

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, September 19, 2017

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**  
The Oath of Office will be read by Mayor Basran.
3. **Confirmation of Minutes** 1 - 8  
Public Hearing - September 12, 2017  
Regular Meeting - September 12, 2017
4. **Bylaws Considered at Public Hearing**
  - 4.1 **130 McCurdy Rd, BL11460 (OCP17-0007) - Father Delestre Columbus (2009) Society Inc** 9 - 9  
  
Requires a majority of all members of Council. (5)  
To give Bylaw No. 11460 second and third readings in order to change the Future Land Use designation from EDINST - Educational/Major Institutional to MXR - Mixed Use (Residential/Commercial).
  - 4.2 **130 McCurdy Rd, BL11461 ( Z17-0021) - Father Delestre Columbus (2009) Society Inc** 10 - 10  
  
To give Bylaw No. 11461 second and third readings in order to rezone the subject property from A1 - Agriculture 1 zone to the C3 - Community Commercial zone.
  - 4.3 **840 Mayfair Rd, BL11452 (Z17-0033) - Benjamin Page-et** 11 - 11  
  
To give Bylaw No. 11452 second and third readings in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
  - 4.4 **4653 Raymer Rd, BL11458 ( Z15-0013) - Ronald Egert** 12 - 12  
  
To give Bylaw No. 11458 second and third readings in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU4 - Low Density Cluster Housing zone.

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|-------------|--|----------------|
| <b>4.5</b>  | <b>3511 Landie Rd, BL11459 (Z17-0043) - David Dombowsky</b>  | <b>13 - 13</b> |
|             | To give Bylaw No. 11459 second and third readings and be adopted in order to rezone the subject property from RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone. |                |
| <b>4.6</b>  | <b>3050 Sexsmith Road, BL11465 (Z17-0060) - CK16 Property Group Ltd. BC1098771</b>   | <b>14 - 14</b> |
|             | To give Bylaw No. 11465 second and third readings in order to rezone the subject property from the A1 - Agriculture zone to the I6 - Low Impact Transitional Industrial zone.                        |                |
| <b>4.7</b>  | <b>4609 Lakeshore Road - BL11468 (OCP16-0023) - Novation Design Studio</b>   | <b>15 - 15</b> |
|             | <b>Requires a majority of all members of Council. (5)</b>  |                |
|             | To give Bylaw No. 11468 second and third readings in order to change the Future Land Use designations of portions of the subject properties as per Map A.  |                |
| <b>4.8</b>  | <b>4609 Lakeshore Road - BL11469 (Z16-0068) - Novation Design Studio</b>   | <b>16 - 16</b> |
|             | To give Bylaw No. 11469 second and third readings in order to rezone portions of the subject properties as per Map "B".  |                |
| <b>4.9</b>  | <b>2755 McCurdy Road, BL11472 (OCP16-0004) - Prodev GP Ltd. and 1378310 Alberta Ltd.</b>   | <b>17 - 18</b> |
|             | <b>Requires a majority of all members of Council (5).</b>  |                |
|             | To give Bylaw No. 11472 second and third readings in order to change the Future Land Use designation of portions of the subject property as per Map "A".   |                |
| <b>4.10</b> | <b>BL10876 (TA11-0010) - Amendment to City of Kelowna Zoning Bylaw No. 8000, RHM4 - Hillside Cluster Multiple Housing</b>  | <b>19 - 24</b> |
|             | To give Bylaw No. 10876 second and third readings in order to amend the RHMR - Hillside Cluster Multiple Housing zone in the Zoning Bylaw No. 8000.  |                |
| <b>4.11</b> | <b>2755 McCurdy Road, BL11473 (Z16-0030) - Prodev GP Ltd and 1378310 Alberta Ltd.</b>  | <b>25 - 26</b> |
|             | To give Bylaw No. 11473 second and third readings in order to rezone the subject property as per Map "B".  |                |

## **5. Notification of Meeting**

The City Clerk will provide information as to how the following items on the Agenda were publicized.

## **6. Development Permit and Development Variance Permit Reports**

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|------------|--|-----------------|
| <b>6.1</b> | <b>815 Rose Ave, Z16-0022 (BL11416) - Paul Neufeld and Douglas Kirk</b>  | <b>27 - 27</b>  |
|            | <p>To adopt Bylaw No. 11416 in order to rezone the subject property to RM1 - Four Dwelling housing to facilitate the development of four dwelling units.</p>   |                 |
| <b>6.2</b> | <b>815 Rose Avenue, BL11256 (Z16-0022) - Paul Neufeld &amp; Douglas Kirk</b>   | <b>28 - 28</b>  |
|            | <p>To rescind first, second and third readings for Bylaw No. 11256 and close the file.</p>   |                 |
| <b>6.3</b> | <b>815 Rose Avenue - DP16-0101 and DVP17-0108 - Douglas Richard Kirk</b>   | <b>29 - 42</b>  |
|            | <p>City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.</p> <p>To consider the form and character of four-plex housing and to vary the location of two required parking stalls to be located within 1.5 m of the side property lines on the east and west sides.</p>  |                 |
| <b>6.4</b> | <b>2350 Norris Road S, Z17-0061 (BL11446) - 0837937 BC Ltd Inc</b>   | <b>43 - 44</b>  |
|            | <p>To adopt Bylaw No. 11446 in order to rezone the subject property from I1 - Business Industrial zone to the I2 - General Industrial zone.</p>  |                 |
| <b>6.5</b> | <b>2350 Norris Road S - DP17-0111 and DVP17-0112 - R354 Enterprises Ltd</b>  | <b>45 - 59</b>  |
|            | <p>City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.</p> <p>To consider a Development Permit for the Form and Character of two industrial buildings and to vary the minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.</p>   |                 |
| <b>6.6</b> | <b>3626 Mission Springs Drive, DP17-0125 and DVP17-0126 - Green Square Development Ltd</b>   | <b>60 - 102</b> |
|            | <p>City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.</p> <p>To consider a Development Permit for the form and character of a multi-family housing project; and to vary the minimum side yard setback from 7.0 m required to 4.5 m proposed, the minimum front yard setback from 6.0 m required to 1.5 m proposed, minimum parking requirements from 209 stalls required to 198 stalls proposed, and to vary the maximum height from 18.0 m or 4.5 storeys required to 21.7 m or 6 storeys.</p> |                 |

City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.

To vary the maximum site coverage of buildings on a parcel and to vary the maximum lot coverage to facilitate the development of an accessory building on the subject property.

**7.      Reminders**

**8.      Termination**