

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, October 3, 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 Councilor DeHart.
3. **Confirmation of Minutes** 1 - 26

Public Hearing - September 19, 2017
Regular Meeting - September 19, 2017
4. **Bylaws Considered at Public Hearing**
 - 4.1 **LUCT17-0001 (BL11455) - Early Termination of Land Use Contract LUC77-1002** 27 - 33

To give Bylaw No. 11455 second and third readings and be adopted in order to early terminate Land Use Contract LUC77-1002 on 167 properties in the Curlew Area.
 - 4.2 **Curlew Area, Z17-0062 (BL11456) - Various Owners** 34 - 43

To give Bylaw No. 11456 second and third readings and be adopted in order to rezone the subject properties to various zones as per Schedules A-F.
 - 4.3 **521 Curlew Drive, LUC17-0002 (BL11466) - Derek L & Tammy L Cartier** 44 - 44

To give Bylaw No. 11466 second and third readings and be adopted in order to discharge the subject property from the Land Use Contract LUC77-1002 to the RR1 - Rural Residential 1 zone.
 - 4.4 **521 Curlew Drive, Z17-0049 (BL11467) - Derek L & Tammy L Cartier** 45 - 45

To give Bylaw No. 11467 second and third readings and be adopted in order to rezone the subject property RR1 - Rural Residential1 zone to the RU1c - Large Lot Housing with Carriage House zone.

4.5	462 Clifton Rd, Z17-0067 (BL11475) - Lawrence & Mary Berg	46 - 46
	To give Bylaw No. 11475 second and third readings in order to rezone the subject property from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.	
4.6	1561 Mountain Ave, Z17-0042 (BL11476) - Robin and Heather Mercer	47 - 47
	To give Bylaw No. 11476 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.	
4.7	2825 Richter St, Z17-0057 (BL11479) - 1018545 BC Ltd	48 - 48
	To give Bylaw No. 11479 second and third readings in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM2 - Low Density Row Housing zone.	
4.8	1373 Tanemura Cr, Z17-0046 (BL11480) - Philip Zurrin	49 - 49
	To give Bylaw No. 11480 second and third readings in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage Suite zone.	
4.9	5080 Twinflower Cres, OCP17-0004 (BL11481) - Interval Investments Inc	50 - 51
	Requires a majority of all members of Council (5). To give Bylaw No. 11481 second and third readings in order to change the future land use designation as per Map A.	
4.10	5080 Twinflower Cres, Z17-0015 (BL11482) - Interval Investments Inc	52 - 54
	To give Bylaw No. BL11482 second and third readings in order to rezone the subject property as per Map B	
4.11	1915 Enterprise Way, (BL11487) Z17-0001 - Kelowna East Investments Ltd	55 - 55
	To give Bylaw No. 11487 second and third readings in order to rezone the subject property from the C4 – Urban Centre Commercial zone to CD17 – Mixed Use Commercial – High Density zone.	
4.12	OCP17-0019 (BL11490) - Amendment to Chapter 14 - Urban Design DP Guidelines	56 - 56
	Requires a majority of all members of Council (5). To give Bylaw No. 11490 second and third readings in order to amend the Official Community Plan Bylaw No. 10500.	
4.13	TA17-0005 (BL11491) - RU7 - Infill Housing Zone Amendments	57 - 59
	To give Bylaw No. 11491 second and third readings in order to amend the RU7 - Infill Housing Zone in Zoning Bylaw No. 8000.	

5. Reminders
6. Termination



City of Kelowna Public Hearing Minutes

Date: Tuesday, September 19, 2017
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith, Urban Planning Manager Terry Barton; Suburban & Rural Planning Manager, Todd Cashin*; Planner Specialist, Adam Cseke*; Development Engineering Manager, James Kay*; Bylaw Enforcement Officer, Chris Choy*; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:04 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Notification of Meeting

The City Clerk advised that Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on Tuesday, September 5, 2017 and by being placed in the Kelowna Daily Courier issues on Friday September 8, 2017 and Wednesday September 13, 2017 and by sending out or otherwise mailing 214 statutory notices to the owners and occupiers of surrounding properties on Tuesday, September 5, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

3. Individual Bylaw Submissions

Mayor advised that Item 3.1 will be heard then will go into Regular Meeting for a decision then go back into Public Hearing to hear remainder of Public Hearing items.

3.1 130 McCurdy Rd, OCP17-0007 (BL11460) and Z17-0021 (BL11461)- Father Delestre Columbus (2009) Society Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition:

Kevin Lyon, Phipps Cr.
 Shauna Lyon, Phipps Cr.
 Lynn Stevens, Klassen Road
 Steve Horton, Dalglish Crt
 Karen Horton, Dalglish Crt
 Gail Ketola, Fizet Avenue
 Kandace Norori, Craig Rd
 Richard and Joy Lamb, McCurdy Road East
 Joan Middleton, Dalglish Crt
 Carol Brett, Aldon Rd
 Sandy & Pat Howden, Aldon Rd
 Annette & Kevin Judd, Dalglish Crt
 Tammy Nilsson, Hillaby Ave
 Myra Majeran, Wigglesworth Cr.
 Marla Jean Matutat, Rutland Rd N.
 Brian and Joyce Koehler, Keyes Road
 Rod and Janet Roloff, Clark Court
 Piara Singh Bagri, McLennan Crescent
 Cody Hummelle, Hollywood Road N.
 Tina Given, Sumac Rd West
 Bhupinder Singh Bagri, McLennan Cres
 Curbinder Gill, Sumac Road E.
 Angela Trush, McLennan Cres.

Letters of Concern:

Jennifer Thompson, Gibson Road
 Lauri McTavish, Fitzpatrick Road
 Branden Aichelle, Aldon Road
 Tamara Paracy, Aldon Rd.
 Charlene Barren, Duggan Crt
 Audra Boudreau, Keyes Rd.
 Patsy and Robert Rein and Family, 1202 Sanborn Crt
 Kimberly Rein, Sanborn Crt.
 Linda Stolz, McCurdy Rd.

Letters of Comment:

Susan MacLeod, Rutland Rd. N.(2)
 Paul Nicholson, Raymer Ave
 Tom Smithwick (Freedom's Door) –Centennial Cres (2)
 Wayne Nordstrom, Schell Court
 Brenda Bulach, McLennan

Letters in Support:

Jim & Millie Blacklock, Nelson Place
 Serge Dosanj, Baron Road
 Janeen Langlois, McKenzie Road

Geoff Freedman, Quilchena Dr.
 Gilles and Lucile Chaput, Tower Ranch Drive
 Phyllis Litz, Clifton Road North
 Pastor Mike Penninga, Kelowna Gospel Fellowship Church (Home Address Del Monte Street)
 Ron & Karen Taylor, Guisachan Road
 Penny Landie, Still Pond Place
 Cathy Higgins, Manhattan Drive
 Ellen Hubert, Gallagher's Forest South
 Shannon Frank, Bluebridge Road
 Robert Mellalieu, Webber Rd
 Ernie and Pearl Fehr, McCurdy Rd.
 Angie Clowry, Campus Court
 Lesley Graham, Terai Rd.
 Donna Ethier, Glenpark Dr.
 Robert W. Jones, Cameron Ave
 Gareth Wynne Davies, Raymer Ave
 Luci and Mike Wilcox, Wallace Road
 Ken Lalogue, Southcrest Drive
 Elaine McMurray, Sutherland Ave
 Nicolle Williams, Kelview St
 Bryn McNair, Parkview Cres
 Chris Reddeman, Dalgleish Crt
 Lesley-Anne Evans, Leon Avenue
 Elliot Penner, Craig Rd.
 Alex Flansburg, Klassen Road
 Laura Clifton, Aspen Court
 Rene M. Petel, Centennial Cresc.
 Crystal Mandryk, Guisachan Place

Form Letters - Opposition

Donald J. Urguhart, Aldon Road
 Cleon and Greeta Wagner, Rutland Road North

Form Letters – Support:

George Janicki (package of 16 form letters), Dougal Rd S
 Tom Smithwick (package of 138 letters), Christina Pl

Petition – Opposition:

Gerald Hartley (Main Petitioner), McCurdy Rd
 -706 Complete names & address
 -31 Incomplete address
 -31 No Address
 -49 No Address, E-mail address only

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Tom Smithwick, Christina Place Director of Freedoms Door, Applicant

- Displayed a PowerPoint Presentation re: Freedom House
- Provided background of Freedom's Door which was founded in 2002 and is a non-profit recovery home for male addicts.
- The goal is of reintegration into mainstream community with long term support available.
- This is a dry, no alcohol/drugs facility and is a Recovery not detox facility.
- Freedom's Door has been operating for over 15 years and there currently are 5 homes located on Centennial Crescent and Belaire Avenue that house up to 50 men and has not been an issue.

- Spoke to his interaction with the neighbourhood and answering telephone calls and email correspondence. Staff are supportive and we are pleased and believe it is a logical location.
- The community is in need of second stage housing to further assist transition back to society, employment; education and family life; this area is a high amenity location and located on 2 major arterial roads.
- In partnership with Knights of Columbus; the land has been gifted to us and they will be located on the main floor of the building. The current Knights of Columbus building has reached its life cycle and needs to be demolished.
- With the Knights of Columbus being a charitable organization there will be volunteers to work with us in the building.
- Area amenities within a 15-minute walk are convenience retail/food services, Kelowna Family Y, Rutland Centennial Park, Ben Lee Park, Plaza 33 Shopping Centre, and Chichester Wetland park.
- There are three transit options within 5-minute walk radius going in three directions of the City.
- Reviewed site planning and noted generous setbacks; building is pushed to prominent corner away from adjacent lots; parking screened by building and active uses along frontage; there are no balconies on the building to intrude on neighbours.
- Reviewed the building design and details and noted the height steps down by two units towards the north property line to allow transition to single family homes, as well, there will be no windows on north the elevation to allow for privacy.
- Commented on the community amenities:
 - o Community gardens;
 - o 50 bicycle parking stalls;
 - o Commercial kitchen;
 - o Share multi-purpose dining and meeting space;
 - o Lounge/TV rooms on 2nd, 3rd and 4th floors;
 - o Meeting and counselling room;
 - o Expansive lobby games/social area
 - o Enclosed outdoor seating/BBO areas
 - o Commercial retail spaces
- Responded to questions from Council.

Gallery:

Jerard Benedict, Murray Crescent

- Spoke to previous issues with living next door to a drug addict and the stressful environment.
- Opposed to this application.

Angela Benedict, Murray Crescent

- Opposed to this application.
- Made comment that this is a good location because of amenities for the family's that live in the area and that is why they purchased the home in this location.
- Raised concerns with community safety due to the nature of the tenancy.
- Raised concerns that the tenants would negatively impact the neighbourhood.

Randy Benson, Executive Director Gospel Mission

- Spoke of the behalf of the Gospel Mission Board of Directors.
- In support of this application.
- Believes the opposition to this application have a misunderstanding of what the results will be. No drugs or alcohol are allowed in this program and it is not bringing drug addiction and activity into the neighbourhood.
- Spoke to other Recovery Homes and their successes and eventual neighbourhood acceptance.
- Responded to questions from Council.

Pastor Rick Potter, Rutland United Church

- In support of this application and Freedom's Door.
- Familiar with individuals who are successful graduates of Freedom's Door
- Spoke to the intensity of Freedom's Door program and the benefits to those graduates who become an addition to the community.

Paul Weiner, Old Vernon Road

- In support of this application and of Freedom's Door.
- Spoke to meeting some residents in the program and was inspired by them.

Dr. Howard Davidson, Bernard Avenue

- I am an Addiction Specialist Physician and treat addicts as part of my practice.
- In support of this application.
- Spoke to Freedom's Door excellent track record and believes will be a benefit to the neighbourhood.

Ed Houghton, Aldon Road

- Lived in this area for 3 years as a retirement home.
- Completely opposed to this application.
- Raised concerns with existing drug abuse in the immediate area.
- Raised concerns regarding safety of children and seniors in the area.
- Supportive of the facility but not in this location.

Eugene Thompson, Gibson Road

- Read a statement on behalf of Susan MacLeod.
- Raised concerns with Freedom's Door operations and success rate.
- Spoke to research done on relapse rates.

Jennifer Thompson, Gibson Road

- Displayed a PowerPoint Presentation, re: Dr. Leslie Lappalainen, Addiction Medicine
- Opposed to this application.
- Referenced Dr. Lappalainen's medical research on withdrawal management and relapse rates.
- Raised concern with Freedom's Door operations and success rates.
- Raised concerns with the negative impacts of treatment recovery facilities on residential property values and referenced the Official Community Plan Policy to consider land values in the area.
- This proposal is not within an Urban Centre.

