



City of Kelowna Regular Meeting Minutes

Date: Tuesday, July 17, 2018
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Council 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, Doug Gilchrist; Deputy City Clerk, Karen Needham; Acting Divisional Director Community Planning & Strategic Investments, Derek Edstrom; Community Planning Department Manager, Ryan Smith; Suburban and Rural Planning Manager, Dean Strachan; Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

Mayor Basran called the meeting to order at 6.52 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Mayor Basran.

3. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor Singh

R682/18/06/26 THAT the Minutes of the Public Hearing and Regular Meeting of June 26, 2018 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 **Montgomery Rd 475 & 495, Z18-0037 (BL11629) - Singla Brothers Holdings**

Moved By Councillor Singh/Seconded By Councillor DeHart

R683/18/06/26 THAT Bylaw No. 11629 be read a second and third time.

Carried

Councillor Hodge - Opposed

4.2 **Quesnel Rd 2820, Z18-0015 (BL11630) - Roderick Glenn Myers & Lorrie Joy Myers**

Moved By Councillor DeHart/Seconded By Councillor Singh

R684/18/06/26 THAT Bylaw No. 11630 be read a second and third time.

Carried

4.3 Clifton Rd 1140, Z18-0022 (BL11631) - City of Kelowna

Moved By Councillor Hodge/Seconded By Councillor Donn

R685/18/06/26 THAT Bylaw No. 11631 be read a second and third time.

Carried

4.4 Harvey Ave 1033, Z18-0025 (BL11632) - The Howard-Fry Housing Society

Moved By Councillor Hodge/Seconded By Councillor Gray

R686/18/06/26 THAT Bylaw No. 11632 be read a second and third time.

Carried

4.5 Mountain Ave 1438, Z18-0031 (BL11633) - Laird and Debra Bowie

Moved By Councillor Hodge/Seconded By Councillor Donn

R687/18/06/26 THAT Bylaw No. 11633 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 delivering 187 statutory notices to the owners and occupiers of the surrounding properties on Tuesday, July 3, 2018. 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 Tower Ranch Dr 1511, DVP18-0081 - Parkbridge Lifestyle Communities Inc.

Staff:

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

The City Clerk advised that no correspondence was received.

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

David Gibson, Whispering Pine Drive, Applicant

- Confirmed same variance in phases one and two
- Confirmed that they worked with staff and implemented their recommendations

Gallery:

No one from the gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor DeHart

R688/18/06/26 THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0081, for portions of Lot A, Section 31, Township 27, Osoyoos Division Yale District, Plan EPP66524, Except Strata Plan EPS2195 (Phase 2), located at 1511 Tower Ranch Drive, Kelowna, BC.

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

Section 13.5.6 (c): RU5 – Bareland Strata Housing (*Development Regulations*)

To vary the site front yard from 4.5 m permitted to 3.0 m proposed, for the following proposed Lots of the proposed subdivision as set out in Schedule "A" and Schedule "B" attached to the Report from the Community Planning Department dated July 17, 2018, with the exception that a garage or carport shall be no less than 6.0 metres from a curb or sidewalk:

proposed Lot 91 to 103;

proposed Lot 106 to 122;

proposed Lot 124 and 125;

proposed Lot 130 to 136; and

proposed Lot 147 to 160.

To vary the site front yard from 4.5 m permitted to 1.5 m proposed, for the following proposed Lots for the following proposed Lots of the proposed subdivision as set out in Schedule "A" and Schedule "B" attached to the Report from the Community Planning Department dated July 17, 2018, with the exception that a garage or carport shall be no less than 6.0 metres from a curb or sidewalk:

proposed Lot 104 and 105; and

proposed Lot 137 to 146.

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

Carried

6.2 Union Rd 1975, DP18-0117 & DVP18-0118 - Sarancorp Developments Ltd. & 1126101 BC Ltd.

Councillor Luke Stack:

- Declared a conflict of interest and left the meeting at 7:06 p.m. as his employer owns the adjacent property.

Staff:

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

The City Clerk advised that the following correspondence was received:

Letter of Comment:

Kenneth P. Cappos, Casorso Rd.

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

Paul Shuster, Tanemura Crescent, Applicant

- Confirmed the two blank walls shown in the image in the application is a section cut to show the different elevations around the building site.

Gallery:

Resident, Arborview Drive

- Concerned with left in and out from property onto a busy road.
- Requested that Union Road have a future median with right in and out.

There were no further comments.

Moved By Councillor Donn/Seconded by Councillor Sieben

R689/18/06/26 THAT Council authorizes the issuance of Development Permit No. DP18-0117 for Lot 27 Section 4 Township 23 ODYD Plan KAP51847, located at 1975 Union Road, Kelowna, BC subject to the following:

The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"

The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

Landscaping to be provided on the land be in accordance with Schedule "C";

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 Council authorize the issuance of Development Variance Permit DVP18-0118 for Lot 27 Section 4 Township 23 ODYD Plan KAP51847, located at 1975 Union Road, Kelowna, BC;

Section 14.5.5 (c) Development Regulations – Height

To vary the height of the building from 2 ½ storeys permitted to 3 storeys proposed;

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.

Carried

7. Reminders

Mayor Basran:

- Congratulated Deputy City Clerk, Karen Needham on being recognized by the Local Government Management Association of British Columbia for her dedication as Co-Chair of the Elections Advisory Committee and helping prepare over 300 local government election officers for the upcoming election.

Councillor Hodge:

- Announced happy anniversary wishes to his spouse.

8. Termination

The meeting was declared terminated at 7:22p.m.

Mayor Basran

Deputy City Clerk

/cm