

City of Kelowna
Regular Council Meeting
AGENDA



Monday, September 29, 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 - September 15, 2014
3. Public in Attendance
- 3.1 Paddle Centre Update 22 - 39
4. Development Application Reports & Related Bylaws
- 4.1 Agricultural Land Reserve Appeal No. A14-0007 - 1185 McKenzie Road, David Sollosy & Cynthia Davis 40 - 53
Mayor to invite the Applicant or Applicant's Representative to come forward.
To consider a staff recommendation NOT to exclude 1185 McKenzie Road from the Agricultural Land Reserve (ALR).
- 4.2 Agricultural Land Reserve Appeal No. A14-0008 - 1670 DeHart Road, Jane Hatch 54 - 64

To obtain approval from the Agricultural Land Commission (ALC) for a subdivision under the *ALC Act*, to allow for the subdivision of 283.5 square metres of 1670 Dehart Road for the use of a columbarium for the Immaculate Conception Church Cemetery.
- 4.3 Text Amendment No. TA14-0017 - Norr Architexts Planners, Bryce Tupper 65 - 84
To amend the existing CD18 Vintage Landing Comprehensive Resort

	Development zone with a renamed/revised CD18 - McKinley Beach Comprehensive Resort Development zone which reduces and refines the permitted uses and provides greater clarification to the regulations pertaining to the development of “McKinley Beach”.	
4.3.1	Bylaw No. 11012 (TA14-0017) - Vintage Landing Comprehensive Reosrt Development	85 - 92
	To give Bylaw No. 11012 first reading.	
4.4	Official Community Plan Amendment Application No. OCP14-0013 & Rezoning Application No. Z14-0027 - 310 & 320 Strathcona Avenue, Meiklejohn Architects	93 - 130
	To consider the proposed OCP and Zone Amendments in order to accommodate a 3.5 storey mixed use health services building.	
4.4.1	Bylaw No. 11005 (OCP14-0013) - 310 and 320 Strathcona Avenue, Dr. Heather Martin Inc. and City of Kelowna	131 - 131
	Requires a majority of all members of Council (5) To give Bylaw No. 11005 first reading.	
4.4.2	Bylaw No. 11006 (Z14-0027) - 310 and 320 Strathcona Avenue, Dr. Heather Martin Inc. and City of Kelowna	132 - 132
	To give Bylaw No. 11006 first reading.	
4.5	Rezoning Application No. Z13-0044 - City Parks, City of Kelowna	133 - 137
	To rezone 26 properties from various zonings to P3 – Parks and Open Space in order to recognize their current use as parks.	
4.5.1	Bylaw No. 11014 - Various Addresses, City of Kelowna	138 - 142
	To give Bylaw 11014 first reading.	
4.6	Text Amendment No. TA14-0016 - Health District Amendments	143 - 148
	To consider proposed bylaw amendments to clarify interpretation and consistency for the Health District 2 (HD2) and Health Services Transitional 3 (HD3) zone regulations.	
4.6.1	Bylaw No. 10997 (TA14-0016) - Amendments to Health District Zone in the City of Kelowna Zoning Bylaw No. 8000	149 - 153
	To give Bylaw No. 10997 first reading.	
4.7	Text Amendment No. TA14-0018 - City of Kelowna	154 - 157
	To amend the P1- Major Institutional zone to allow Non-accessory Parking as a secondary use.	

4.7.1	Bylaw No. 11013 (TA14-0018) - Amendments to the Zoning Bylaw No. 8000 - Section 16 - Public and Institutional Zones	158 - 158
	To give Bylaw No. 11013 first reading.	
4.8	Rezoning Application No. Z14-0030 - 519-539 Truswell Road, GTA Architecture	159 - 171
	To consider rezoning the subject properties from the RU1 – Large Lot Housing zone to the C9 – Tourist Commercial zone to accommodate the development of a 6 storey mixed use (residential/commercial) development.	
4.8.1	Bylaw No. 11015 (Z14-0030) - 519, 529 and 539 Truswell Road, MKS Resources Inc.	172 - 172
	To give Bylaw No. 11015 first reading.	
4.9	Rezoning Application No. Z12-0046 - 1350 St. Paul Street, Joseph Higgins	173 - 175
	To extend the date of adoption of Zone Amending Bylaw No. 10757 from October 2, 2014 to February 2, 2015.	
4.10	Development Permit Application No. DP14-0152 - 505 Doyle Avenue, David Roche (Bentall Kennedy)	176 - 216
	To consider a development permit application for the proposed Interior Health Authority building located on the subject parcel	
4.11	Official Community Plan Amendment No. OCP14-0012 and Rezoning Application No. Z14-0025 - 1650 KLO Road, Danco Developments Ltd.	217 - 217
	To give initial consideration to the Official Community Plan and Zoning Amending Bylaws in order to forward the application to a Public Hearing.	
4.11.1	Bylaw No. 11007 - 1650 KLO Road, Danco Developments Ltd.	218 - 219
	Requires a majority of all members of Council (5) To give Bylaw No. 11007 first reading.	
4.11.2	Bylaw No. 11008 - 1650 KLO Road, Danco Developments Ltd.	220 - 221
	To give Bylaw No. 11008 first reading.	
5.	Bylaws for Adoption (Development Related)	
5.1	Bylaw No. 10833 (TA13-0004) - Pier Mac Petroleum Intallation Ltd. - 1760, 2025 and 2137 Quail Ridge Boulevard	222 - 222
	To adopt Bylaw No. 10833 in order to amend the City of Kelowna Zoning Bylaw No. 8000.	
5.2	Bylaw No. 10989 (Z14-0017) - Comfortcrafted Homes Inc. - 815 Juniper Road	223 - 224