Keith Olsen, Aberdeen Street

- In support of this application.
- Freedom's Door program is for those we want to change and provide tools for those clients to start again and many are successful.
- Men in recovery should not be ostracized and should be supported by the community.

Jennifer Methercote, Solly Court

- Live right behind the YMCA and believes this facility is too close.
- This is a family oriented neighbourhood with emphasis on children.
- Raised concern with the parking access coming onto McCurdy Road so close to the McCurdy and Rutland Road intersection.
- There is a need for low incoming housing but not a need for this facility in this neighbourhood.
- Raised concerns with schools located within a block of this proposal.
- Raised concern that students use and rely on transit and clients in this facility may take space that students need to get to school.
- Opposed to this application.

Beverly Horn, Houghton Road

- Been a resident in the neighbourhood since 2003.
- Raised concerns that the location of this facility is too close to Hein Road that is associated with drug use and dealing.
- Not opposed to rehab centres but in the middle of a residential area is the wrong location.
- Opposed to this application.

Audra Boudreau, Keyes Road

- Recovery facilities are required in our society but not in the centre of a middle class neighbourhood.

- Raised concerns that there could be 51 recovering addicts not within walking distance of neighbourhood conveniences and supports.
- Raised concern that addiction recovery is a long process and noted relapses occur.
- Raised concern with being so close to Middle and Elementary schools.
- Raised concerns with children using the same transit system as these clients.
- Raised concern that property values will be negatively impacted.
- Raised concerns with increased crime rates.
- Commented that the zoning change is not in compliance with the Official Community Plan.

Jae Southward, Panorama Lane

- Have resided in Rutland all my life.
- Believes this facility is in the wrong location and that area residents should have a say in the location.
- Raised concern with the facility being too close to schools.
- Opposed to this application.

Kyle Dyck, Rutland Road North

- Lives less than a block from this proposal.
- Fully supports this application and of Freedom's Door operation.
- Commented that this is not a withdrawal facility it is a post withdrawal facility.
- Spoke to his disappointment with negative reactions from some of the community and noted that drug issues already exist in the Rutland area and that this facility is not creating it.

Resident, Centennial Crescent

- Resident of Freedom's Door on Centennial Crescent for the past 20 months.
- Have been a long time engaged resident of Rutland and raised children in the Rutland area.
- Spoke to how Freedom's Door has helped him and given him an opportunity to get his life back.
- Would be willing to move into this new facility with my history in the Rutland area.
- In full support of this application and Freedom's Door operations.

Donna Ethier, Glen Park Drive

- I am a Mother of a drug addict who died.
- Lack of facilities such as Freedom's Door contributed to son's death.
- Drugs and alcohol is already prevalent in Rutland and in Rutland Schools.
- In support of this application.

Amarji Lali, McKenzie Road, Public Relations Secretary Okanagan Sikh Temple

- The Sikh Temple is opposed to the application.
- Raised concerns with the size of the building, inappropriate use, lack of nearby amenities and being so close to schools.
- Made comment that other such facilities are located in urban centres and this location is not an urban centre.
- Raised concerns regarding children's safety.
- Raised concerns with all male population of the facility.

Rod Roloff, Clark Court

- Opposed to this application.
- Suggested that the existing Centennial Crescent facility be expanded instead.
- Raised concerns with relapse of clients.
- Believes this is not the appropriate site for such a facility.

Mike Ellen, Springfield Road

- Former graduate of Freedom's Door.
- Spoke to his personal journey from addiction to recovery.
- In support of this application.

Midzi Allard, Tamarack Drive

- Rutland is a nice environment and will go through transition however this is a family environment.
- Believes this is a short sighted application
- Building is gorgeous but in the wrong environment and location.

Crystal Prosser, Porthill Road

- Raised concerns with density this proposal will bring.
- Raised concerns with increased traffic in the area.
- Believes this facility would create an unsafe environment for children.
- Not opposed to the facility but opposed to the location.

Resident:

- Raised concerns with schools being so close to this facility.
- Commented that there is already drug use in neighbourhood parks.
- Opposed to this application.

Dale Benedict, Murray Crescent

- Opposed to this application.
- Believes the Rutland area has its share of such facilities.
- Believes this is not a good fit for the neighbourhood.
- Raised concerns of where clients will go if there's a relapse.

Shelly Cook, Kelowna

- Former Executive Director of the John Howard Society.
- Spoke to the establishment of the Cardington Apartments in 2005 as opposition to this evening's application is similar to what was stated then.
- The Cardington Apartments was well researched and we worked closely with IHA and the RCMP and there was zero increase in crime due to visible presence and people keeping an eye on the neighbourhood.
- This proposal does not promote decrease in property values.
- Rhetoric against men does not help the situation.
- Have worked closely with Freedom's Door and it is a great organization.
- In support of this application.
- Responded to questions from Council.

Resident

- Opposed to the location of this building.
- Raised concerns with neighbourhood theft and poor police response.
- Raised concerns with decline in property values and increasing crime rate.
- Raised concerns with safety in the area.

Resident, McCurdy Road East

- Raised concerns with the location and size and of the facility.
- Raised question with staffing and financing of Freedom's Door facility and whether it is sufficient for the proposed operation.
- Suggested the 50 plus men would be better served if located in smaller homes scattered throughout the neighbourhood.
- Believes this is an opportunistic location.

Lloyd McClelland, Gerstmar Road

- Longest serving staff member at Freedom's Door with 17 years of sobriety.
- Spoke to the positive impacts Freedom's Door has had on the Centennial Court neighbourhood.
- Advised that there has never been an incident where the RCMP have been contacted.
- Personally spoke with a homeowner across from Freedom's Door and he sold his home for more than purchasing price.
- Spoke to how many individuals have been helped at Freedom's Door.
- In support of this application.

Wanda Aggard, West Kelowna

- Spoke to her previous opposition to Cardington Apartments in 2005.
- Commented that her fears of an unsafe environment were not realized and the street is now safer than it ever was.
- Property values have increased.
- Am a staff member at Freedom's Door, however, was not a staff member when I lived across the street.
- Clients who have gone through the program have brought a real positive change to the community.
- In support of this application.
- Responded to questions from Council.

Cheryl Shannon, McCurdy Road

- Raised concerns with drug users and needles and personal safety in neighbourhood parks.
- Raised concerns for clients of Freedom's Door with the active drug use that occurs in the area.
- Believes clients of Freedom's Door are being set up for failure.
- Opposed to this application.

Rebecca Ingbritson, Harris Court

- Opposed to the location of this building.
- Believes high density residential supportive housing in this area is quite unsafe.
- Believes amenities such as banks and stores are too far away.
- Raised concerns with increased traffic volumes.
- Cautioned that comparison with other similar facilities are not relevant due to the differences in respective neighbourhoods.

Quintin Lang, Harris Court

- Wife born and raised in Kelowna.
- Spoke to the many positive attributes of the neighbourhood.
- Raised concern with negative impacts this development would have on children's safety.
- Raised concern with already busy intersection at McCurdy and Rutland Road becoming worse with this development.

Susan Docherty, Glenwood Avenue

- In support of this application and Freedom's Door.
- Spoke to other transitional homes in her neighbourhood and that they do not make the neighbourhood unsafe.
- Encouraged Council to support his application.

Ken Meyer, Irene Court

- Raised concerns with the large size of the proposed development and that the Society hasn't operated such a large facility previously.
- Would not be opposed to a smaller facility.
- Raised concerns that if clients miss their curfew will they be left to sleep in neighbouring yards or school grounds.
- Raised concerns with the safety of the neighbourhood.
- Opposed to this application.

Candace Mellus, Sanborn Court

- Opposed to the application.
- Raised concerns with the negative impacts to property values.
- Raised concerns regarding safety of the community.
- Raised concerns with staffing levels at the facility especially at nighttime.
- Believes there is a need for this sort of facility but not in this location.

Michael Aggard, West Kelowna

- Raised in the Rutland area on Houghton Road.
- Has hired patrons from Freedom's Door.

- Made comment that this Public Hearing is supposed to be about rezoning the land and not what is built on the land.

Glen Maddess, Allegro Mews

- Noted his background of Fire Chief in the City of Vancouver.
- Believes the facility will help reduce the impact of drug use in the community and make the area safer.
- In support of this application.

Sam Swarchuk, Dalgleish Court

- Resident of Rutland since 1988.
- Not opposed to the concept of Freedom's Door but the location is wrong and is only being chosen because it's free.

Ken Costorian Saucier Avenue

- Am a recovering alcoholic and addict.
- The proposed building should not be seen as a threat as it allows clients to reintegrate into society and belong to a community.
- There will be no traffic concerns as clients will be on foot, bicycle or will use transit so there will be no vehicles to increase traffic.
- Believes this facility will lower crime in the area.
- In support of this application.

Mikki Terada, Rutland Road North

- Raised concerns that the facility will turn the neighbourhood into a high crime area.
- Raised concerns that this development will be a negative step backwards for the community.
- Raised concerns with the lack of appropriate amenities for clients.
- Raised concerns with ratio of staff to clients.
- Opposed to this application.

Amiee-Lee Laing, Harris Court

- Supportive of Freedom's Door program.
- Opposed to the location of this building.
- Raised concerns with existing traffic and pedestrian safety and believes this proposal will make it worse.
- Raised concerns that this facility will limit children's ability to enjoy their neighbourhood.
- Opposed to this application.

Betty Weave, Bernard Avenue

- Lived in Rutland most of her life.
- Has a son in recovery and grateful for rehab facilities but there needs to be continued care and housing to integrate back into the community.
- Believes drugs and alcohol abuse has existed in Rutland for several years and will not be introduced by this facility.
- In support of this application.

Ken Walsh, Felix Road

- Lives in close proximity to the development.
- See's young students that are mostly girls going past his home on their way to school and does not believe it is safe for them to walk past this facility of all men.
- Raised concerns with lack of security after 9:00 p.m.
- Believes there should be a lock down at night with bed checks.
- Believes Freedom's Door is a good concept but raised concerns with the proposed model.
- Opposed to this application.

Resident, Lower Mission

- Was on the Board of Directors when Cardington Apartments were built on St. Paul Street.
- Raised concern with size and scope of the project.

Helmet Hubert, Board Chair Freedom's Door

- Provided comment on property values based on average selling price in the area with recovery facilities and concluded there are no negative impact on property values.
- In support of this application.

Resident

- This development is not uncommon in the neighbourhood.
- Encouraged Council to focus on the zoning rather than who is proposed to live in the building.
- In support of this application.

Marla Matutat, Rutland Road

- Opposed to this application.
- Raised concerns with minimal amount of public notification.
- Raised concerns with density of the proposed development.
- Raised concerns with proposed location of the development.

Paul Nicholson, Raymer Avenue

- Submitted report "Freedom's Door Zoning Change Proposal 130 McCurdy Road".
- In support of this application.

Resident, Swamp Drive

- On Freedom's Door Board.
- Displayed a PowerPoint presentation slide showing recovery and transition homes and schools within the City.
- In support of this application.

Christopher Bocskei, Knorr Road

- Opposed to this application.
- Raised concerns with lack of bicycle lanes in the area.

Tina Given, Sumac Rd West

- Raised concerns with the density of this development.
- Opposed to this application.

Tammy Nilsson, Hillaby Avenue

- Opposed to this application.
- Raised concerns with community safety.
- Believes this is the wrong development for this neighbourhood.

Resident, Parkview Crescent

- Made comment on being impressed with people from Freedom's Door.
- Raised concern with density of the development and the location.
- Opposed to this application.

Lauri McTavish, Fitzpatrick Road

- Resides in Rutland and proud to be a resident of the area.
- Believes this development is too close to schools.
- Raised concerns with school proximity noted on the map displayed by the applicant.
- Raised concerns with the proposed staffing levels.
- Opposed to this application.

Lynda Mills, Saskatoon Road

- Opposed to this application.
- Believes the Knights of Columbus location is already a problem with negative impacts on the neighbourhood.

Susan Olsvik, Rutland Road N.

- Raised concerns with the school proximity noted on the map displayed by the applicant.
- Believes the development is out of place for the neighbourhood.
- Noted that other transition facilities are in urban centres with varied neighbouring land uses.
- Made comments on other countries' approaches to dealing with opioid addiction.
- Opposed to abstinence programs.

Trevor Moss, Executive Director of Freedom's Door

- Spoke to the effectiveness of abstinence programs.
- In support of this application.

