

**City of Kelowna  
Regular Council Meeting  
AGENDA**



Monday, July 14, 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 - 21

Regular PM Meeting - June 23, 2014

3. Public in Attendance

3.1 Miss Kelowna Lady of the Lake Society, re: Miss Kelowna Report

To provide Council with a final report.

4. Development Application Reports & Related Bylaws

4.1 Rezoning Application No. Z14-0019 - 260 Ponto Avenue, Alexander Ryan Tull

22 - 35

To consider a rezoning application from RU1 - Large Lot Housing zone to RM1 - Four Dwelling Housing zone in order to allow a fourplex to be built on the subject property.

4.1.1 Bylaw No. 10979 (Z14-0019) - 260 Ponto Avenue, Alexander Ryan Tull

36 - 36

To give Bylaw No. 10979 first reading.

4.2 Text Amendment Application No. TA14-0007 - Amendment to Carriage House and Accessory Building Regulations

37 - 44

to improve bylaw regulations for carriage houses and accessory buildings as per Council's direction to staff on March 17, 2014. Staff was tasked with improving the bylaw regulations for carriage house and dormer regulations.

4.2.1	Bylaw No. 10986 (TA14-0007) - Amendments to Carriage House and Accessory Building Regulations	45 - 56
	To give Bylaw No. 10986 first reading.	
4.3	Official Community Plan Bylaw Amendment Application No. OCP11-0011, Rezoning Application No. Z11-0069 & Text Amendment Application No. TA11-0010 - 2755 McCurdy Road, PRODEV GP Ltd. & 1378310 Alberta Ltd.	57 - 121
	To amend the Official Community Plan and Zoning Bylaw No. 8000 to allow for the development of 343 multi-unit residential dwelling units, including 17 units of purpose-build rental housing, in a mix of row housing and low-rise apartment housing forms on the subject parcel.	
4.3.1	Bylaw No. 10875 (OCP11-0011) - 2755 McCurdy Road - PRODEV GP Ltd. & 1378310 Alberta Ltd.	122 - 123
	<b>Requires a majority of all members of Council (5).</b>	
	To give Bylaw No. 10875 first reading.	
4.3.2	Bylaw No. 10876 (TA11-0010) - Amendment to City of Kelowna Zoning Bylaw No. 8000, RHM4 - Hillside Cluster Multiple Cluster Housing Zone	124 - 129
	To give Bylaw No. 10876 first reading.	
4.3.3	Bylaw No. 10877 (Z11-0069) - 2755 McCurdy Road, PRODEV GP Ltd. & 1378310 Alberta Ltd.	130 - 131
	To give Bylaw No. 10877 first reading.	
4.3.4	Bylaw No. 10886 - Housing Agreement - PRODEV GP Ltd. & 1378310 Alberta Ltd.	132 - 141
	To give Bylaw No. 10886 first, second and third readings.	
4.4	Development Permit Application No. DP13-0115 - 1544-1550 Harvey Avenue, Jabs Construction Ltd.	142 - 162
	The Development Permit application is for the Form and Character of phase two of a proposed one-storey commercial development at the northeast corner of Harvey Avenue and Burtch Road. This Development Permit application also makes minor amendments to approvals provided for the form and character of phase 1 of the developer.	
4.5	Official Community Plan Bylaw Amendment Application No. OCP10-0008 & Rezoning Application No. Z10-0040, Extension Request - 2149, 2159, 2169, 2179 & 2189 Pandosy Street, John & Alana Marrington	163 - 165
	To consider a final extension to extend the date for adoption of OCP Amending Bylaw No. 10440 and Zone Amending Bylaw No. 10439 from July 10, 2014 to July 10, 2015 to facilitate the rezoning of the subject properties from the RU6 - Two Dwelling Housing zone to the HD2 - Health District 2 zone in order to permit the construction of the proposed mixed-use development.	

