



**City of Kelowna  
Regular Council Meeting  
Minutes**

Date: Tuesday, October 6, 2020  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge

Members Participating Remotely Councillor Charlie Hodge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Development Planning Department Manager, Terry Barton; Urban Planning Manager, Jocelyn Black\*

Staff Participating Remotely Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

Mayor Basran called the meeting to order at 8:38 p.m.

**2. Reaffirmation of Oath of Office**

The Oath of Office was read by Councillor Woolridge.

**3. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

**R0658/20/10/06** THAT the Minutes of the Public Hearing and Regular Meeting of September 15, 2020 be confirmed as circulated.

**Carried**

**4. Development Permit and Development Variance Permit Reports**

**4.1 START TIME 8:00 PM - Hazell Rd 4341, DVP20-0142 - Long Van Thanh Quang and Iona Ladine Quang**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

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

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Given

**Ro659/20/10/06** THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0142 for Lot 3 District Lot 358 ODYD Plan 18307, located at 4341 Hazell Road, Kelowna, BC;

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

**Section 13.1.6(c): RU1 - Large Lot Housing Development Regulations**

To vary the required minimum front yard from 4.5 m permitted to 2.5 m 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**

**4.2 START TIME 8:00 PM - Innovation Dr 1708-1720 - DVP20-0152 - Midwest Ventures Ltd., Inc. No. BC0046021**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

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

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

**Ro660/20/10/06** THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0152 for Lot 2 Section 14 Township 23 Osoyoos Division Yale District Plan KAP82802, located at 1708-1720 Innovation Drive, Kelowna, BC;

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted in accordance with Schedules "A" and "B":

**Section 4.6.2(a) Free-Standing Sign Regulations**

To vary the required minimum distance between free-standing signs from 30.0 m required to 10.3 m proposed.

**Section 11.3(b)f: – Service Commercial and Industrial Zones Signage Regulations**

To vary the maximum number of free-standing signs on a corner lot from one (1) permitted to two (2) 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

**4.3 START TIME 8:00 PM - Lakeshore Rd 4119-4131 - DP19-0240 DVP19-0242 - Whitworth Holdings Ltd., Inc. No. 1059455**

Staff:

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

Jim Meiklejohn, Meiklejohn Architects Inc., Applicant

- Displayed a PowerPoint Presentation.
- Displayed an Aerial view north outlining Phase 1 and Phase 2.
- Identified surround massing as their concept with townhomes surrounding the apartment building that acts as a buffer.
- This project is heavily landscaped with generous landscaping at the front of the building.
- Spoke to parking on site that is almost hidden from street view.
- Spoke to form and character of the proposed structure.
- Spoke to the reasons for the requested variances.

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

Gallery:

Dorothy Thomson, Gordon Drive

- Owner of a Lakeshore Road property located directly across from this proposal.
- Raised concern with a 4 storey height.
- Referenced height and landscaping plans.
- Spoke to a mature tree on the front corner of this property that should be retained.
- Raised pedestrian and vehicular safety concerns with egress to and from Lakeshore Road and traffic impacts.

Jim Meiklejohn, Meiklejohn Architects Inc., Applicant

- Our team is open to saving the mature tree.
- Spoke to the nuances between 3 storey and 4 storey buildings as interpreted in the zoning bylaw; noted there is an inability to put the building deeper into the ground due to the soils.
- Created stacking distance to ensure safety driving into and out of the property.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Donn

**Ro661/20/10/06** THAT Council authorizes the issuance of Development Permit No. DP19-0240 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore Road, 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 Council authorizes the issuance of Development Variance Permit No. DVP19-0242 for Lot 1 Section 6 Township 26 ODYD Plan EPP102281, located at 4119-4131 Lakeshore Road, Kelowna, BC;

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

**Section 13.9.6(c): RM3 – Low Density Multiple Housing Development Regulations**

To vary the maximum height of the building from 10 m / 3.5 storeys to 12.5 m / 4 storeys.

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 permit to be issued;

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

**Carried**

**4.4 START TIME 8:00 PM - Francis Ave 460 - BL11999 (Z19-0138) - John Hodges**

Moved By Councillor Stack/Seconded By Councillor DeHart

**Ro662/20/10/06** THAT Bylaw No. 11999 be adopted.

**Carried**

**4.5 START TIME 8:00 PM - Francis Ave 460 - DVP20-0032 - John Hodges**

Staff:

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

John Hodges, Riverview Construction, Applicant

- Displayed a PowerPoint Presentation.
- Spoke to the site plan as presented in the staff report.
- Displayed photos of similar developments in the neighbourhood.
- Some concerns were raised regarding existing trees and the goal is to save as many trees as possible.
- Responded to questions from Council.

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

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor DeHart

**Ro663/20/10/06** THAT final adoption of Rezoning Bylaw No. 11999 be considered by Council;

AND THAT Council authorizes issuance of Development Variance Permit No. DVP20-0032 for Lot 8 District Lot 14 ODYD Plan 7336 located at 460 Francis Avenue, Kelowna, BC;

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

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

To vary the minimum distance of two single detached housing units from 4.5m required to 1.78m 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**

**5. Reminders**

Mayor Basran asked Councillors to take a rotation seating at the back desk.

**6. Termination**

The meeting was declared terminated at 9:31 p.m.

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Mayor Basran

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City Clerk