Wayne Nordstrom, Schell Court

- Been a resident of Rutland since 1988.
- Believes this is the wrong location for this facility.
- Commented that Rutland already has a number of such facilities and does not need anymore.
- Raised concerns that this facility is too close to schools, senior centre and the YMCA.
- Believes this facility should be located closer to the hospital to provide support.
- Believes that any Council Member who is a member of Freedom's Door should excuse themselves from the meeting.
- Opposed to this facility.

Don Urguhart, Aldon Road

- Opposed to this application.
- Recently moved into this area from McKenzie Bench.
- Former RCMP Member and raised concern with a recovery house being so close to his residence.
- Suggested that any Council Member associated with the Knights of Columbus should excuse themselves from voting.
- Opposed to this application.

Grant Maddock, St. Paul Street

- Originally opposed the Cardington Apartments in 2005 and believed the project would decrease the value of his property which it did not.
- So impressed with the John Howard Society that I am now on their Board.
- Believes that fear based opposition is misplaced.
- In support of this application.

Debbie Armstrong, Webster Road

- Resident of Rutland for 33 years.
- Raised concerns with the safety of Rutland Road.
- Stated that if anything bad happens it's on Council.

John Tun, John Hindle Drive

- Supportive of Freedom's Door and has hired clients to work on his ranch.
- In support of this application.

Recessed meeting at 9:51 p.m.

Meeting reconvened at 10:06 p.m.

Tom Smithwick, Applicant

- Disagreed that Freedom's Door will contribute to or expand the existing drug issues in Rutland and emphasized that those issues have nothing to do with Freedom's Door.
- Spoke to the location of the recovery support services in relationship with schools and reiterated that this is a dry facility of non-drug users.
- Advised that a daycare centre is located across the street from one of Freedom's Door facilities and there has been zero incidents.
- Advised that abstinence is an appropriate and recognized recovery option.

- Confirmed that if a client relapses they are immediately removed and taken to another facility if there is room or to the Gospel Mission; clients are not kicked to the curb.
- Made comment that many people were opposed to the Sikh Temple in Rutland and it is now a great part of the community.
- The facility will be monitored and has strict rules; we also have more than one employee.
- Commented that there are 16 recovery homes surrounding his grandson's school and is not afraid for him.
- Noted that the problem is doing nothing about addiction and that Freedom's Door is part of the solution not the problem.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

Public Hearing was adjourned at 10:33 p.m.

Public Hearing reconvened at 11:26 p.m.

3.2 840 Mayfair Rd, Z17-0033 (BL11452) - Benjamin Page-et

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence had been received:

Letters in Support:

Ken Cappos, Casorso Road

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.3 4653 Raymer Rd, Z15-0013 (BL11458)- Ronald Egert

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence had been received:

Letters of Concern:

Tony Lysne, Raymer Road

Jane & Larry Mushta, Raymer Road

Letters of Comments:

Hongdeng Deng, Hubbard Road

Letters of Opposition:

Ken Langedyk, Hammer Avenue

Carmen St. Amand, Raymer Road

Petition – Opposition:

Ken Langedyk (Main Petitioner) Hammer Avenue (14 complete with names and address)

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

James Haasdyck, Oasis Design, Applicant

- Agent and partner of the development and will own one of the units.
- Provided a history of the subject property and how the current application was arrived at.
- Advised that there could be 6 units however are providing 5 units for spacing and size of the units and what the market is looking for.
- Researched the neighbourhood and found many 1 ½ storey units and felt 2 storeys would be appropriate and would not overpower the neighbourhood.
- Commented on the form and character of the proposed houses.
- Large setbacks from all adjacent properties to enhance privacy and trying to keep buildings in the centre of the property.
- Providing 2 parking stalls per unit which are required along with 8 extra stalls out front; 80% more than what is required.
- There are a lot of natural trees on the lot and will maintain as many as possible. Extensive planting will also be added.
- Responded to questions from Council.

Gallery:

Ian Dawson, Hammer Avenue

- Resident for 37 years.
- Immediate neighbour to this proposal.
- Opposed to this application
- This density does not fit in with the character of the neighbourhood; would prefer smaller scale development.
- The neighbourhood has welcoming front entrances and this proposal is for a side entrance which is not in keeping with the streetscape.

Glenda Hart, Raymer Road

- Opposed to this application.
- Believes this development is not in keeping with the neighbourhood.

Ian Trulson, Raymer Road

- Opposed to this application.
- Raised concern with on street parking and lack of sidewalks.
- Raised concerns with cycling and pedestrian safety.

Ken Langedyk, Hammer Avenue

- Displayed a PowerPoint presentation summarizing reasons for non-support of the application.
- Opposed to the rezoning.
- Neighbours opposed a previous rezoning in 2004.
- Raised concerns that the form and character is not consistent with the neighbourhood and is not sensitive infill.
- Raised concern that this development could set a precedence and the potential for other similar rezoning.
- Clarified that what was submitted was a questionnaire and not a petition and 100 percent opposed.
- Believes the applicant is proposing the RU4 zone solely for monetary reasons.

David Lange, Raymer Road

- Was raised in this neighbourhood.
- This proposal is not in keeping with the neighbourhood

- Opposed to this application.
- Would support a smaller development.

James Haasdyck, Applicant

- Noted that the rendering shows gravel to identify the parking area and is willing to work with staff to improve landscaping and reduce gravel areas.
- Advised that the drainage ditch will be relocated and will be working with City staff.
- Confirmed that parking widths and roadway widths are in keeping with City bylaws.
- Confirmed that this is a strata project and there will always be control of what happens inside the development.
- Responded to questions from Council.

There were no further comments.

3.4 3511 Landie Rd, Z17-0043 (BL11459) - David Dombowsky

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.5 3050 Sexsmith Road - Z17-0060 (BL11465) - CK16 Property Group Ltd. BC1098771

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Grant Maddock, Protech Consultants

- Available for questions.

No one from the Gallery came forward.

There were no further comments.

3.6 4609 Lakeshore Road - OCP16-0023 (BL11468) & Z16-0068 (BL11469) - Novation Design Studio

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence had been received:

Letters of Opposition:

Carol Enns, Bonjou Rd

Dennis & Jan Denney, Bray St

Lynda Grant, Lakeshore Rd.

Marian and Edward Grimwood (Wasa Developments), Leckie Rd

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

Gallery:

Marion Grimwood, Wasa Developments, Leckie Road

- Opposed to this application.
- Questions why the developer is seeking a variance as the land designation would have been known prior to purchasing.
- Objects to the rezoning from RU1 to RM2 low density row housing as it is not in keeping with the character of the neighbourhood.
- Raised concerns parking and driveway access; there is no provision for guest parking.
- Raised concerns with impacts to already heavy traffic.
- Raised concerns regarding impacts on privacy to neighbouring properties.

Kelly Anderson, Kelowna Resident

- Opposed to this application.
- Believes row housing is not in keeping with the neighbourhood; could support subdividing into 2 lots for single family homes.
- Raised concerns with lack of parking.
- Raised concerns with existing pedestrian safety due to high traffic volumes and this will make it worse and more dangerous.
- Raised concerns regarding location of driveway access.
- Raised concerns with the impact on the neighbourhood during construction and parking for construction crew if this is approved.
- Raised concern with the overcrowded neighbourhood and commented that Anne McClymont Elementary School is already over capacity.
- Made comment to the numerous construction site already underway in the immediate area.
- Raised concerns with the impact on Bellevue Creek.

Colette Kuemper, Fuller Road

- Opposed to this application.
- This proposal is not in keeping with the neighbourhood and believes the neighbourhood already has high enough density.
- Raised concerns with the heavy volumes of traffic currently using Lakeshore Road and believe this development will negatively impact the road.

Paul Schuster, Applicant

- I am the owner, designer and developer of the property.
- This a 1-acre site and the density for this site is approximately 22 units; the site was redesigned down to 12 units due to the setbacks and creek.
- Parking required was 24 stalls and 30 stalls are being provided.
- Roof top gardens will screen the two neighbouring properties.
- Understands there is congestion in the area and moving access to McClure Road is an option.
- Construction staging and parking can remain on site and do not anticipate parking on McClure Road.
- Originally considered RM3 zoned site however RM2 zone arrived at after consulting with City staff.
- Responded to questions from Council.

There were no further comments.

3.7 2755 McCurdy Road, OCP16-0004 (BL11472), TA11-0010 (BL10876) & Z16-0030 (BL11473)- Prodev GP Ltd. and 1378310 Alberta Ltd.

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence had been received:

Letters in Support:

Gladys Crossley and Glen Auch, McCurdy Rd

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Terry Johnson, Applicant

- Displayed a PowerPoint Presentation, re: Terreno
- Commented that in 2014 a project had been approved on the same site however market conditions did not support that large of a project.
- Believes this 153-unit project is appropriate for the site and will fit the current market.
- This project with various units is catering to 4 or 5 different markets.

No one from the Gallery came forward.

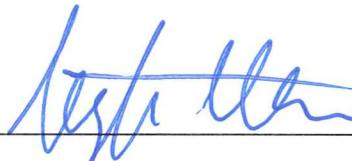
There were no further comments.

4. Termination

The Hearing was declared terminated at 12:50 a.m.

Mayor

/acm



City Clerk



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Tuesday, September 19, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith, Urban Planning Manager Terry Barton; Suburban & Rural Planning Manager, Todd Cashin*; Planner Specialist, Adam Cseke*; Development Engineering Manager, James Kay*; Bylaw Enforcement Officer, Chris Choy*; Legislative Coordinator (Confidential), Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 10:33 p.m. and moved up Items 4.1 and 4.2.

4. Bylaws Considered at Public Hearing

4.1 130 McCurdy Rd, BL11460 (OCP17-0007) - Father Delestre Columbus (2009) Society Inc.

Moved By Councillor Hodge/Seconded By Councillor Given

R766/17/09/19 THAT Bylaw No. 11460 be read a second and third time.

Carried
Councillors Hodge, Sieben and Singh - Opposed

Moved By Councillor Donn/Seconded By Councillor Gray

R767/17/09/19 THAT Council continue meeting and Public Hearing, once reconvened, past 11:00 p.m.

Carried

4.2 130 McCurdy Rd, BL11461 (Z17-0021) - Father Delestre Columbus (2009) Society Inc

Moved By Councillor Hodge/Seconded By Councillor Donn

R768/17/09/19 THAT Bylaw No. 11461 be read a second and third time.

Carried
Councillors Hodge, Sieben and Singh - Opposed

The meeting adjourned at 11:17 p.m.

The meeting reconvened at 12:50 a.m.

3. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Given

R769/17/09/19 THAT the Minutes of the Public Hearing and Regular Meeting of September 12, 2017 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.3 840 Mayfair Rd, BL11452 (Z17-0033) - Benjamin Page-et

Moved By Councillor DeHart/Seconded By Councillor Given

R770/17/09/19 THAT Bylaw No. 11452 be read a second and third time.

Carried

4.4 4653 Raymer Rd, BL11458 (Z15-0013) - Ronald Egert

Moved By Councillor Gray/Seconded By Councillor Hodge

R771/17/09/19 THAT Bylaw No. 11458 be read a second and third time.

Carried

4.5 3511 Landie Rd, BL11459 (Z17-0043) - David Dombowsky

Moved By Councillor Donn/Seconded By Councillor Gray

R772/17/09/19 THAT Bylaw No. 11459 be read a second and third time and be adopted.

Carried

4.6 3050 Sexsmith Road, BL11465 (Z17-0060) - CK16 Property Group Ltd. BC1098771

Moved By Councillor Gray/Seconded By Councillor Donn

R773/17/09/19 THAT Bylaw No. 11465 be read a second and third time.

Carried

4.7 4609 Lakeshore Road - BL11468 (OCP16-0023) - Novation Design Studio

Moved By Councillor Gray/Seconded By Councillor Donn

R774/17/09/19 THAT Bylaw No. 11468 be read a second and third time.

Carried

4.8 4609 Lakeshore Road - BL11469 (Z16-0068) - Novation Design Studio

Moved By Councillor Stack/Seconded By Councillor DeHart

R775/17/09/19 THAT Bylaw No. 11469 be read a second and third time.

Carried

4.9 2755 McCurdy Road, BL11472 (OCP16-0004) - Prodev GP Ltd. and 1378310 Alberta Ltd.

Moved By Councillor Singh/Seconded By Councillor Sieben

R776/17/09/19 THAT Bylaw No. 11472 be read a second and third time.

