

CITY OF KELOWNA

REGULAR COUNCIL AGENDA

COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

MONDAY, MARCH 12, 2012

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 and a delayed broadcast is shown on Shaw Cable.

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

3. PUBLIC IN ATTENDANCE

3.1 Miss Kelowna Lady of the Lake, Alexandra Burnham, and Kelowna's Princess, Erin Van Zyderveld, re: Introduction to City Council

4. DEVELOPMENT APPLICATION REPORTS

4.1 Land Use Management Department, dated March 2, 2012, re: Official Community Plan Bylaw Amendment Application No. OCP12-0001 and Rezoning Application No. Z12-0001 - Melcor Lakeside Inc. - 373 Prestwick Street

*To change the future land use designation of: (a) a portion of the subject property from the Multiple Unit Residential (Low Density) designation to the Single/Two-Unit Residential (Hillside) designation; and (b) a portion of the subject property from the Single/Two-Unit Residential (Hillside) designation to the Multiple Unit Residential (Low Density) designation in order to amend a minor mapping inaccuracy at the southern end of the property; To rezone: (a) a portion of the subject property from the RM3 - Low Density Multiple Housing zone to the RU6 - Two Dwelling Housing zone; and (b) a portion of the subject property from the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone to the RM3 - Low Density Multiple Housing zone in order to facilitate the creation of four (4) fee-simple duplex lots.*

(a) [Land Use Management Department report dated March 2, 2012.](#)

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

- (i) [Bylaw No. 10671 \(OCP12-0001\)](#) - Melcor Lakeside Inc. - 373 Prestwick Street - Requires a majority of all Members of Council (5)

*To change the future land use designation of: (a) a portion of the subject property from the Multiple Unit Residential (Low Density) designation to the Single/Two-Unit Residential (Hillside) designation; and (b) a portion of the subject property from the Single/Two-Unit Residential (Hillside) designation to the Multiple Unit Residential (Low Density) designation.*

- (ii) [Bylaw No. 10672 \(Z12-0001\)](#) - Melcor Lakeside Inc. - 373 Prestwick Street

*To rezone: (a) a portion of the subject property from the RM3 - Low Density Multiple Housing zone to the RU6 - Two Dwelling Housing zone; and (b) a portion of the subject property from the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone to the RM3 - Low Density Multiple Housing zone.*

- 4.2 Land Use Management Department, dated February 17, 2012, re: Official Community Plan Bylaw Amendment Application No. OCP09-0016, Text Amendment Application No. TA09-0007 and Rezoning Application No. Z09-0071 - Calcan Investments Ltd. - 5505 Chute Lake Road

*To change the future land use designation of a portion of the subject property from the Major Park and Open Space and the Single/Two Unit Residential (Hillside) designations to the Major Park and Open Space, the Single/Two Unit Residential (Hillside) and the Multiple Unit Residential (Cluster Housing) designations in order to better reflect the boundaries of the developable areas and to permit the use of hillside cluster housing zones on the parcel; To amend City of Kelowna Zoning Bylaw No. 8000 to order to include four (4) new hillside zones; To rezone a portion of the subject property from the A1 - Agriculture 1 zone to the RH1 - Hillside Large Lot Residential and P3 - Parks and Open Space zones in order to facilitate a hillside residential subdivision; To rezone a portion of the subject property from the A1 - Agriculture 1 zone to the RHM3 - Hillside Cluster Housing and RHM4 - Hillside Cluster Multiple Housing zones in order to facilitate a hillside residential subdivision.*

- (a) [Land Use Management Department report dated February 17, 2012.](#)

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

- (i) [Bylaw No. 10673 \(OCP09-0016\)](#) - Calcan Investments Ltd. - 5505 Chute Lake Road - Requires a majority of all Members of Council (5)

*To change the future land use designation of a portion of the subject property from the Major Park and Open Space and the Single/Two Unit Residential (Hillside) designations to the Major Park and Open Space, the Single/Two Unit Residential (Hillside)*

WITHDRAWN  
BY STAFF

WITHDRAWN  
BY STAFF

and the Multiple Unit Residential (Cluster Housing) designations.

- (ii) [Bylaw No. 10670 \(TA09-0001\)](#) - City of Kelowna Zoning Bylaw No. 8000 - Section 13 - Urban Residential Zones - Adding New Hillside Zones

WITHDRAWN  
BY STAFF

*To amend City of Kelowna Zoning Bylaw No. 8000 to order to include four (4) new hillside zones as follows: (a) RH1 - Hillside Large Lot Residential zone, (b) RH2 - Hillside Two Dwelling Housing zone, (c) RHM3 - Hillside Cluster Housing zone, and (d) RHM4 - Hillside Cluster Multiple Housing zone.*

- (iii) [Bylaw No. 10668 \(Z09-0071\)](#) - Calcan Investments Ltd. - 5505 Chute Lake Road

WITHDRAWN  
BY STAFF

*To rezone a portion of the subject property from the A1 - Agriculture 1 zone to the RH1 - Hillside Large Lot Residential and P3 - Parks and Open Space zones.*

- (iv) [Bylaw No. 10669 \(Z09-0071\)](#) - Calcan Investments Ltd. - 5505 Chute Lake Road

WITHDRAWN  
BY STAFF

*To rezone a portion of the subject property from the A1 - Agriculture 1 zone to the RHM3 - Hillside Cluster Housing and RHM4 - Hillside Cluster Multiple Housing zones.*

- 4.3 Land Use Management Department, dated March 7, 2012, re: [Rezoning Application No. Z07-0088 - 655888 BC Ltd. \(Protech Consultants Ltd.\) - 5020 Killdeer Road](#)

