

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, August 26, 2019
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

13 - 21

Regular PM Meeting - August 12, 2019

3. Development Application Reports & Related Bylaws

22 - 26

3.1 Leader Rd, 3019, A19-0003 - Trine and Ryan Markewich

27 - 41

To consider a Staff recommendation to NOT support an application to the ALC for a Non-Farm Use Permit to allow a commercial landscaping business to operate on the subject property for up to a maximum of five (5) years.

3.2 Bolotzky Ct, Chepesuik Ct and Milex Ct, LUCT19-0008 - Various Owners

42 - 46

To consider an application for early termination of Land Use Contract LUC76-1077 and revert the parcels to the underlying RU6 – Two Dwelling Housing zone as identified in 'Schedule A'.

3.2.1 Bolotzky Ct, Chepesuik Ct and Milex Ct, LUCT19-0008 (BL11860) - Various Owners

47 - 48

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

To give Bylaw No. 11860 first reading in order to early terminate LUC76-1077 from multiple properties as per Schedule A.

3.3	Ufton Ct 1640, 1660, 1665, and 1685, LUCT19-0030 - Multiple Owners	49 - 66
	To consider an application for early termination of Land Use Contract LUC73-116 and revert the parcels back to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.3.1	Ufton Ct 1640, 1660, 1665, and 1685, LUCT19-0030 (BL11861) - Multiple Owners	67 - 81
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11861 first reading in order to early terminate LUC73-116 from multiple properties as per Schedule A.	
3.4	Noble Ct 1565 (Units 101-213), LUCT19-0009 - Multiple Owners	82 - 88
	To consider an application for early termination of Land Use Contract LUC77-1009 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.4.1	Noble Ct 1565 (Units 101-213), LUCT19-0009, (BL11864) - Multiple Owners	89 - 92
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11864 first reading in order to early terminate LUC77-1009 from multiple properties as per Schedule A.	
3.5	Rowcliffe Ave 555 (Units 101-408), LUCT19-0012 - Multiple Owners	93 - 99
	To consider an application for early termination of Land Use Contract LUC77-1077 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.5.1	Rowcliffe Ave 555 (Units 101-408), LUCT19-0012 (BL11865) - Multiple Owners	100 - 103
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11865 first reading in order to early terminate LUC77-1077 from multiple properties as per Schedule A.	
3.6	Lester Rd 500 (Units 1-18), LUCT19-0011 - Multiple Owners	104 - 109
	To consider an application for early termination of Land Use Contract LUC77-1016 and revert the parcels to the underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A'.	
3.6.1	Lester Rd 500 (Units 1-18), LUCT19-0011 (BL11874) - Multiple Owners	110 - 112
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11874 first reading in order to early terminate LUC77-1016 from multiple properties as per Schedule A.	

3.7	Jaud Rd and Mathews Rd, LUCT19-0004 - Multiple Owners	113 - 117
	To consider an application for early termination of Land Use Contract LUC76-1105 and revert the parcels to the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A'.	
3.7.1	Jaud Rd and Mathews Rd, LUCT19-0004 (BL11891) - Multiple Owners	118 - 119
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11891 first reading in order to early terminate LUC76-1105 from multiple properties as per Schedule A.	
3.8	Houghton Rd 720, LUCT19-0025 - The Father de Lestre Housing Society	120 - 123
	To consider an application for early termination of Land Use Contract LUC73-14 and revert the subject property back to the underlying RM3 – Low Density Multiple Housing zone.	
3.8.1	Houghton Rd 720, LUCT19-0025 (BL11904) - The Father de Lestre Housing Society	124 - 125
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11904 first reading in order to early terminate LUC73-14 from the subject property.	
3.9	Pacific Ct 1950-1960 and 1955, LUCT19-0013 - Multiple Owners	126 - 130
	To consider an application for early termination of Land Use Contract LUC76-1094 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.9.1	Pacific Ct 1950-1960 and 1955, LUCT19-0013 (BL11905) - Multiple Owners	131 - 132
	To give Bylaw No. 11905 first reading in order to early terminate LUC76-1094 from multiple properties as per Schedule A.	
3.10	Burtch Rd 1920, LUCT19-0026 - Kelowna Japanese Canadian Community Senior Citizens Society	133 - 136
	To consider an application for early termination of Land Use Contract LUC77-1050 and revert the subject property to the underlying RM3 – Low Density Multiple Housing zone.	
3.10.1	Burtch Rd 1920, LUCT19-0026 (BL11908) - Kelowna Japanese Canadian Community Senior Citizens Society	137 - 138
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11908 first reading in order to early terminate LUC77-1050 from the subject property.	