Carried

4.10 BL10876 (TA11-0010) - Amendment to City of Kelowna Zoning Bylaw No. 8000, RHM4 - Hillside Cluster Multiple Housing

Moved By Councillor DeHart/Seconded By Councillor Stack

R777/17/09/19 THAT Bylaw No. 10876 be read a second and third time.

Carried

4.11 2755 McCurdy Road, BL11473 (Z16-0030) - Prodev GP Ltd and 1378310 Alberta Ltd.

Moved By Councillor Sieben/Seconded By Councillor Singh

R778/17/09/19 THAT Bylaw No. 11473 be read a second and third time.

Carried

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise mailing 816 statutory notices to the owners and occupiers of surrounding properties on Tuesday, September 5, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

6. Development Permit and Development Variance Permit Reports

6.1 815 Rose Ave, Z16-0022 (BL11416)- Paul Neufeld and Douglas Kirk

Moved By Councillor Stack/Seconded By Councillor DeHart

R779/17/09/19 THAT Bylaw No. 11416 be adopted.

Carried

6.2 815 Rose Avenue, BL11256 (Z16-0022) - Paul Neufeld & Douglas Kirk

Moved By Councillor DeHart/Seconded By Councillor Stack

R780/17/09/19 THAT first, second and third readings of Bylaw No. 11256 be rescinded and the file closed.

Carried

6.3 815 Rose Avenue - DP16-0101 and DVP17-0108 - Douglas Richard Kirk

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

R781/17/09/19 THAT final adoption of Rezoning Bylaw No. 11416 be considered by Council;

AND THAT first, second and third readings of Rezoning Bylaw No. 11256 be rescinded and the file closed;

AND THAT Council authorizes the issuance of Development Permit No. DP16-0101 and Development Variance Permit DVP17-0108 for Lot 2, District Lot 136, ODYD, Plan 8116, located at 815 Rose Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 8.1.9(c) Parking and Loading: Location

To allow two required parking stalls to be located within 1.5m of the side property lines on the east and west sides;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

6.4 2350 Norris Road S, Z17-0061 (BL11446) - 0837937 BC Ltd Inc

Moved By Councillor Singh/Seconded By Councillor Stack

R782/17/09/19 THAT Bylaw No. 11446 be adopted.

Carried

6.5 2350 Norris Road S - DP17-0111 and DVP17-0112 - R354 Enterprises Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Sieben

R783/17/09/19 THAT final adoption of Rezoning Bylaw No. 11446 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP17-0111 and Development Variance Permit No. DVP17-0112 for Lot 3, Section 2, Township 23, ODYD, Plan EPP67824, located at 2350 Norris Road S, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 15.2.5(e): I2 – General Industrial Development Regulations

To vary the required minimum flanking side yard from 6.0 m permitted to 0.0 m proposed.

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

6.6 3626 Mission Springs Drive, DP17-0125 and DVP17-0126 - Green Square Development Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that the following correspondence was received:

Letters of Concern:

Marketa and Joe Kraus, Mission Springs Drive
Nola Wurtele, Mission Springs Drive
Kevin Vanstone, Springside Court
Laurie Cole, Mission Springs Drive
Lisa Vanstone, Springside Court
Patrick Dessaulles, Springwood Crt.
Joan Bolen, Casorso Rd
Mike Griffiths, Mission Springs Dr
Mrs. Robyn Griffiths, Mission Springs Dr

Letters of Comments:

Bernie and Shirley Przybyl, Casorso Rd
Ken Cappos, Casorso Rd.

Letters of Opposition:

Doug Andrews, Mission Springs Drive
Jeff Gyle, Green Square

Alexander Omelchenko & Lioudmila Kozlova
 Dr. Andre & Meryll Hugo, Barnes Avenue
 Sharon Graham, Barnes Avenue
 Glenn Kohaly, Wintergreen Dr
 Jacqueline Adkins, Wintergreen Dr
 Lawrence & Simona Grundy, Casorso Rd
 Isa Fredrickson, Springside Crt
 Larry Brisbin, Springside Court
 Bill and Kathy Gerk, Casorso Road
 Ken & Teresa Erickson, Casorso Rd.
 Annette Rudyk, Mission Springs Drive
 Richard Drinnan, M.Sc., Greene Road
 Audrey M. Clark, Casorso Rd
 Sandra and Roy Hogarth, Springside Court
 Suzanne Shaw, Casorso Rd
 Rob Boyd, Mission Springs Drive
 Ken Watters, Springside Court
 Barbara J. Gibb, Casorso Rd
 Grant Long & Katie Lebedow, Missions Springs Dr
 Anne Boyd, Mission Springs Drive.

Petition – Opposition:

Anne Boyd (Main Petitioner), Mission Springs Drive
 -226 Complete names & address
 -2 Incomplete address
 John R Eakins (Main Petitioner), Woodlawn St
 -103 Complete names & address

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Brad Klassen, CFO and Partner at Troika Developments, Applicant

- Displayed a PowerPoint Presentation re: Green Square Vert.
- This project is the final phase of the entire parcel. Green Square is a single parcel with mixed zoning. The zoning has been in place for 6 years, with the townhomes completed from 2012-2016. The townhomes were on the RM3 portion of the site, while Vert is on the RM5 portion.
- Vert was designed in consultation with City staff. As the RM5 bylaw will be undergoing some changes, we made sure to fit into the newest draft, as best practices and changes in the building code had allowed for advances. This will make Vert the first 6-story wood frame building in Kelowna.
- This is the final Development Permit/Development Variance Permit application for this site.
- The townhomes in the RM3 site have all been completed, and this application is for remainder RM5 lands in the centre of this diagram.
- This plan achieves less site coverage, a greater diversity of modes of housing, more green space, greener buildings and a better flow through and around the development.
- Able to plan a community that is:
 - o Sustainable by adding more green features like green roofs, solar shading, and multi-generational appeal and orientation;
 - o Pedestrian oriented with a walkable community and townhomes entering off of the sidewalk;
 - o Family oriented with 1, 1+den, 2, 2+den, 3, and 4 bedroom units;
 - o Walkable where families will reside while close to all amenities: H2O, beach, greenway, schools, parks;
 - o Private open space that exceeds the requirement by 45%;
 - o Site coverage that reduced the site coverage by 10%;
 - o Great architecture.
- Not seeking more density and cannot without a rezoning application. Looking to change how our density looks on the site to open the site to the neighborhood, create a larger green space, and give greater views to the neighborhood.

- Parking is almost what is required; to get the green space with connections through all of the buildings, could not have an above ground parkade on the entire site.
- To achieve less cars and more encouragement of active transportation:
 - o Introducing the first electric OGO Car Share program with membership for our owners;
 - o Required 87 bike stalls, providing 216 (184 secure)
- Variances are required to provide architectural design with flat roofs, open view lines and view corridors, with family styled units and connection to green space and future park.
- Landscaping Features
 - o Community gardens
 - o Tot lot
 - o Green Roof
 - o Green corridors
 - o Green walkways
 - o Drought tolerant species
- Responded to questions from Council.

Gallery:

Bruce McDonald, Barnes Avenue

- Opposed to density and variances.
- Believes variances should not be granted due to the existing density of the development.
- Raised concerns with on street parking all night long with request for reduction in parking stalls.
- Raised concerns of impeding emergency vehicles.
- Inquired if there would be a traffic caution light at Barnes Avenue and Gordon Drive.

Resident, Lakeshore Road

- In support of this application.
- Believes that most young families would only have single vehicle.
- Believes there is a need in this particular area for family growth.

Andrea Bretherick Mission Springs Drive

- Resident for past 40 years.
- Opposed to this application.
- Raised concerns with current traffic and increase in traffic this development would bring.
- Against parking variance as it is unrealistic to expect buyers to have one vehicle per family.
- Raised concern with wood frame construction and fire safety as well as access for fire trucks.
- Commented that Casorso Elementary is at capacity and children living in this development would have to attend a different school.

Marketa Kraus, Mission Springs Drive

- Displayed a PowerPoint Presentation, re: Green Square Phase 2
- Opposed to the variance being requested and believes will cause a hardship for all involved.
- Raised concerns with parking variance and believes will create even further neighbourhood parking issues.
- Believes 3 visitor parking spots is insufficient.
- Raised concern with current high volume of traffic and the increased traffic the development would bring to the area.
- Raised concerns with lack of sidewalks in the area.
- Believes bike use on a significant scale is unrealistic and noted there are a lack of bike lanes in the area.
- Raised concern with lack of landscaping and greenspace.
- Raised concerns with limited space between buildings and fire safety.

Joe Kraus, Mission Springs Drive

- Opposed to the application.
- Raised concern with lack of greenspace.
- Raised concerns with current traffic volume and parking issues and believes this development will only escalate that.
- Believes the development internal roadways would be unable to withstand the weight of emergency vehicles and garbage trucks.

Ken Capos, Casorso Road

- Displayed a PowerPoint slide show of photos from the Truswell Road Fire
- Made reference to his earlier submitted correspondence.
- Raised concerns with form and character.
- Raised concerns with fire safety due to height of buildings.
- Opposed to the variances.

Rosann Nanci-Carl, Invermere Road

- Opposed to the variances.
- Raised concerns with the current heavy traffic that goes through her subdivision and that the proposed variances would add to that.
- Raised concern with vehicular speed and noise in her subdivision.
- Raised concern with the current on street parking in front of her home and already congested parking in the area.
- Raised concerns with pedestrian safety as there are no sidewalks.
- Responded to questions from Council.

Resident, Kelowna

- Father of young family and immigrant and if attainable would like to live in this development.
- Travels by bicycle and sees the benefit in the proposed car sharing program.
- Supportive of the development and variances.

Mark Holland, Casorso Road

- Opposed to the variances.
- Raised concern with setbacks and fire safety as well as fire department access.
- Raised concerns with the height variances as it does not fit within the neighbourhood.
- Raised concerns with the parking variances as there currently is congestion and issues with parking in the neighbourhood and will put neighbours at conflict with each other.
- Believes that year round bicycle use is unrealistic.
- Responded to questions from Council.

Rick Simpson, West Kelowna

- Supportive of the application.
- Read letter of support by neighbour Greg Hawkins on Mission Springs Crescent.

Sandra Hogarth, Springside Court

- Opposed to the variance and particularly the parking variance.
- Believes this is a car dominated area.
- Opposed to the height variances and encouraged Council to adhere to the existing Bylaw development regulations.

Lucas Miller, Wintergreen Drive

- Has resided in Green Square for 3 years.
- Supportive of the application and variances.
- The Fire Department requirements are not subject to any variances and the Fire Department noted no issues with fire separations.
- Responded to questions from Council.

Bruce McDonald, Barnes Avenue

- Commented that the design is for another 300 people plus their visitors and the parking is being reduced by 45% which will burden on street parking.
- Made comment that the height could be reduced and still maintain 3 bedroom units.

Ken Capos, Casorso Road

- Raised further concerns with fire safety and that there is no fire lane in this project.

Brad Klassen, Applicant

- Commented that narrowing the buildings removes view blocking.
- Commented that parking in the parkade will alleviate cars that need to park on street; and the extension of Mission Springs Road will add more street parking.

- Commented that there will be no additional traffic to the school as the development is immediately beside the school and the sidewalk down Barnes Avenue to enter the school can be used.
- Commented that the Fire Department has reviewed and accepted all plans and that the plans exceed the Fire Code.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

R784/17/09/19 THAT Council authorizes the issuance of Development Permit No. DP17-0125 and DVP17-0126 for Lot 1 DL 134 ODYD Plan EPP23035, located at 3626 Mission Springs Drive, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT variances to the following section[s] of Zoning Bylaw No. 8000 be granted in accordance with Schedule "D":

Section 13.11.6(D): RM5 – Medium Density Multiple Housing Development Regulations

To vary the maximum height from 18.0 m or 4 ½ storeys required to 21.7 m or 6 storeys proposed;

Section 13.11.6(c): RM5 – Medium Density Multiple Housing Development Regulations

To vary the front yard setback for portions of a building over 2 ½ storeys from 6.0 m required to 1.5 m proposed;

Section 13.11.6(e): RM5 – Medium Density Multiple Housing Development Regulations

To vary the side yard setback for portions of a building over 2 ½ storeys from 7.0 m required to 4.5 m proposed;

Section 8: Parking and Loading, Table 8.1: Parking Schedule

To vary the required number of parking stalls from 209 stalls required to 198 stalls proposed;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Defeated

Councillors Hodge, DeHart, Gray, Sieben and Stack - Opposed

6.7 671 Ellis Street, DVP17-0148 - Angelo Kokonas

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Given

R785/17/09/19 THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0148 for Lot A District Lot 9 ODYD Plan EPP52340, located at 671 Ellis Street, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.6.6(a): RU6 – Two Dwelling Housing Development Regulations

To vary the required maximum site coverage from 40% permitted to 43.54% proposed;

Section 13.6.6(b): RU6 – Two Dwelling Housing Development Regulations

To vary the required maximum lot coverage from 14% permitted to 15.18% proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

7. **Reminders – Nil.**

8. **Termination**

The meeting was declared terminated at 3:14 a.m.