*To consider a staff recommendation NOT to extend the deadline for adoption of Zone Amending Bylaw No. 10094; To forward Bylaw No. 10094 for rescindment consideration.*

- (a) [Land Use Management Department report dated March 7, 2012.](#)

- (b) **BYLAW PRESENTED FOR RESCINDMENT AT THIRD READING**

[Bylaw No. 10094 \(Z07-0088\)](#) - B.H.K.T. Holdings Ltd. (Protech Consultants Ltd.) - 5020 Killdeer Road

*To rescind 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings given to Bylaw No. 10094 and to direct staff to close the file.*

- 4.4 Land Use Management Department, dated February 29, 2012, re: [Development Permit Application No. DP10-0099 - Tree Tops \(Kettle Valley\) Developments Ltd. \(New Town Architecture Services\) - 5300 Main Street](#)

*To extend the deadline for issuance of Development Permit No. DP10-0099 from March 20, 2012 to September 20, 2012.*

5. BYLAWS (ZONING & DEVELOPMENT)(BYLAWS PRESENTED FOR ADOPTION)

- 5.1 [Bylaw No. 10372 \(Z10-0039\)](#) - Hardeep and Jarnail Goraya (Axel Hilmer) - 721 Renshaw Road  
*To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.*
- 5.2 [Bylaw No. 10616 \(Z11-0067\)](#) - Miyuki and Randy Lindeboom (Randy Lindeboom) - 4634 Darin Place  
*To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.*
- 5.3 [Bylaw No. 10644 \(Z11-0088\)](#) - Milada Loskot (Marketa Pimer) - 185 Bornais Street  
*To rezone the subject property from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.*

6. NON-DEVELOPMENT APPLICATION REPORTS

- 6.1 Utilities Planning Manager, dated March 5, 2012, re: [Okanagan Basin Water Board Conservation and Quality Improvement Grant](#)  
*To seek Council's support of an application by UBC-O to the Okanagan Basin Water Board for a grant of \$20,000.00.*
- 6.2 (a) Manager, Strategic Projects, dated March 7, 2012, re: [Glenmore Landfill Operations Building Pre-Design and Value Analysis](#)  
*To receive, for information, the Report from the Manager, Strategic Projects.*
- (b) Land Use Management Department, dated March 5, 2012, re: [Development Permit Application No. DP11-0084 - City of Kelowna - 1595 Glenmore Road North - Voluntary Development Permit](#)  
*To consider a voluntary Development Permit for the form and character of the proposed administrative building for the Glenmore Landfill.*
- 6.3 Manager, Urban Land Use, dated March 2, 2012, re: [596 Leon Avenue - Revitalization Tax Exemption Agreement](#)  
*To approve the City entering into a Revitalization Tax Exemption Agreement with Davara Holdings Ltd.*
- 6.4 Revenue Manager, dated March 7, 2012, re: [Downtown Kelowna Association 2012 Budget](#)  
*To authorize the 2012 levy on Class 5 light industry and Class 6 business/other properties located within the Downtown Business Improvement Area.*

- 6.5 Revenue Manager, dated March 7, 2012, re: [Uptown Rutland Business Association 2012 Budget](#)  
*To authorize the 2012 levy on Class 5 light industry and Class 6 business/other properties located within the Uptown Rutland Business Improvement Area.*
- 6.6 Subdivision Approving Officer, dated March 1, 2012, re: [Proposed Renaming of a portion of Quail Ridge Boulevard to Airport Way](#)  
*To rename a portion of Quail Ridge Boulevard to Airport Way.*
- 6.7 Manager, Development Engineering, dated March 7, 2012, re: [Subdivision, Development and Servicing Bylaw No. 7900 Amendment](#)  
*To consider an amendment to Subdivision, Development and Servicing Bylaw No. 7900 Design Standards to improve facility designs to incorporate updated Hillside Street Standards and allow usage of the MMCD Platinum Edition Volume II, Printed 2009.*
- 6.8 City Clerk, dated February 21, 2012, re: [Amendments to Traffic Bylaw No. 8120](#)  
*To consider an amendment to City of Kelowna Traffic Bylaw No. 8120 in order to provide greater flexibility in the City's options for the sale, auction or other means of disposal as deemed necessary.*

7. RESOLUTIONS

- 7.1 City Clerk, Draft Resolution, re: [Agricultural Advisory Committee](#)  
*To rescind Council Resolution No. R1231/11/12/12 and to direct the Director, Land Use Management to forward applications to the Agricultural Advisory Committee.*
- 7.2 City Clerk, Draft Resolution, re: [Community Heritage Committee](#)  
*To rescind Council Resolution No. R1232/11/12/12 and to direct the Director, Land Use Management to forward applications to the Community Heritage Committee.*

8. BYLAWS (OTHER THAN ZONING & DEVELOPMENT)

(BYLAWS PRESENTED FOR FIRST THREE READINGS)

- 8.1 [Bylaw No. 10502](#) - Amendment No. 18 to Traffic Bylaw No. 8120  
*To amend City of Kelowna Traffic Bylaw No. 8120 in order to provide greater flexibility in the City's options for the sale, auction or other means of disposal as deemed necessary.*
- 8.2 [Bylaw No. 10640](#) - Amendment No. 15 to Subdivision, Development and Servicing Bylaw No. 7900  
*To amend Subdivision, Development and Servicing Bylaw No. 7900 Design Standards to improve facility designs to incorporate updated Hillside Street Standards and allow usage of the MMCD Platinum Edition Volume II, Printed 2009.*

- 8.3 [Bylaw No. 10662](#) - A Bylaw to Change the Name of a Section of Quail Ridge Boulevard to Airport Way  
*To rename a portion of Quail Ridge Boulevard to Airport Way.*

9. MAYOR & COUNCILLOR ITEMS

10. TERMINATION