3.11	Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, LUCT19-0031 and Z19-0097 - Multiple Owners	139 - 216
	To consider an application for the early termination of Land Use Contract LUC72-7a and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in ‘Schedule A and B’.	
3.11.1	Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, LUCT19-0031 (BL11858) - Multiple Owners	217 - 254
	To give Bylaw No. 11860 first reading in order to early terminate LUC72-7a from multiple properties as per Schedule A.	
3.11.2	Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, Z19-0097 (BL11859) - Multiple Owners	255 - 292
	To give Bylaw No. 11859 first reading in order to rezone the subject properties as per Schedule B.	
3.12	Bartholomew Ct and Crawford Rd, LUCT19-0001 and Z19-0074 - Multiple Owners	293 - 298
	To consider an application for the early termination of Land Use Contract LUC76-1035 and rezone the parcels to the RU1 – Large Lot Housing and RR2 – Rural Residential 2 zones as identified in ‘Schedule A, B and C’.	
3.12.1	Bartholomew Ct and Crawford Rd LUCT19-0001 (BL11872) - Multiple Owners	299 - 300
	To give Bylaw No. 11872 first reading in order to early terminate LUC76-1035 from multiple properties as per Schedule A.	
3.12.2	Bartholomew Ct and Crawford Rd, Z19-0074 (BL11873) - Multiple Owners	301 - 302
	To give Bylaw No. 11873 first reading in order to rezone the subject properties as per Schedule B.	
3.13	Sutcliffe Ct and Hartman Rd, LUCT19-0006 and Z19-0077 - Multiple Owners	303 - 310
	To consider an application for the early termination of Land Use Contract LUC76-1043 and rezone the parcels to the RU1 – Large Lot Housing and P3 – Park & Open Space zones as identified in ‘Schedule A, B and C’.	
3.13.1	Sutcliffe Ct and Hartman Rd, LUCT19-0006 (BL11875) - Multiple Owners	311 - 312
	To give Bylaw No. 11875 first reading in order to early terminate LUC76-1043 from multiple properties as per Schedule A.	

3.13.2	Sutcliffe Ct and Hartman Rd, Z19-0077 (BL11876) - Multiple Owners	313 - 315
	To give Bylaw No. 11876 first reading in order to rezone the subject properties as per Schedule B.	
3.14	Hwy 33 E 290, LUCT19-0010 and Z19-0079 - Multiple Owners	316 - 325
	To consider an application for the early termination of Land Use Contract LUC76-20 and rezone the parcels to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.14.1	Highway 33 East 290 (Units 101-215), LUCT19-0010 (BL11877) - Multiple Owners	326 - 329
	To give Bylaw No. 11877 first reading in order to early terminate LUC76-20 from multiple properties as per Schedule A.	
3.14.2	Highway 33 East 290 (Units 101-215), Z19-0079 (BL11878) - Multiple Owners	330 - 333
	To give Bylaw No. 11878 first reading in order to rezone the subject properties as per Schedule B.	
3.15	Inkar Rd 1481, LUCT19-0014 and Z19-0082 - Multiple Owners	334 - 341
	To consider an application for the early termination of Land Use Contract LUC77-1008 and rezone the parcel to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.15.1	Inkar Rd1481 (Units 1-21), LUCT19-0014 (BL11879) - Multiple Owners	342 - 344
	To give Bylaw No. 11879 first reading in order to early terminate LUC77-1008 from multiple properties as per Schedule A.	
3.15.2	Inkar Rd1481 (Units 1-21), Z19-0082 (BL11880) - Multiple Owners	345 - 347
	To give Bylaw No. 11880 first reading in order to rezone the subject properties as per Schedule B.	
3.16	Scenic Rd 2161, LUCT19-0015 and Z19-0083 - Multiple Owners	348 - 353
	To consider an application for the early termination of Land Use Contract LUC78-1009 and revert the parcels to the new underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.16.1	Scenic Rd, LUCT19-0015, (BL11881) - Multiple Owners	354 - 355
	To give Bylaw No. 11881 first reading in order to early terminate LUC78-1009 from multiple properties as per Schedule A.	