Mayor

/acm



City Clerk

CITY OF KELOWNA

BYLAW NO. 11455

Early Termination of Land Use Contracts

LUC77-1002

Curlew Drive, Lark Street, Okaview Road, Wren Place and Stellar Drive

WHEREAS a land use contract (the "Land Use Contract LUC77-1002") is registered at the Kamloops Land Title Office under the charge number P1861 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located at Curlew Drive, Lark Street Okaview Road, Wren Place and Stellar Drive, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contracts LUC77-1002 Bylaw";
2. Land Use Contracts LUC77-1002 are hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this 28th day of August, 2017.

Considered at a Public Hearing this

Read a second and third time by Municipal Council on the

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1002						
No.	Legal Description	Address	Parcel Identifier Number	Charge Number	Land Use Contract	Underlying Zone
1	Lot 114 Section 23 Township 28 SDYD Plan 32591	1 453 Curlew Dr	001-995-499	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
2	Lot 111 Section 23 Township 28 SDYD Plan 32591	1 455 Curlew Dr	001-525-034	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
3	Lot 139 Section 23 Township 28 SDYD Plan 32591	351 Curlew Ct	001-995-685	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
4	Lot 140 Section 23 Township 28 SDYD Plan 32591	355 Curlew Ct	001-995-693	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
5	Lot 138 Section 23 Township 28 SDYD Plan 32591	357 Curlew Ct	001-995-677	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
6	Lot 141 Section 24 Township 28 SDYD Plan 32591	359 Curlew Ct	001-995-162	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
7	Lot 2 Section 23 Township 28 SDYD Plan EPP45452	381 Okaview Rd	029-451-566	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
8	Lot 164 Section 23 Township 28 SDYD Plan 32591	383 Okaview Rd	001-645-340	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
9	Lot 161 Section 23 Township 28 SDYD Plan 32591	386 Stellar Dr	001-645-323	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
10	Lot 162 Section 23 Township 28 SDYD Plan 32591	390 Stellar Dr	003-369-544	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
11	Lot 149 Section 23 Township 28 SDYD Plan 32591	399 Stellar Dr	001-995-715	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
12	Lot 46 Section 24 Township 28 SDYD Plan 32591	410 Curlew Dr	001-778-447	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
13	Lot 116 Section 23 Township 28 SDYD Plan 32591	449 Curlew Dr	001-995-511	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
14	Lot 115 Section 23 Township 28 SDYD Plan 32591	451 Curlew Dr	001-995-502	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
15	Lot 90 Section 24 Township 28 SDYD Plan 32591	497 Curlew Dr	001-995-065	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
16	Lot 89 Section 24 Township 28 SDYD Plan 32591	499 Curlew Dr	001-995-057	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
17	Lot 44 Section 24 Township 28 SDYD Plan 32591	500 Curlew Dr	001-994-930	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
18	Lot 43 Section 24 Township 28 SDYD Plan 32591	504 Curlew Dr	001-994-921	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
19	Lot 11 Section 24 Township 28 SDYD Plan 32591	505 Curlew Dr	002-468-972	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
20	Lot 42 Section 24 Township 28 SDYD Plan 32591	506 Curlew Dr	001-994-913	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
21	Lot 4 Section 24 Township 28 SDYD Plan 32591	507 Wren Pl	003-368-971	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
22	Lot 41 Section 24 Township 28 SDYD Plan 32591	508 Curlew Dr	001-730-347	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
23	Lot 12 Section 24 Township 28 SDYD Plan 32591	509 Curlew Dr	001-535-404	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
24	Lot 40 Section 24 Township 28 SDYD Plan 32591	512 Curlew Dr	003-369-374	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
25	Lot 13 Section 24 Township 28 SDYD Plan 32591	513 Curlew Dr	003-369-111	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
26	Lot 47 Section 24 Township 28 SDYD Plan 32591	5136 Lark St	001-778-455	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
27	Lot 87 Section 24 Township 28 SDYD Plan 32591	5142 Lark St	001-995-022	P1861	LUC77-1002	RR1 - Rural Residential 1 zone

28	Lot 45 Section 24 Township 28 SDYD Plan 32591	5145 Lark St	001-994-948	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
29	Lot 88 Section 24 Township 28 SDYD Plan 32591	5154 Lark St	001-995-049	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
30	Lot 39 Section 24 Township 28 SDYD Plan 32591	516 Curlew Dr	001-476-611	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
31	Lot 10 Section 24 Township 28 SDYD Plan 32591	5165 Lark St	003-369-081	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
32	Lot 14 Section 24 Township 28 SDYD Plan 32591	517 Curlew Dr	001-994-794	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
33	Lot 9 Section 24 Township 28 SDYD Plan 32591	5177 Lark St	002-456-231	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
34	Lot 8 Section 24 Township 28 SDYD Plan 32591	5185 Lark St	003-369-048	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
35	Lot 7 Section 24 Township 28 SDYD Plan 32591	5195 Lark St	003-369-030	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
36	Lot 38 Section 24 Township 28 SDYD Plan 32591	520 Curlew Dr	003-369-358	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
37	Lot 6 Section 24 Township 28 SDYD Plan 32591	5201 Lark St	003-369-013	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
38	Lot 5 Section 24 Township 28 SDYD Plan 32591	5213 Lark St	003-368-980	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
39	Lot 3 Section 24 Township 28 SDYD Plan 32591	5225 Lark St	003-368-947	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
40	Lot 2 Section 24 Township 28 SDYD Plan 32591	5235 Lark St	001-994-760	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
41	Lot 37 Section 24 Township 28 SDYD Plan 32591	524 Curlew Dr	003-369-331	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
42	Lot 16 Section 24 Township 28 SDYD Plan 32591	525 Curlew Dr	003-133-508	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
43	Lot 36 Section 24 Township 28 SDYD Plan 32591	528 Curlew Dr	003-369-307	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
44	Lot 17 Section 24 Township 28 SDYD Plan 32591	529 Curlew Dr	003-369-137	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
45	Lot 35 Section 24 Township 28 SDYD Plan 32591	532 Curlew Dr	003-369-285	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
46	Lot 18 Section 24 Township 28 SDYD Plan 32591	533 Curlew Dr	003-369-145	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
47	Lot 34 Section 24 Township 28 SDYD Plan 32591	536 Curlew Dr	003-369-277	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
48	Lot 19 Section 24 Township 28 SDYD Plan 32591	537 Curlew Dr	003-369-161	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
49	Lot 33 Section 24 Township 28 SDYD Plan 32591	540 Curlew Dr	003-369-269	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
50	Lot 20 Section 24 Township 28 SDYD Plan 32591	541 Curlew Dr	001-994-832	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
51	Lot 32 Section 24 Township 28 SDYD Plan 32591	544 Curlew Dr	003-369-251	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
52	Lot 21 Section 24 Township 28 SDYD Plan 32591	545 Curlew Dr	001-841-149	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
53	Lot 31 Section 24 Township 28 SDYD Plan 32591	548 Curlew Dr	003-369-234	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
54	Lot 22 Section 24 Township 28 SDYD Plan 32591	549 Curlew Dr	001-994-841	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
55	Lot 30 Section 24 Township 28 SDYD Plan 32591	550 Curlew Dr	001-994-891	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
56	Lot 29 Section 24 Township 28 SDYD Plan 32591	552 Curlew Dr	003-369-226	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
57	Lot 23 Section 24 Township 28 SDYD Plan 32591	553 Curlew Dr	003-369-170	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
58	Lot 28 Section 24 Township 28 SDYD Plan 32591	556 Curlew Dr	003-369-200	P1861	LUC77-1002	RR1 - Rural Residential 1 zone

59	Lot 24 Section 24 Township 28 SDYD Plan 32591	557 Curlew Dr	002-483-611	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
60	Lot 25 Section 24 Township 28 SDYD Plan 32591	561 Curlew Dr	001-756-109	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
61	Lot 26 Section 24 Township 28 SDYD Plan 32591	565 Curlew Dr	001-994-867	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
62	Lot 100 Section 23 Township 28 SDYD Plan 32591	1 477 Curlew Dr	003-369-463	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
63	Lot 112 Section 23 Township 28 SDYD Plan 32591	2 455 Curlew Dr	001-995-472	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
64	Lot 142 Section 24 Township 28 SDYD Plan 32591	361 Curlew Ct	001-995-171	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
65	Lot 143 Section 24 Township 28 SDYD Plan 32591	365 Curlew Ct	001-995-189	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
66	Lot 157 Section 23 Township 28 SDYD Plan 32591	370 Stellar Dr	001-995-791	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
67	Lot 144 Section 24 Township 28 SDYD Plan 32591	371 Curlew Ct	001-995-197	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
68	Lot 145 Section 24 Township 28 SDYD Plan 32591	373 Curlew Ct	001-995-201	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
69	Lot 146 Section 24 Township 28 SDYD Plan 32591	375 Curlew Ct	001-995-219	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
70	Lot 155 Section 23 Township 28 SDYD Plan 32591	375 Stellar Dr	001-995-774	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
71	Lot 147 Section 24 Township 28 SDYD Plan 32591	379 Curlew Ct	003-369-536	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
72	Lot 154 Section 23 Township 28 SDYD Plan 32591	379 Stellar Dr	001-995-766	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
73	Lot A Section 23 Township 28 SDYD Plan 33792	382 Stellar Dr	001-995-839	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
74	Lot 153 Section 23 Township 28 SDYD Plan 32591	383 Stellar Dr	001-995-758	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
75	Lot 152 Section 23 Township 28 SDYD Plan 32591	387 Stellar Dr	001-995-740	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
76	Lot 151 Section 23 Township 28 SDYD Plan 32591	391 Stellar Dr	001-995-731	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
77	Lot 150 Section 23 Township 28 SDYD Plan 32591	395 Stellar Dr	001-995-723	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
78	Lot 148 Section 23 Township 28 SDYD Plan 32591	403 Stellar Dr	001-995-707	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
79	Lot 137 Section 23 Township 28 SDYD Plan 32591	405 Curlew Dr	001-995-669	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
80	Lot 136 Section 23 Township 28 SDYD Plan 32591	409 Curlew Dr	001-995-651	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
81	Lot 135 Section 24 Township 28 SDYD Plan 32591	411 Curlew Dr	001-995-154	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
82	Lot 134 Section 24 Township 28 SDYD Plan 32591	413 Curlew Dr	001-995-146	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
83	Lot 48 Section 24 Township 28 SDYD Plan 32591	414 Curlew Dr	001-778-463	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
84	Lot 133 Section 24 Township 28 SDYD Plan 32591	415 Curlew Dr	003-369-528	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
85	Lot 49 Section 24 Township 28 SDYD Plan 32591	416 Curlew Dr	001-778-439	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
86	Lot 132 Section 24 Township 28 SDYD Plan 32591	417 Curlew Dr	001-995-138	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
87	Lot 50 Section 24 Township 28 SDYD Plan 32591	418 Curlew Dr	001-778-471	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
88	Lot 131 Section 24 Township 28 SDYD Plan 32591	419 Curlew Dr	001-995-111	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
89	Lot 51 Section 24 Township 28 SDYD Plan 32591	420 Curlew Dr	001-994-956	P1861	LUC77-1002	RR1 - Rural Residential 1 zone