To adopt Bylaw No. 10989 in order to rezone the subject property from the RU1 - Large Lot Housing Zone to the RU6 - Two Dwelling Housing zone.

- 5.3 **Bylaw No. 10995 (TA14-0009) - Amendment to Zoning Bylaw No. 8000 - Boat Signage Definition** 225 - 226

To adopt Bylaw No. 10995 in order to amend the definition of 'Boat Storage' in Section 2 of Zoning Bylaw No. 8000.

- 5.4 **Bylaw No. 10856 (OCP13-0005) - 1982 Kane Road, Raisanen Construction Ltd** 227 - 228

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

To adopt Bylaw No. 10856 in order to change the future land use designation of portions of the subject property from the MRL - Multiple Unit Residential (Low Density) and MRM - Multiple Unit Residential (Low Density), and MRM - Multiple Unit Residential (Medium Density) designations.

- 5.5 **Bylaw No. 10857 (Z13-0006) - 1982 Kane Road, Raisanen Construction Ltd.** 229 - 230

To adopt Bylaw No. 10857 in order to rezone portions of the subject property from the A1 - Agriculture zone to the C3 - Community Commercial, RM1 - Four Dwelling Housing, RM3 - Low Density Multiple Housing and RM5 - Medium Density Multiple Housing zones.

6. Non-Development Reports & Related Bylaws

- 6.1 **Memorandum of Understanding - Grant for French Library Material** 231 - 237

The Memorandum of Understanding provides that the City agrees to forward funds received from the Province of British Columbia, Intergovernmental Relations Secretariat Francophone Affairs Program (FAP) to the Okanagan Regional Library (ORL) to purchase French Language materials and to forward to FAP by March 2015 evidence of project deliverables as provided to the City of Kelowna by ORL.

- 6.2 **Overview of 2015 Arts, Culture & Heritage Grants** 238 - 274

To provide an overview of grant programs and processes to be administered by the Cultural Services Branch for 2015. In early 2015, following the grant adjudication process, staff will provide the list of 2015 recipients and a summary of achievements, benefits and impacts arising from grants awarded in 2014.

- 6.3 **Gillard Mountain Biking Trail Network** 275 - 278

To provide the Mountain Bikers of the Central Okanagan with a letter of support for their Section 57 Application to legalize the Gillard Mountain Biking Trail network.

- 6.4 **Fortune Marketing Lease** 279 - 326

To authorize a lease agreement with Fortune Marketing Inc. for a +/-874 sf commercial space in the Chapman Parkade.

6.5 Non Market Lease - Kelowna Outrigger Canoe Club Association 327 - 391

To approve a lease of City-owned lands at 3020, 3030, 3040 and 3050 Abbott Street (the "Subject Properties", as shown in Schedule A) to the Kelowna Outrigger Canoe Club Association (the "Paddle Center") for a term of 5 years with two 2-year renewal terms

6.6 Proposed Road Closure - Portion of Lane Adjacent to 551 Glenwood Avenue 392 - 397

To close a portion of lane adjacent to and as requested by the owner of 551 Glenwood Avenue to facilitate the development of a mixed use commercial building.

6.6.1 Bylaw No. 10798 - Road Closure Bylaw - Portions of Lane adjacent to 551 Glenwood Avenue 398 - 399

To give Bylaw No. 10798 first, second and third readings.

7. Bylaws for Adoption (Non-Development Related)

7.1 Bylaw No. 10932 - Road Closure Bylaw and Removal of Highway Dedication Bylaw - Portion of Laneway between St. Paul and Richter Streets 400 - 401

Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward.

To adopt Bylaw No. 10932 in order to permanently close and remove the highway dedication of a portion of laneway between St. Paul Street and Richter Street

8. Mayor and Councillor Items

9. Termination