3.16.2	Scenic Rd, Z19-0083, (BL11882) - Multiple Owners	356 - 357
	To give Bylaw No. 11882 first reading in order to rezone the subject properties as per Schedule B.	
3.17	Toovey Rd 1265, LUCT19-0007 and Z19-0093 - Roger Hamm	358 - 362
	To consider an application for the early termination of Land Use Contract LUC78-1033 and rezone the subject property to the RU1 – Large Lot Housing zone.	
3.17.1	Toovey Rd 1265, LUCT19-0007 (BL11885) - Roger Hamm	363 - 364
	To give Bylaw No. 11885 first reading in order to early terminate LUC78-1033 from the subject property.	
3.17.2	Toovey Rd 1265, Z19-0093 (BL11909) - Roger Hamm	365 - 366
	To give Bylaw No. 11909 first reading in order to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone.	
3.18	Belgo Rd 1502, 1512, 1522 LUCT19-0003 and Z19-0076 - Multiple Owners	367 - 373
	To consider an application for the early termination of Land Use Contract LUC76-1067 and rezone the parcels to RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.	
3.18.1	Belgo Rd, 1502, 1512 and 1522, LUCT19-0003 (BL11886) - Multiple Owners	374 - 375
	To give Bylaw No. 11886 first reading in order to early terminate LUC76-1067 from multiple properties as per Schedule A.	
3.18.2	Belgo Rd, 1502, 1512 and 1522, Z19-0076 (BL11910) - Multiple Owners	376 - 377
	To give Bylaw No. 11910 first reading in order to rezone the subject properties as per Schedule B.	
3.19	Bedford Rd, LUCT19-0002 and Z19-0075 - Multiple Owners	378 - 384
	To consider an application for the early termination of Land Use Contract LUC76-1110 and rezone the parcels from the A1 - Agricultural 1 zone to the RR1– Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.	
3.19.1	Bedford Rd and Bedford Lane, LUCT19-0002 (BL11887) - Multiple Owners	385 - 386
	To give Bylaw No. 11887 first reading in order to early terminate LUC76-1110 from multiple properties as per Schedule A.	

3.19.2	Bedford Rd and Bedford Lane, Z19-0075 (BL11888) - Multiple Owners	387 - 388
	To give Bylaw No. 11888 first reading in order to rezone the subject properties as per Schedule B.	
3.20	Wallace Hill Rd and Spiers Rd, LUCT19-0005 and Z19-0080 - Multiple Owners	389 - 394
	To consider an application for the early termination of Land Use Contract LUC76-1059 and rezone the parcels to the RR3 – Rural Residential 3 zone as identified in 'Schedule A and B'.	
3.20.1	Wallace Hill Rd and Spiers Rd, LUCT19-0005 (BL11889) - Multiple Owners	395 - 396
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11889 first reading in order to early terminate LUC76-1059 from multiple properties as per Schedule A.	
3.20.2	Wallace Hill Rd and Spiers Rd, Z19-0005 (BL11890) - Multiple Owners	397 - 398
	To give Bylaw No. 11890 first reading in order to rezone the subject properties as per Schedule B.	
3.21	Sutherland Ave 1421, LUCT19-0017 and Z19-0085 - Salco Management Ltd	399 - 402
	To consider an application for the early termination of Land Use Contract LUC78-1005 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.	
3.21.1	Sutherland Ave 1421, LUCT19-0017 (BL11892) - Salco Management Ltd	403 - 404
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11892 first reading in order to early terminate LUC78-1005 from the subject property.	
3.21.2	Sutherland Ave 1421, Z19-0085 (BL11893) - Salco Management Ltd	405 - 406
	To give Bylaw No. 11893 first reading in order to rezone the subject property from the RM6 - High Rise apartment Housing zone to the RM5 - Medium Density Multiple Housing zone.	
3.22	Sutherland Ave 1247 LUCT19-0018 and Z19-0086 - JABS Construction Ltd	407 - 410
	To consider an application for the early termination of Land Use Contract LUC77-1086 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.	