90	Lot 130 Section 24 Township 28 SDYD Plan 32591	421 Curlew Dr	001-995-103	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
91	Lot 52 Section 24 Township 28 SDYD Plan 32591	422 Curlew Dr	001-994-964	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
92	Lot 53 Sections 23 and 24 Township 28 SDYD Plan 32591	424 Curlew Dr	001-995-804	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
93	Lot 54 Section 23 Township 28 SDYD Plan 32591	426 Curlew Dr	001-995-227	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
94	Lot 55 Section 23 Township 28 SDYD Plan 32591	428 Curlew Dr	001-995-235	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
95	Lot 56 Section 23 Township 28 SDYD Plan 32591	430 Curlew Dr	001-995-243	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
96	Lot 57 Section 23 Township 28 SDYD Plan 32591	432 Curlew Dr	001-995-251	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
97	Lot 58 Section 23 Township 28 SDYD Plan 32591	434 Curlew Dr	001-995-260	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
98	Lot 59 Section 23 Township 28 SDYD Plan 32591	436 Curlew Dr	001-995-278	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
99	Lot 122 Section 23 Township 28 SDYD Plan 32591	437 Curlew Dr	001-995-588	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
100	Lot 60 Section 23 Township 28 SDYD Plan 32591	438 Curlew Dr	001-995-286	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
101	Lot 121 Section 23 Township 28 SDYD Plan 32591	439 Curlew Dr	001-995-570	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
102	Lot 61 Section 23 Township 28 SDYD Plan 32591	440 Curlew Dr	001-995-294	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
103	Lot 120 Section 23 Township 28 SDYD Plan 32591	441 Curlew Dr	001-995-561	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
104	Lot 62 Section 23 Township 28 SDYD Plan 32591	442 Curlew Dr	001-995-308	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
105	Lot 119 Section 23 Township 28 SDYD Plan 32591	443 Curlew Dr	001-995-553	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
106	Lot 63 Section 23 Township 28 SDYD Plan 32591	444 Curlew Dr	001-995-316	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
107	Lot 118 Section 23 Township 28 SDYD Plan 32591	445 Curlew Dr	001-995-537	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
108	Lot 64 Section 23 Township 28 SDYD Plan 32591	446 Curlew Dr	003-369-391	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
109	Lot 117 Section 23 Township 28 SDYD Plan 32591	447 Curlew Dr	001-995-529	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
110	Lot 65 Section 23 Township 28 SDYD Plan 32591	448 Curlew Dr	001-995-324	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
111	Lot 66 Section 23 Township 28 SDYD Plan 32591	450 Curlew Dr	001-674-251	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
112	Lot 67 Section 23 Township 28 SDYD Plan 32591	452 Curlew Dr	001-674-269	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
113	Lot 68 Section 23 Township 28 SDYD Plan 32591	454 Curlew Dr	001-674-277	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
114	Lot 69 Section 23 Township 28 SDYD Plan 32591	456 Curlew Dr	001-674-285	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
115	Lot 110 Section 23 Township 28 SDYD Plan 32591	457 Curlew Dr	001-479-806	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
116	Lot 70 Section 23 Township 28 SDYD Plan 32591	458 Curlew Dr	001-674-293	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
117	Lot 109 Section 23 Township 28 SDYD Plan 32591	459 Curlew Dr	001-479-865	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
118	Lot 71 Section 23 Township 28 SDYD Plan 32591	460 Curlew Dr	001-995-332	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
119	Lot 108 Section 23 Township 28 SDYD Plan 32591	461 Curlew Dr	001-555-804	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
120	Lot 72 Section 23 Township 28 SDYD Plan 32591	462 Curlew Dr	001-995-341	P1861	LUC77-1002	RR1 - Rural Residential 1 zone

121	Lot 107 Section 23 Township 28 SDYD Plan 32591	463 Curlew Dr	003-369-510	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
122	Lot 73 Section 23 Township 28 SDYD Plan 32591	464 Curlew Dr	001-995-359	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
123	Lot 106 Section 23 Township 28 SDYD Plan 32591	465 Curlew Dr	001-479-849	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
124	Lot 74 Section 23 Township 28 SDYD Plan 32591	466 Curlew Dr	001-995-367	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
125	Lot 105 Section 23 Township 28 SDYD Plan 32591	467 Curlew Dr	003-369-501	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
126	Lot 75 Section 23 Township 28 SDYD Plan 32591	468 Curlew Dr	001-995-375	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
127	Lot 104 Section 23 Township 28 SDYD Plan 32591	469 Curlew Dr	001-995-464	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
128	Lot 76 Section 23 Township 28 SDYD Plan 32591	470 Curlew Dr	001-995-383	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
129	Lot 103 Section 23 Township 28 SDYD Plan 32591	471 Curlew Dr	001-972-073	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
130	Lot 77 Section 23 Township 28 SDYD Plan 32591	472 Curlew Dr	001-995-391	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
131	Lot 102 Section 23 Township 28 SDYD Plan 32591	473 Curlew Dr	003-369-498	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
132	Lot 78 Section 23 Township 28 SDYD Plan 32591	474 Curlew Dr	001-995-405	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
133	Lot 101 Section 23 Township 28 SDYD Plan 32591	475 Curlew Dr	003-369-480	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
134	Lot 79 Section 23 Township 28 SDYD Plan 32591	476 Curlew Dr	001-995-413	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
135	Lot 80 Section 23 Township 28 SDYD Plan 32591	478 Curlew Dr	001-995-421	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
136	Lot 1 District Lot 23 Township 28 SDYD Plan KAP56393	479 Curlew Dr	023-336-820	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
137	Lot 81 Sections 23 and 24 Township 28 SDYD Plan 32591	480 Curlew Dr	001-995-812	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
138	Lot 98 Section 23 Township 28 SDYD Plan 32591	481 Curlew Dr	001-995-456	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
139	Lot 82 Section 24 Township 28 SDYD Plan 32591	482 Curlew Dr	001-994-972	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
140	Lot 97 Section 23 Township 28 SDYD Plan 32591	483 Curlew Dr	001-995-448	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
141	Lot 83 Section 24 Township 28 SDYD Plan 32591	484 Curlew Dr	001-994-981	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
142	Lot 96 Section 23 Township 28 SDYD Plan 32591	485 Curlew Dr	001-995-430	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
143	Lot 84 Section 24 Township 28 SDYD Plan 32591	486 Curlew Dr	001-994-999	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
144	Lot 95 Sections 23 and 24 Township 28 SDYD Plan 32591	487 Curlew Dr	001-995-821	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
145	Lot 85 Section 24 Township 28 SDYD Plan 32591	488 Curlew Dr	001-995-006	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
146	Lot 94 Section 24 Township 28 SDYD Plan 32591	489 Curlew Dr	001-995-090	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
147	Lot 86 Section 24 Township 28 SDYD Plan 32591	490 Curlew Dr	001-995-014	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
148	Lot 93 Section 24 Township 28 SDYD Plan 32591	491 Curlew Dr	003-369-439	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
149	Lot 92 Section 24 Township 28 SDYD Plan 32591	493 Curlew Dr	003-369-421	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
150	Lot 91 Section 24 Township 28 SDYD Plan 32591	495 Curlew Dr	003-369-404	P1861	LUC77-1002	RR1 - Rural Residential 1 zone
151	Lot 27 Section 24 Township 28 SDYD Plan 32591	560 Curlew Dr	001-994-875	P1861	LUC77-1002	RR1 - Rural Residential 1 zone

152	Lot D Section 23 Township 28 SDYD Plan 33760	374 Stellar Dr	001-995-855	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
153	Lot B Section 23 Township 28 SDYD Plan 33760	375 Okaview Rd	003-086-321	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
154	Lot C Section 23 Township 28 SDYD Plan 33760	378 Stellar Dr	001-995-847	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
155	Lot 129 Section 23 Township 28 SDYD Plan 32591	423 Curlew Dr	001-995-642	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
156	Lot B Section 23 Township 28 SDYD Plan 42729	425 Curlew Dr	015-833-127	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
157	Lot 127 Section 23 Township 28 SDYD Plan 32591	427 Curlew Dr	001-995-634	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
158	Lot 126 Section 23 Township 28 SDYD Plan 32591	429 Curlew Dr	001-995-626	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
159	Lot 125 Section 23 Township 28 SDYD Plan 32591	431 Curlew Dr	001-995-618	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
160	Lot 124 Section 23 Township 28 SDYD Plan 32591	433 Curlew Dr	001-995-600	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
161	Lot 123 Section 23 Township 28 SDYD Plan 32591	435 Curlew Dr	001-995-596	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
162	Lot 113 Section 23 Township 28 SDYD Plan 32591	2 453 Curlew Dr	001-995-481	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
163	Lot A Section 23 Township 28 SDYD Plan 33760	373 Okaview Rd	003-086-305	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
164	Lot B Section 23 Township 28 SDYD Plan 33792	377 Okaview Rd	003-085-236	P1861	LUC77-1002	RR1 - Rural Residential 1 zone /RR2 - Rural Residential 2 zone
165	Lot A Section 23 Township 28 SDYD Plan 42729	437 Okaview Rd	015-832-741	P1861	LUC77-1002	RR2 - Rural Residential 2 zone
166	Lot 1 Section 23 Township 28 SDYD Plan EPP45452	379 Okaview Rd	029-451-558	P1861	LUC77-1002	RR2 - Rural Residential 2 zone
167	Lot 166 Sections 23 and 24 Township 28 SDYD Plan 32591	5210 Lark St	003-369-552	P1861	LUC77-1002	P3 – Parks & Open Space Zone

CITY OF KELOWNA

BYLAW NO. 11456

Z17-0062 – Curlew Drive, Lark Street, Okaview Road, Wren Place and Stellar Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "A" attached and forming part of this bylaw located on Curlew Drive and Wren Place, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RU1 – Large Lot Housing zone;
2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "B" attached and forming part of this bylaw located on Curlew Drive, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RR3 – Rural Residential 3 zone;
3. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "C" attached and forming part of this bylaw located on Curlew Drive and Okaview Road, Kelowna, B.C., from the RR1 – Rural Residential 1 zone and RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone;
4. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "D" attached and forming part of this bylaw located on Curlew Drive, Okaview Road and Stellar Drive Kelowna, B.C., from the RR1 – Rural Residential 1 zone and RR2 – Rural Residential 2 zone to the RR3 – Rural Residential 3 zone;
5. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "E" attached and forming part of this bylaw located on Okaview Road, Kelowna, B.C., from the RR2 – Rural Residential 2 zone to the RR3 – Rural Residential 3 zone;
6. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "F" attached and forming part of this bylaw located on Lark Street, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the P2 – Educational and Minor Institutional zone;
7. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of August, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A: RR1 – Rural Residential 1 zone to the RU1 – Large Lot Housing zone

No.	Legal Description	Address	Current Zone	Proposed Zone
1	Lot 114 Section 23 Township 28 SDYD Plan 32591	1 453 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
2	Lot 111 Section 23 Township 28 SDYD Plan 32591	1 455 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
3	Lot 112 Section 23 Township 28 SDYD Plan 32591	2 455 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
4	Lot 139 Section 23 Township 28 SDYD Plan 32591	351 Curlew Ct	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
5	Lot 140 Section 23 Township 28 SDYD Plan 32591	355 Curlew Ct	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
6	Lot 138 Section 23 Township 28 SDYD Plan 32591	357 Curlew Ct	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
7	Lot 141 Section 24 Township 28 SDYD Plan 32591	359 Curlew Ct	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
8	Lot 2 Section 23 Township 28 SDYD Plan EPP45452	381 Okaview Rd	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
9	Lot 164 Section 23 Township 28 SDYD Plan 32591	383 Okaview Rd	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
10	Lot 161 Section 23 Township 28 SDYD Plan 32591	386 Stellar Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
11	Lot 162 Section 23 Township 28 SDYD Plan 32591	390 Stellar Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
12	Lot 149 Section 23 Township 28 SDYD Plan 32591	399 Stellar Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
13	Lot 148 Section 23 Township 28 SDYD Plan 32591	403 Stellar Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
14	Lot 137 Section 23 Township 28 SDYD Plan 32591	405 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
15	Lot 46 Section 24 Township 28 SDYD Plan 32591	410 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
16	Lot 116 Section 23 Township 28 SDYD Plan 32591	449 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
17	Lot 115 Section 23 Township 28 SDYD Plan 32591	451 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
18	Lot 90 Section 24 Township 28 SDYD Plan 32591	497 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
19	Lot 89 Section 24 Township 28 SDYD Plan 32591	499 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
20	Lot 44 Section 24 Township 28 SDYD Plan 32591	500 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
21	Lot 43 Section 24 Township 28 SDYD Plan 32591	504 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
22	Lot 11 Section 24 Township 28 SDYD Plan 32591	505 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
23	Lot 42 Section 24 Township 28 SDYD Plan 32591	506 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
24	Lot 4 Section 24 Township 28 SDYD Plan 32591	507 Wren Pl	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
25	Lot 41 Section 24 Township 28 SDYD Plan 32591	508 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
26	Lot 12 Section 24 Township 28 SDYD Plan 32591	509 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
27	Lot 40 Section 24 Township 28 SDYD Plan 32591	512 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

