along phases 1 and 2.

**7. Bylaws for Adoption (Non-Development Related)**

**7.1 Bylaw No. 10922 - Parcel Tax Bylaw for Lawrence Avenue Local Area Service** 236 - 237

To adopt Bylaw No. 10922 in order to authorize the City to impose a parcel tax under Section 200 of the Community Charter on the benefiting parcels in the Lawrence Avenue Local Area Service.

**7.2 Bylaw No. 10945 - Amendment No. 1 to the Five Year Financial Plan 2013-2017** 238 - 239

To adopt Bylaw No. 10945 in order to amend the Five Year Financial Plan 2013-2017.

**8. Mayor and Councillor Items**

**9. Termination**