3.22.1	Sutherland Ave 1247, LUCT19-0018 (BL11894) - JABS Construction Ltd	411 - 412
	<p>Requires a majority vote of all members of Council (5). To give Bylaw No. 11894 first reading in order to early terminate LUC77-1086 from the subject property.</p>	
3.22.2	Sutherland Ave 1247, Z19-0086 (BL11895) - JABS Construction Ltd	413 - 414
	<p>To give Bylaw No. 11895 first reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the RM5 - Medium Density Multiple Housing zone.</p>	
3.23	Lawrence Ave 1110 LUCT19-0021 and Z19-0089 - 1110 Lawrence Holdings Ltd	415 - 418
	<p>To consider an application for the early termination of Land Use Contract LUC K73-65 and rezone the subject property to the C4 – Urban Center Commercial zone.</p>	
3.23.1	Lawrence Ave 1110, LUCT19-0021 (BL11898) - 1110 Lawrence Holdings Ltd	419 - 420
	<p>To give Bylaw No. 11898 first reading in order to early terminate LUCK73-65 from the subject property.</p>	
3.23.2	Lawrence Ave 1110, Z19-0089 (BL11899) - 1110 Lawrence Holdings Ltd	421 - 422
	<p>To give Bylaw No. 11899 first reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the C4 - Urban Centre Commercial zone.</p>	
3.24	Sutherland Ave 1431,1441 LUCT19-0022 and Z19-0090 - Multiple Owners	423 - 428
	<p>To consider an application for the early termination of Land Use Contract LUC75-26 and revert the parcels to the new underlying RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A and B'.</p>	
3.24.1	Sutherland Ave 1431 & 1441, LUCT19-0022, (BL11900) - Multiple Owners	429 - 430
	<p>Requires a majority vote of all members of Council (5). To give Bylaw No. 11900 first reading in order to early terminate LUC75-26 from the subject properties.</p>	
3.24.2	Sutherland Ave 1431 & 1441 Z19-0090, (BL11901) - Multiple Owners	431 - 432
	<p>To give Bylaw No. 11901 first reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone.</p>	

- 3.25 Wilson Ave 894 LUCT19-0023 and Z19-0091 - H. Zamonsky Insurance Ltd 433 - 436**
- To consider an application for the early termination of Land Use Contract LUC77-1043 and rezone the subject property to the new underlying RM₃ – Low Density Multiple Housing zone.
- 3.25.1 Wilson Ave 894, LUCT19-0023 (BL11902) - H. Zamonsky Insurance Ltd 437 - 438**
- Requires a majority vote of all members of Council (5).**
To give Bylaw No. 11902 first reading in order to early terminate LUC77-1043 from the subject properties.
- 3.25.2 Wilson Ave 894, Z19-0091 (BL11903) - H. Zamonsky Insurance Ltd 439 - 440**
- To give Bylaw No. 11903 first reading in order to rezone the subject property from the RU7 - Infill Housing zone to the RM₃ - Low Density Multiple Housing zone.
- 3.26 Richter St 2949-2951 LUCT19-0024 and Z19-0092 - Wally Knopf 441 - 444**
- To consider an application for the early termination of Land Use Contract LUC77-1036 and rezone the subject property to the new underlying RM₁ – Four Dwelling Housing zone.
- 3.26.1 Richter St 2949-2951, LUCT19-0024 (BL11906) - Wally Knopf 445 - 446**
- Requires a majority vote of all members of Council (5).**
To give Bylaw No. 11906 first reading in order to early terminate LUC77-1036 from the subject property.
- 3.26.2 Richter St 2949-2951, Z19-0092 (BL11907) - Wally Knopf 447 - 448**
- To give Bylaw No. 11907 first reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM₁ - Four Dwelling Housing zone.
- 3.27 Hollywood Rd 520-528 LUCT19-0019 and Z19-0087 - Keycam Holdings Ltd., Inc. No.BC0914240 449 - 452**
- To consider an application for the early termination of Land Use Contract LUC78-1001 and rezone the subject property to the RM₃ – Low Density Multiple Housing zone.
- 3.27.1 Hollywood Rd S. 520-528, LUCT19-0019 (BL11896) - Keycam Holdings Ltd., Inc. No.BC0914240 453 - 454**
- Requires a majority vote of all members of Council (5).** To give Bylaw No. 11896 first reading in order to early terminate LUC78-1001 from the subject property.