28	Lot 13 Section 24 Township 28 SDYD Plan 32591	513 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
29	Lot 47 Section 24 Township 28 SDYD Plan 32591	5136 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
30	Lot 87 Section 24 Township 28 SDYD Plan 32591	5142 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
31	Lot 45 Section 24 Township 28 SDYD Plan 32591	5145 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
32	Lot 88 Section 24 Township 28 SDYD Plan 32591	5154 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
33	Lot 39 Section 24 Township 28 SDYD Plan 32591	516 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
34	Lot 10 Section 24 Township 28 SDYD Plan 32591	5165 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
35	Lot 14 Section 24 Township 28 SDYD Plan 32591	517 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
36	Lot 9 Section 24 Township 28 SDYD Plan 32591	5177 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
37	Lot 8 Section 24 Township 28 SDYD Plan 32591	5185 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
38	Lot 7 Section 24 Township 28 SDYD Plan 32591	5195 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
39	Lot 38 Section 24 Township 28 SDYD Plan 32591	520 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
40	Lot 6 Section 24 Township 28 SDYD Plan 32591	5201 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
41	Lot 5 Section 24 Township 28 SDYD Plan 32591	5213 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
42	Lot 3 Section 24 Township 28 SDYD Plan 32591	5225 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
43	Lot 2 Section 24 Township 28 SDYD Plan 32591	5235 Lark St	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
44	Lot 37 Section 24 Township 28 SDYD Plan 32591	524 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
45	Lot 16 Section 24 Township 28 SDYD Plan 32591	525 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
46	Lot 36 Section 24 Township 28 SDYD Plan 32591	528 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
47	Lot 17 Section 24 Township 28 SDYD Plan 32591	529 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
48	Lot 35 Section 24 Township 28 SDYD Plan 32591	532 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
49	Lot 18 Section 24 Township 28 SDYD Plan 32591	533 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
50	Lot 34 Section 24 Township 28 SDYD Plan 32591	536 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
51	Lot 19 Section 24 Township 28 SDYD Plan 32591	537 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
52	Lot 33 Section 24 Township 28 SDYD Plan 32591	540 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
53	Lot 20 Section 24 Township 28 SDYD Plan 32591	541 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
54	Lot 32 Section 24 Township 28 SDYD Plan 32591	544 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
55	Lot 21 Section 24 Township 28 SDYD Plan 32591	545 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
56	Lot 31 Section 24 Township 28 SDYD Plan 32591	548 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
57	Lot 22 Section 24 Township 28 SDYD Plan 32591	549 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
58	Lot 30 Section 24 Township 28 SDYD Plan 32591	550 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

59	Lot 29 Section 24 Township 28 SDYD Plan 32591	552 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
60	Lot 23 Section 24 Township 28 SDYD Plan 32591	553 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
61	Lot 28 Section 24 Township 28 SDYD Plan 32591	556 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
62	Lot 24 Section 24 Township 28 SDYD Plan 32591	557 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
63	Lot 27 Section 24 Township 28 SDYD Plan 32591	560 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
64	Lot 25 Section 24 Township 28 SDYD Plan 32591	561 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
65	Lot 26 Section 24 Township 28 SDYD Plan 32591	565 Curlew Dr	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

Schedule B: RR1 – Rural Residential 1 zone to the RR3 – Rural Residential 3 zone				
No.	Legal Description	Address	Underlying Zone	Proposed Zone
1	Lot 100 Section 23 Township 28 SDYD Plan 32591	1 477 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
2	Lot 142 Section 24 Township 28 SDYD Plan 32591	361 Curlew Ct	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
3	Lot 143 Section 24 Township 28 SDYD Plan 32591	365 Curlew Ct	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
4	Lot 157 Section 23 Township 28 SDYD Plan 32591	370 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
5	Lot 144 Section 24 Township 28 SDYD Plan 32591	371 Curlew Ct	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
6	Lot 145 Section 24 Township 28 SDYD Plan 32591	373 Curlew Ct	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
7	Lot 146 Section 24 Township 28 SDYD Plan 32591	375 Curlew Ct	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
8	Lot 155 Section 23 Township 28 SDYD Plan 32591	375 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
9	Lot 147 Section 24 Township 28 SDYD Plan 32591	379 Curlew Ct	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
10	Lot 154 Section 23 Township 28 SDYD Plan 32591	379 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
11	Lot A Section 23 Township 28 SDYD Plan 33792	382 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
12	Lot 153 Section 23 Township 28 SDYD Plan 32591	383 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
13	Lot 152 Section 23 Township 28 SDYD Plan 32591	387 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
14	Lot 151 Section 23 Township 28 SDYD Plan 32591	391 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
15	Lot 150 Section 23 Township 28 SDYD Plan 32591	395 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
16	Lot 136 Section 23 Township 28 SDYD Plan 32591	409 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
17	Lot 135 Section 24 Township 28 SDYD Plan 32591	411 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
18	Lot 134 Section 24 Township 28 SDYD Plan 32591	413 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
19	Lot 48 Section 24 Township 28 SDYD Plan 32591	414 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
20	Lot 133 Section 24 Township 28 SDYD Plan 32591	415 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
21	Lot 49 Section 24 Township 28 SDYD Plan 32591	416 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
22	Lot 132 Section 24 Township 28 SDYD Plan 32591	417 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
23	Lot 50 Section 24 Township 28 SDYD Plan 32591	418 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
24	Lot 131 Section 24 Township 28 SDYD Plan 32591	419 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
25	Lot 51 Section 24 Township 28 SDYD Plan 32591	420 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
26	Lot 130 Section 24 Township 28 SDYD Plan 32591	421 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone

58	Lot 73 Section 23 Township 28 SDYD Plan 32591	464 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
59	Lot 106 Section 23 Township 28 SDYD Plan 32591	465 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
60	Lot 74 Section 23 Township 28 SDYD Plan 32591	466 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
61	Lot 105 Section 23 Township 28 SDYD Plan 32591	467 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
62	Lot 75 Section 23 Township 28 SDYD Plan 32591	468 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
63	Lot 104 Section 23 Township 28 SDYD Plan 32591	469 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
64	Lot 76 Section 23 Township 28 SDYD Plan 32591	470 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
65	Lot 103 Section 23 Township 28 SDYD Plan 32591	471 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
66	Lot 77 Section 23 Township 28 SDYD Plan 32591	472 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
67	Lot 102 Section 23 Township 28 SDYD Plan 32591	473 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
68	Lot 78 Section 23 Township 28 SDYD Plan 32591	474 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
69	Lot 101 Section 23 Township 28 SDYD Plan 32591	475 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
70	Lot 79 Section 23 Township 28 SDYD Plan 32591	476 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
71	Lot 80 Section 23 Township 28 SDYD Plan 32591	478 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
72	Lot 1 District Lot 23 Township 28 SDYD Plan KAP56393	479 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
73	Lot 81 Sections 23 and 24 Township 28 SDYD Plan 32591	480 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
74	Lot 98 Section 23 Township 28 SDYD Plan 32591	481 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
75	Lot 82 Section 24 Township 28 SDYD Plan 32591	482 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
76	Lot 97 Section 23 Township 28 SDYD Plan 32591	483 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
77	Lot 83 Section 24 Township 28 SDYD Plan 32591	484 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
78	Lot 96 Section 23 Township 28 SDYD Plan 32591	485 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
79	Lot 84 Section 24 Township 28 SDYD Plan 32591	486 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
80	Lot 95 Sections 23 and 24 Township 28 SDYD Plan 32591	487 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
81	Lot 85 Section 24 Township 28 SDYD Plan 32591	488 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
82	Lot 94 Section 24 Township 28 SDYD Plan 32591	489 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
83	Lot 86 Section 24 Township 28 SDYD Plan 32591	490 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
84	Lot 93 Section 24 Township 28 SDYD Plan 32591	491 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
85	Lot 92 Section 24 Township 28 SDYD Plan 32591	493 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
86	Lot 91 Section 24 Township 28 SDYD Plan 32591	495 Curlew Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone
87	Lot 156, Section 23, Township 28, SDYD Plan 32591	371 Stellar Dr	RR1 - Rural Residential 1 zone	RR3 - Rural Residential 3 zone

Schedule C: RR1 – Rural Residential 1 zone and RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone				
No.	Legal Description	Address	Underlying Zone	Proposed Zone
1	Lot 113 Section 23 Township 28 SDYD Plan 32591	2 453 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RU1 – Large Lot Housing zone
2	Lot A Section 23 Township 28 SDYD Plan 33760	373 Okaview Rd	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RU1 – Large Lot Housing zone
3	Lot B Section 23 Township 28 SDYD Plan 33760	375 Okaview Rd	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RU1 – Large Lot Housing zone
4	Lot B Section 23 Township 28 SDYD Plan 33792	377 Okaview Rd	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RU1 – Large Lot Housing zone

Schedule D: RR1 – Rural Residential 1 zone and RR2 – Rural Residential 2 zone to the RR3 – Rural Residential 3 zone				
No.	Legal Description	Address	Underlying Zone	Proposed Zone
1	Lot D Section 23 Township 28 SDYD Plan 33760	374 Stellar Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
2	Lot C Section 23 Township 28 SDYD Plan 33760	378 Stellar Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
3	Lot 129 Section 23 Township 28 SDYD Plan 32591	423 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
4	Lot B Section 23 Township 28 SDYD Plan 42729	425 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
5	Lot 127 Section 23 Township 28 SDYD Plan 32591	427 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
6	Lot 126 Section 23 Township 28 SDYD Plan 32591	429 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
7	Lot 125 Section 23 Township 28 SDYD Plan 32591	431 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
8	Lot 124 Section 23 Township 28 SDYD Plan 32591	433 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone
9	Lot 123 Section 23 Township 28 SDYD Plan 32591	435 Curlew Dr	RR1 - Rural Residential 1/RR2 - Rural Residential 2 zone	RR3 - Rural Residential 3 zone

Schedule E: RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone				
No.	Legal Description	Address	Underlying Zone	Proposed Zone
1	Lot A Section 23 Township 28 SDYD Plan 42729	437 Okaview Rd	RR2 - Rural Residential 2 zone	RU1 – Large Lot Housing zone
2	Lot 1 Section 23 Township 28 SDYD Plan EPP45452	379 Okaview Rd	RR2 – Rural Residential 2 zone	RU1 – Large Lot Housing zone

Schedule F: RR1 – Rural Residential 2 zone to the P2 – Educational & Minor Institutional zone				
No.	Legal Description	Address	Underlying Zone	Proposed Zone
1	Lot B Section 23 and 24 Township 28 SDYD Plan KAP57684	5240 Lark St	RR1- Rural Residential 1 zone	P2 – Educational & Minor Institutional zone

CITY OF KELOWNA

BYLAW NO. 11466

Discharge of Land Use Contract LUC77-1002 (P1861) 521 Curlew Drive

WHEREAS a land use (the “Land Use Contract”) is registered at the Kamloops Land Title Office under number P1861 against lands in the City of Kelowna particularly known and described as Lot 15, Section 24, Township 28, SDYD, Plan 32591 (the “Lands”), located at 521 Curlew Drive, Kelowna, B.C.;

WHEREAS Section 546 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Land Use Contract LUC77-1002 Discharge Bylaw”.
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this 28th day of August, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11467
Z17-0049 – 521 Curlew Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 15 Section 24 Township 28 SDYD Plan 32591 located on Curlew Drive, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of August, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11475
Z17-0067 - Lawrence & Mary Berg
462 Clifton Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 10, Section 31 Township 26, ODYD, Plan 17113 located on Clifton Rd, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU6 - Two Dwelling Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of September, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11476
Z17-0042 - Robin and Heather Mercer
1561 Mountain Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 5, Section 29, Township 26, ODYD, Plan 9247 located on Mountain Avenue, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of September, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11479
Z17-0057 – 2825 Richter St

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 10, District Lot 135, ODYD, Plan 22856 located on Richter St, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM2 – Low Density Row Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of September, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11480

Z17-0046

1373 Tanemura Cr

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 13, Township 26, ODYD, Plan KAP86150 located on Tanemura Cr, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of September, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11481

Official Community Plan Amendment No. OCP17-0004 5080 Twinflower Crescent

A bylaw to amend the "Kelowna 2030 – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of portions of Lot 25 Sections 29 Township 29 SDYD Plan EPP31797, located on Twinflower Crescent, Kelowna, B.C., from the:
 - PARK – Major Park / Open Space (Public) designation to the S2RESH – Single / Two Unit Residential – Hillside designation; and
 - S2RESH – Single / Two Unit Residential – Hillside designation to the PARK – Major Park / Open Space (Public) designation;as shown on Map A attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of September, 2017.

