

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

MONDAY, NOVEMBER 1, 2010

1:30 P.M.

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.

2. Councillor Hodge is requested to check the minutes of the meeting.

3. PUBLIC IN ATTENDANCE

3.1 Presentation of the Okanagan Mainline Real Estate Board's Award of Excellence to the City of Kelowna for the H₂O Adventure & Fitness Centre

3.2 Presentation of the Canadian Society of Landscape's Award to the City of Kelowna for the City's Linear Parks Master Plan

4. DEVELOPMENT APPLICATION REPORTS

4.1 Land Use Management Department, dated October 20, 2010, re: Supplemental Report - Sexsmith Area Low-Impact Transitional Industrial Zone - Text Amendment No. TA10-0008, Official Community Plan Bylaw Amendment Application Nos. OCP09-00012, OCP10-0017, OCP10-0018, OCP10-0019 & OCP10-0020 and Rezoning Application Nos. Z09-0035, Z10-0092, Z10-0093 & Z10-0094 - Matthew Ewonus, Kimberly & John Berg, Shanny & Marlin Toews and 567752 BC Ltd. (Protech Consultants Ltd.) - 3130, 3150, 3170 & 3190 Sexsmith Road

To amend Official Community Plan Bylaw Amendment No. OCP09-0012 and Rezoning Application No. Z09-0035 be amended a first reading to allow the subject properties to have the proposed land use changes considered individually; To change the future land use designation of the subject properties from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation in order to permit a novel form of transitional industrial development; To rezone the subject properties from the A1 - Agriculture 1 zone to the I6 - Low-Impact Transitional Industrial zone.

(a) [Land Use Management Department Supplemental Report dated October 20, 2010.](#)

(b) **BYLAWS PRESENTED FOR AMENDMENT AT FIRST READING**

- (i) [Bylaw No. 10435 \(OCP09-0012\)](#) - To create the Industrial -Limited Designation in Chapter 19 - Future Land Uses - **Requires a majority of all Members of Council (5)**
To amend Bylaw No. 10435 at first reading by (a) deleting the title in its entirety and renaming the Bylaw; and (b) deleting in its entirety Section 2.
- (ii) [Bylaw No. 10436 \(Z09-0035\)](#) - Matthew James Ewonus (Protech Consultants Ltd.) - 3130 Sexsmith Road
To amend Bylaw No. 10436 at first reading by (a) deleting the title of the Bylaw in its entirety and replacing it with a new title; and (b) deleting certain text from Section 1.

(c) **BYLAWS PRESENTED FOR FIRST READING**

- (i) [Bylaw No. 10441 \(OCP10-0017\)](#) - Matthew James Ewonus (Protech Consultants Ltd.) - 3130 Sexsmith Road - **Requires a majority of all Members of Council (5)**
To change the future land use designation of the subject property from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.
- (ii) [Bylaw No. 10442 \(OCP10-0018\)](#) - Kimberly and John Berg (Protech Consultants Ltd.) - 3150 Sexsmith Road - **Requires a majority of all Members of Council (5)**
To change the future land use designation of the subject property from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.
- (iii) [Bylaw No. 10443 \(Z10-0092\)](#) - Kimberly and John Berg (Protech Consultants Ltd.) - 3150 Sexsmith Road
To rezone the subject property from the A1 - Agriculture 1 zone to the I6 - Low Impact Transitional Industrial zone.
- (iv) [Bylaw No. 10444 \(OCP10-0019\)](#) - Kimberly & John Berg and Shanny & Marlin Toews (Protech Consultants Ltd.) - 3170 Sexsmith Road - **Requires a majority of all Members of Council (5)**
To change the future land use designation of the subject property from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.
- (v) [Bylaw No. 10445 \(Z10-0093\)](#) - Kimberly & John Berg and Shanny & Marlin Toews (Protech Consultants Ltd.) - 3170 Sexsmith Road
To rezone the subject property from the A1 - Agriculture 1 zone to the I6 - Low-Impact Transitional Industrial zone.

- (vi) [Bylaw No. 10446 \(OCP10-0020\)](#) - 567752 BC Ltd. (Protech Consultants Ltd.) - 3190 Sexsmith Road - **Requires a majority of all Members of Council (5)**
To change the future land use designation of the subject property from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.
- (vii) [Bylaw No. 10447 \(Z10-0094\)](#) - 567752 BC Ltd. (Protech Consultants Ltd.) - 3190 Sexsmith Road
To rezone the subject property from the A1 - Agriculture 1 zone to the I6 - Low-Impact Transitional Industrial zone.
- 4.2 Land Use Management Department, dated October 21, 2010 re: [Agricultural Land Reserve Appeal No. A10-0005 - FortisBC Inc. \(New Town Planning Services\) - 1955 McCurdy Road East](#)
To support an application to the Agricultural Land Commission pursuant to Section 20(3) of the Agricultural Land Commission Act for a non-farm use within the Agricultural Land Reserve in order to allow an expansion of the existing electrical substation on the subject property.
- 4.3 Land Use Management Department, dated October 22, 2010, re: [Official Community Plan Bylaw Amendment Application No. OCP09-0005 and Rezoning Application No. Z09-0015 - Dorion Developments Ltd. \(CEI Architecture\) - 565, 591, 615, 641, 657, 683 Osprey Avenue, 564, 594, 616, 636, 656 Raymer Avenue and 2764 Richter Street](#)
To extend the deadline for adoption of Official Community Plan Amending Bylaw No. 10185 and Zone Amending Bylaw No. 10186 from October 19, 2010 to April 19, 2011.

5. BYLAWS (ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR ADOPTION)

- 5.1 [Bylaw No. 10303 \(Z10-0005\)](#) - Jason and Natalie Twamley - 1445 Crawford Road
To rezone the subject property from the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone.
- 5.2 [Bylaw No. 10339 \(Z10-0015\)](#) - Inez, Randolph and Deanna Palatin - 1707 Morrison Road
To rezone the subject property from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone.
- 5.3 [Bylaw No. 10393 \(Z10-0062\)](#) - Gursewak and Ramandeep Bains - 1494 Montenegro Drive
To rezone the subject property from the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone.

6. NON-DEVELOPMENT APPLICATION REPORTS

- 6.1 General Manager, Community Services, dated October 26, 2010, re: [Historic Storm Water Management and Current Practices](#)
To receive, for information, the Report from the General Manager, Community Services regarding the City's Historic Storm Water Management and Current Practices.
- 6.2 Director, Regional Services, dated October 27, 2010, re: [25 Year Transit Master Plan Update](#)
To receive, for information, the presentation by BC Transit with respect to an update on the 25 Year Transit Master Plan for Kelowna Regional Transit.
- 6.3 Manager, Parks & Public Places, dated October 27, 2010, re: [Enterprise Fire Hall Communication Tower and Traffic Management Centre Funding](#)
To approve the transfer of \$250,000 from the Lakeshore Road Powerline Burial project.
- 6.4 Planner Specialist, Urban Design, dated October 27, 2010, re: [Streetscape Contribution Policy](#)
To receive, for information, the Report from the Planner Specialist, Urban Design regarding cost-sharing of the streetscape portion of the Bernard Avenue Revitalization Project.

7. MAYOR & COUNCILLOR ITEMS

- 7.1 Mayor Shepherd, re: ["Spirit of Kelowna" Acknowledgment](#)

8. TERMINATION