- 4.6 Rezoning Application No. Z13-0030 - (S of), 823 & 890-950 Academy Way, Watermark Developments Ltd., City of Kelowna & Aberdeen Hall Senior School Society 166 - 173
- To rezone portions of the subject properties in order to accommodate the future development of single and multi family developments and a large natural open space park.
- 4.6.1 Bylaw No. 10984 (Z13-0030) - (S of), 823 & 890-950 Academy Way, Watermark Developments Ltd., City of Kelowna & Aberdeen Hall Senior School Society 174 - 177
- To give Bylaw No. 10984 first reading.
- 4.7 Official Community Plan Bylaw Amendment Application No. OCP14-0014 & Text Amendment Application No. TA14-0010 - Various addresses in the Hospital Area, City of Kelowna 178 - 207
- To consider a proposal to change the Official Community Plan Future Land Use designations for select properties to the north and south of the Kelowna General Hospital campus to create a Health Services Transitional designation. To accompany this designation, it is proposed to introduce a Health District 3 - Health Services Transitional zone in order to allow low-impact, health service uses to create a transitional area between Kelowna General Hospital and the established residential neighbourhoods in the surrounding area.
- 4.7.1 Bylaw No. 10980 (OCP14-0014) - Amendment to Chapter 4, Future Land Use for a new Health District (HLTH) Designation 208 - 209
- Requires a majority of all members of Council (5).**  
To give Bylaw No. 10980 first reading.
- 4.7.2 Bylaw No. 10981 (TA14-0010) - City of Kelowna, Adding a new HD3 - Health Services Zone to Section 17 - Health District Zone 210 - 214
- To give Bylaw No. 10981 first reading.
- 4.7.3 Bylaw No. 10985 - Amendment No. 21 to City of Kelowna Sign Bylaw No. 8235 215 - 217
- To give Bylaw No. 10985 first, second and third readings.
5. **Bylaws for Adoption (Development Related)**
- 5.1 Bylaw No. 10973 (Z14-0015) - 2248 Abbott Street, Susan Jane Bennett 218 - 218
- To adopt Bylaw No. 10973 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.
- 5.2 Bylaw No. 10755 (Z11-0082) - 4165 Wallace Hill Road, Bernard & Christine Rinas 219 - 219
- To adopt Bylaw No. 10755 in order to rezone the subject property from the

A1 - Agriculture 1 zone to the A1c - Agriculture 1 with Carriage House zone.

## 6. Non-Development Reports & Related Bylaws

- 6.1 Copeland House - Heritage Tax Exemption (Final)** 220 - 222
- To have Council revise the Heritage Building Tax Incentive Agreement to allow a greater permissive tax exemption for the owner of the Copeland House located at 784 Elliot Ave
- 6.1.1 Bylaw No. 10983 - Amendment No. 1 to Heritage Building Tax Exemption Bylaw No. 10966** 223 - 229
- To give Bylaw No. 10983 first, second & third readings in order to amend Bylaw No. 10966.
- 6.2 Housing Agreement Discharge - 695 Webster Road** 230 - 251
- To authorize the discharge of a Housing Agreement for Affordable Housing registered on 695 Webster Road.
- 6.2.1 Bylaw No. 10988 - A Bylaw to Rescind Ownership Housing Agreement Authorization Bylaw No. 10163** 252 - 252
- To give Bylaw No. 10988 first, second and third readings.
- 6.3 Mission Softball Playground Project** 253 - 278
- To seek Council approval to partially fund the purchase and installation of a playground for children at Kinsmen Softball Complex, located in Mission Recreation Park, from the Sports Field Reserve Fund and the Mission Recreation Park Softball Facility Reserve Fund as laid out in the report.
- 6.4 Road Closure - Portion of 1908 Henkel Road** 279 - 281
- To seek Council support of the proposed Road Closure over a portion of excess City land at the end of Henkel Road.
- 6.4.1 Bylaw No. 10936 - Road Closure Bylaw, Portion of 1908 Henkel Road** 282 - 283
- To give Bylaw No. 10936 first, second and third readings.
- 6.5 Amendment to Election Sign Bylaw No. 10411** 284 - 285
- To update the City of Kelowna Election Sign Bylaw to regulate the number of election signs per frontage during an election.
- 6.5.1 Bylaw No. 10982 - Amendment No. 1 to City of Kelowna Election Sign Bylaw No. 10411** 286 - 286
- To give Bylaw No. 10982 first, second and third readings in order to amend City of Kelowna Election Sign Bylaw No. 10411.

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

7.1 **Bylaw No. 10925 - 2014 General Local Government Election Bylaw** 287 - 289

To adopt Bylaw No. 10925 in order to establish procedures for the conduct of the 2014 General Local Government Elections and other voting.

7.2 **Bylaw No. 10970 - Automated Voting Machines General Local Elections and Other Voting Bylaw** 290 - 296

To adopt Bylaw No. 10970 in order to establish procedures for the use of Automated Voting Machines General Local Elections and other voting.

8. **Mayor and Councillor Items**

9. **Termination**