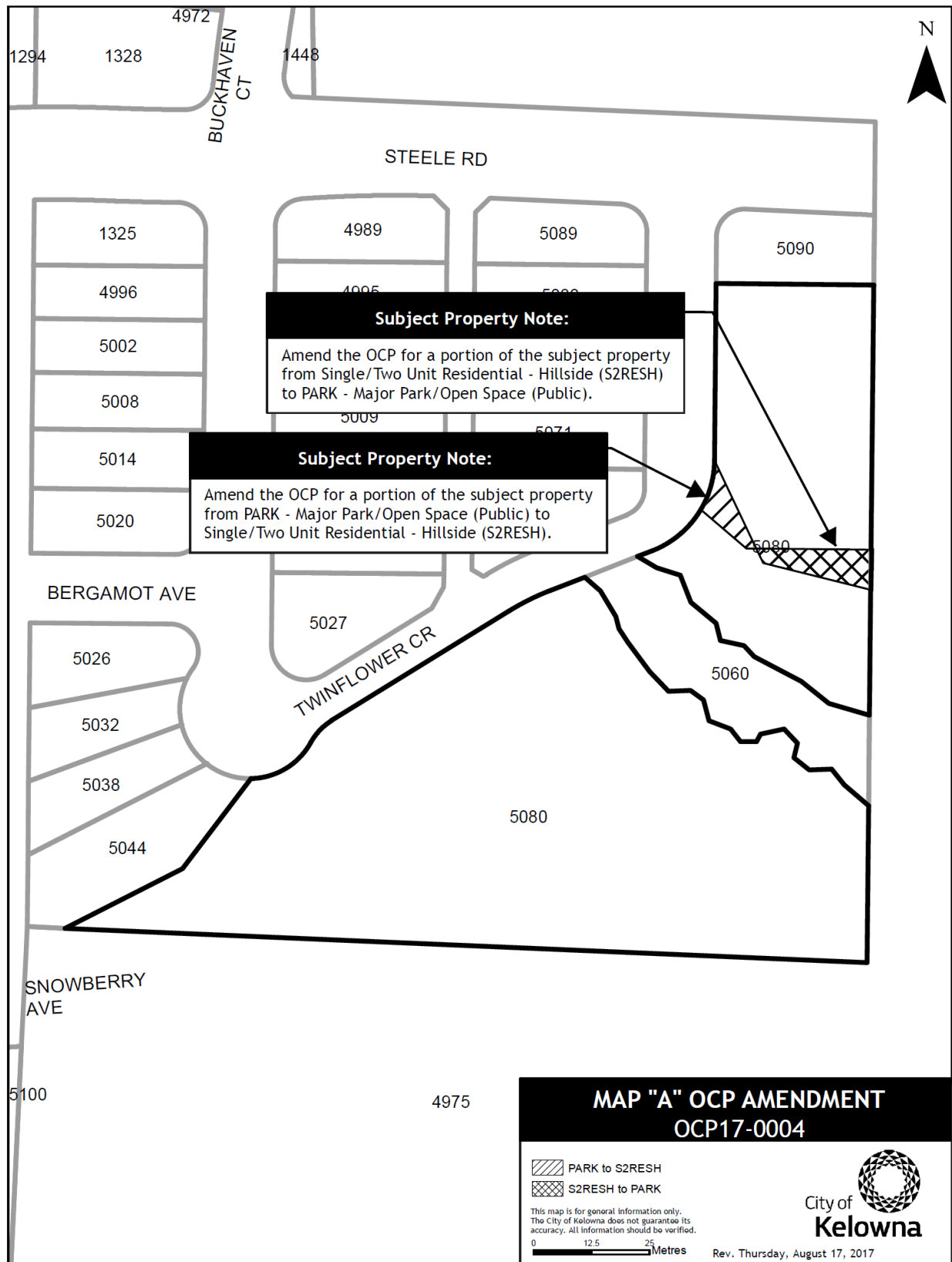
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11482

Z17-0015 – Interval Investment Inc., Inc.No. 196442 5080 Twinflower Crescent

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 25, Section 29, Township 29, SDYD, Plan EPP31797 located on Twinflower Crescent, Kelowna, B.C., from the:
 - A1 – Agriculture 1 zone to the P3 – Parks and Open Space zone; and
 - A1 – Agriculture 1 zone to the RU2h – Medium Lot Housing (Hillside Area) zone; and
 - P3 – Parks and Open Space zone to the RU2h – Medium Lot Housing (Hillside Area) zone;

as shown on Map B attached to and forming part of this bylaw.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 11th day of September, 2017.

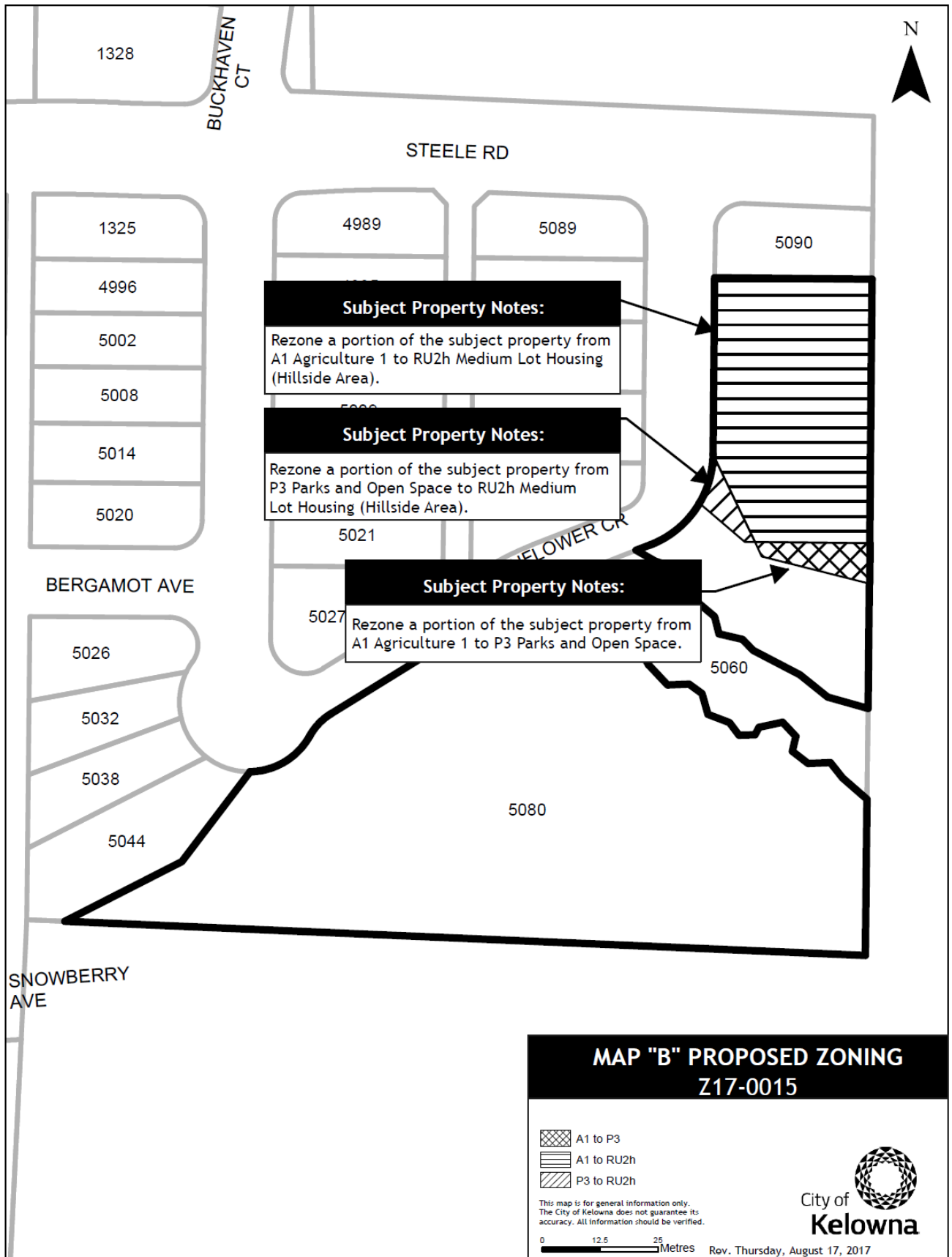
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11487

Z17-0001

1915 Enterprise Way

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 140, ODYD, Plan KAP58184 located on Enterprise Way, Kelowna, B.C., from the C4 – Urban Centre Commercial zone to the CD17 – Mixed Use Commercial High Density zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of September, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11490

Official Community Plan Amendment No. OCP17-0019 Amendment to Chapter 14 – Urban Design DP Guidelines

A bylaw to amend the "Kelowna 2030 – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. **THAT Chapter 14 – Urban Design DP Guidelines, E. INFILL NEIGHBOURHOOD DESIGN GUIDELINES, PROPERTIES AFFECTED** be amended by deleting the following:

"Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties that are located within the Infill Neighbourhood areas as shown on Map 5.8, before:

- Construction of, addition to, or alteration of two or more dwelling units, exclusive of secondary suites, or of a second, third or fourth dwelling unit on a property.
- Subdivision of land."

And replacing it with:

"Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties that are located within the Infill Neighbourhood areas as shown on Map 5.8, before:

- A building permit allowing the construction of, addition to, or alteration of three or more dwelling units (exclusive of secondary suites) on a property can be issued.
- Subdivision of land."

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of September, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11491

Text Amendment No. TA17-0005–Amendment to the City of Kelowna Zoning Bylaw No. 8000 – RU7 – Infill Housing Zone

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 13.17 RU7 – Infill Housing, 13.17.4 Buildings and Structures Permitted** be amended by deleting the following:

- “(a) **one single detached house** which may contain a **secondary suite**
- (b) **duplex housing**
- (c) **semi-detached housing**
- (d) **two single detached houses** which may contain **secondary suites**
- (e) **three-plex housing**
- (f) **four-plex housing**
- (g) permitted **accessory buildings or structures**

NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.7 Density Regulations.”

And replacing it with:

- “(a) **single detached house** which may contain a **secondary suite** if the secondary suite was legally in existence prior to *(date subject Bylaw is adopted)*.
- (b) **duplex housing**
- (c) **semi-detached housing**
- (d) **three-plex housing**
- (e) **four-plex housing**
- (f) permitted **accessory buildings or structures**

NOTE: A maximum of four dwelling units is permitted, as allowed by Section 13.17.7 Density Regulations.”

2. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.5 Subdivision Regulations** subparagraph (b) be amended by deleting the following:

“The minimum lot depth is 37.0 m.”

And replacing it with:

“The minimum **lot depth** is 30.0 m.”

3. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.6 Development Regulations** be amended by:
- a) Deleting the following from sub-paragraph (a):
- “The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.”
- And replacing it with:
- “The maximum site coverage is 55%.”
- b) Deleting the following from sub-paragraph (b):
- “The maximum floor area ratio is 0.8.:
- And replacing it with;
- “The maximum **floor area ratio** is 0.8. For the purpose of calculating **floor area ratio** in the RU7 **zone**, detached garage floor area and **accessory building and structure** floor area shall be excluded from the **net floor area**.”
4. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.7 Density Regulations** be amended by deleting the following:
- “(a) Residential density shall be based on the width of the lot.
(b) For lots narrower than 13.5 m in width, up to two dwellings are permitted.
(c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted.
(d) For lots greater than 15.0 m wide, four dwellings are permitted.”
- And replacing it with:
- “Residential density shall be based on the width of the lot.
- (a) For lots narrower than 13.5 m in width, up to two dwellings are permitted.
(b) For lots from 13.5 m to 15.0 m wide, up to three dwellings are permitted.
(c) For lots greater than 15.0 m wide, up to four dwellings are permitted.”
5. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.8 Other Regulations** be amended by:
- a) Deleting from sub-paragraph (a) the following:
- “Minor group homes are only permitted in single detached housing.”
- And replacing it with:
- “Minor group homes are only permitted in **single dwelling housing**.”
- b) Deleting from sub-paragraph (b) the following:
- “Vehicular access is only permitted from the lane, except for where a property has two street frontages, where access may be taken from the street frontage which is not the front yard.”

And replacing it with the following:

"Where a **site** has access to a **lane**, vehicular access is only permitted from the **lane**. Otherwise, vehicular access may be taken from the **front yard**, or where a property has two **street frontages**, access shall be taken from the **street frontage** which is not the **front yard**."

6. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 18th day of September, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Considered at a Public Hearing on

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City
Clerk