3.27.2	Hollywood Rd S. 520-528, Z19-0087 (BL11897) - Keycam Holdings Ltd., Inc. No.BC0914240	455 - 456
	To give Bylaw No. 11897 first reading in order to rezone the subject property from the C1 - Local Commercial zone to the RM3 - Low Density Multiple Housing zone.	
3.28	Springfield Rd 1050 and Gordon Dr 2040, LUCT19-0016 and Z19-0084 - Multiple Owners	457 - 473
	To consider an application for the early termination of Land Use Contract LUC77-1027 and LUC78-1030 and rezone the parcels to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A, B and C'.	
3.28.1	Springfield Rd 1050 and Gordon Drive 2040, LUCT19-0016 (BL11862) - Multiple Owners	474 - 479
	Requires a majority vote of all members of Council (5). To give Bylaw No. 11862 first reading in order to early terminate LUC77-1027 & LUC78-1030 from multiple properties as per Schedule A.	
3.28.2	Springfield Rd 1050 and Gordon Drive 2040, Z19-0084 (BL11863) - Multiple Owners	480 - 487
	To give Bylaw No.11863 first reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone and the RM5 - Medium Density Multiple Housing zone.	
3.29	Pacific Ct 1912, 1915 LUCT19-0020 and Z19-0088 - Multiple Owners	488 - 497
	To consider an application for the early termination of Land Use Contract BL3534 and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.29.1	Pacific Ct 1912 & 1915, LUCT19-0020, (BL11883) - Multiple Owners	498 - 501
	To give Bylaw No.11883 first reading in order to early terminate Land Use Contract Bylaw No.3534 from multiple properties as per Schedule A.	
3.29.2	Pacific Ct 1912 & 1915, Z19-0088 (BL11884) - Multiple Owners	502 - 506
	To give Bylaw No.11884 first reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the RM5 - Medium Density Multiple Housing zone.	

4. Non-Development Reports & Related Bylaws

- 4.1 Grant Award - Royal Bank of Canada Foundation BC** 507 - 509
- To amend the Financial Plan and accept a \$25,000 Blue Water Grant from RBC to support the development of an innovative water use calculation software program and improve water conservation efforts.
- 4.2 Grant Funding for Homelessness** 510 - 511
- To obtain Council's support to receive \$197,128.54, designated to address homelessness and related issues, from the United Way Southern Interior BC and direct the funds to the Central Okanagan Journey Home Society.
- 4.3 Rental Housing Inventory** 512 - 558
- To provide Council with an overview of the Rental Housing Inventory for the City of Kelowna.
- 4.4 Tall Wood Mass Timber Construction** 559 - 569
- To endorse City's participation in the Early Adoption Initiative of encapsulated mass timber buildings from 7 to 12 storeys in height in Kelowna
- 4.5 Business Licence and Regulation Bylaw No. 7878 Amendments** 570 - 578
- To amend the Business Licence and Regulation Bylaw to simplify the existing licence type codes and add necessary new licence types. The amendment will also see the implementation of an application fee, a late payment penalty charge, and the updating of the existing forms and schedules to current versions.
- 4.6 BL11918 - Amendment No. 18 to Business Licence and Regulation Bylaw No. 7878** 579 - 601
- To give Bylaw No. 11918 first, second and third reading in order to amend the Business Licence and Regulation Bylaw No. 7878.
- 4.7 Transit Improvement Program (TIP) 3-year MOU** 602 - 619
- To provide Council with information and seek approval in principal for transit expansion planned from 2020-2023.
- 4.8 Transit 2019 2020 Annual Operating Agreement** 620 - 643
- To receive Council approval for the transit 2019/2020 Annual Operating Agreement and receive Council authorization to sign the Annual Operating Agreement.

5. Bylaws for Adoption (Non-Development Related)

5.1 BL11911 - Amendment No. 6 to the Housing Opportunities Reserve Fund Bylaw No. 8593 644 - 645

To adopt Bylaw No. 11911.

5.2 BL11912 - Amendment No. 7 to Revitalization Tax Exemption Bylaw No. 9561 646 - 649

To adopt Bylaw No. 11912.

6. Mayor and Councillor Items

7. Termination