

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, October 20, 2015  
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 Councillor Donn.
3. **Confirmation of Minutes** 1 - 18  
Public Hearing - September 29, 2015  
Regular Meeting - September 29, 2015  
Public Hearing - October 6, 2015  
Regular Meeting - October 6, 2015
4. **Bylaws Considered at Public Hearing**
  - 4.1 **975 - 985 Academy Way, BL11148 (Z15-0033) - Academy Apartments Ltd.** 19 - 19  
To give Bylaw No. 11148 second and third readings in order to rezone the subject property to facilitate a retail liquor store.
  - 4.2 **3473 Scott Road, BL11151 (Z15-0040) - Frank & Dawn Filice** 20 - 20  
To give Bylaw No. 11151 second and third readings in order to rezone the subject property to facilitate development of a carriage house.
  - 4.3 **980 Mayfair Road, BL11152 (Z15-0038) - Justin & Rebecca Bullock** 21 - 21  
To give Bylaw No. 11152 second and third readings in order to rezone the subject property to facilitate a future two lot subdivision.
  - 4.4 **3461 Scott Road, BL11153 (Z15-0042) - Frank & Dawn Filice** 22 - 22  
To give Bylaw No. 11153 second and third readings in order to rezone the subject property to facilitate development of a carriage house.

**4.5 2982 Volterra Court, BL11155 (Z15-0039) - Franklin Talbot**

23 - 23

To give Bylaw No. 11155 second and third readings, and adoption, in order to rezone the subject proeprty to allow for a secondary suite.

**5. Notification of Meeting**

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

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

**6.1 507 Bernard Avenue, DVP15-0182 - Lexlaur Properties Inc. et al**

24 - 34

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

To vary the total sign area to permit sign additions on the subject property.

**7. Reminders**

**8. Termination**



## City of Kelowna Public Hearing Minutes

Date: Tuesday, September 29, 2015  
 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 and Luke Stack

Members Absent Councillor Mohini Singh

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Community Planning Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Community Planner, Adam Cseke; Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:01 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 September 15, 2015 and by being placed in the Kelowna Capital News issues on September 18 and September 23, 2015 and by sending out or otherwise delivering 202 statutory notices to the owners and occupiers of surrounding properties, and 4893 informational notices to residents in the same postal delivery route, between September 15 and September 18, 2015. 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

#### 3.1 1981 Cross Road, BL11134 (Z15-0030) - Lorne Pearson

#### 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:

**Letter of Opposition or Concern**

Jose Ramon Urbez-Torres, Hemmerling Court  
Tom & Sandra Rosin, Hemmerling Court  
Tom & Sandra Rosin, Hemmerling - additional comments

**Petition of Opposition**

Received from Bette Jones, Hemmerling Court - Contains approximately 102 signatures

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

**Cory Barker, Leon Avenue, Applicant's Agent**

- Believes lots on Hemmerling Court are oriented to be consistent with the neighbourhood.
- Confirmed road access is from Hemmerling Court.
- Available for questions.

Gallery:

**Bette Jones, Hemmerling Court**

- Referred to letter and petition submitted to Council addressing concerns.
- Raised concerns with residential driveway alignments with proposed development.
- Questioned when Cross Road changed from a Residential Road to a Major Collector Road.
- Raised concern with increased traffic load and safety of school children walking to and from school.
- Raised concern with the orientation of the proposed subdivision and that the main vehicle access is not off Cross Road.
- Requested that access be off Cross Road.

**Caleb Wong, Drysdale Boulevard**

- Raised concerns with traffic impact from Hemmerling Court onto Drysdale Boulevard.
- Commented that the City has acknowledged concerns with traffic flow and part of the plan is traffic calming methods on Drysdale Boulevard. Raised concerns as to when this mitigation will be installed.

Staff:

- Clarified that Cross Road has always been a Major Collector Road. The change is that there is now a school there and traffic volumes have increased.

There were no further comments.

**3.2 4619 Gordon Drive, BL11135 (Z15-0036) - Reza Atri & Soraya Shidarian-Atri**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

**Letter of Support**

Sharon Maslen, Cook Road

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

**Applicant**

- Present and available for questions.

There were no further comments.



**3.3 4077 Lakeshore Road, BL11136 (OCP15-0011) & BL11137 (Z15-0031) - Greencorp. Ventures Inc.**

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 the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Shane Worman, West Avenue, Applicant Representative

- Made comment on the differences between the two proposed buildings.
- Available for questions.

There were no further comments.

**3.4 APPLICATION WITHDRAWN BY APPLICANT - 605 Stirling Road, BL11142 (Z15-0024) - 1009440 BC Ltd.**

Mayor Basran advised that the Rezoning Application was withdrawn by the Applicant.

**3.5 TO BE DEFERRED TO THE OCTOBER 6, 2015 PUBLIC HEARING - (South of) Academy Way, BL11143 (Z15-0006) - Watermark Development Ltd. & City of Kelowna**

Mayor Basran advised that the Rezoning Application is to be deferred to the October 6, 2015 Public Hearing.

**4. Termination**

The Hearing was declared terminated at 6:38 p.m.

\_\_\_\_\_  
Mayor

/acm

\_\_\_\_\_  
*Clayton Stein* City Clerk



## City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, September 29, 2015  
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 and Luke Stack

Members Absent Councillor Mohini Singh

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Community Planning Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Community Planner, Adam Cseke; Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 6:40 p.m.

### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Stack.

### 3. Confirmation of Minutes

Moved By Councillor Gray/Seconded By Councillor DeHart

R740/15/09/29 THAT the Minutes of the Public Hearing and Regular Meeting of September 15, 2015 be confirmed as circulated.

Carried

### 4. Bylaws Considered at Public Hearing

4.1 1981 Cross Road, BL11134 (Z15-0030) - Lorne Pearson

Moved By Councillor Gray/Seconded By Councillor Given

R741/15/09/29 THAT Bylaw No. 11134 be read a second and third time.

Carried

**4.2 4619 Gordon Drive, BL11135 (Z15-0036) - Reza Atri & Soraya Shidarian-Atri**

Moved By Councillor Hodge/Seconded By Councillor Gray

R742/15/09/29 THAT Bylaw No. 11135 be read a second and third time and be adopted.

Carried

**4.3 4077 Lakeshore Road, BL11136 (OCP15-0011) - Greencorp Ventures Inc.**

Moved By Councillor Stack/Seconded By Councillor DeHart

R743/15/09/29 THAT Bylaw No. 11136 be read a second and third time.

Carried

**4.4 4077 Lakeshore Road, BL11137 (Z15-0031) - Greencorp Ventures Inc.**

Moved By Councillor DeHart/Seconded By Councillor Stack

R744/15/09/29 THAT Bylaw No. 11137 be read a second and third time.

Carried

**5. Bylaws to be Rescinded at First Reading**

**5.1 605 Stirling Road, BL11142 (Z15-0024) - 1009440 BC Ltd.**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R745/15/09/29 THAT Bylaw No. 11142 be rescinded at first reading;

AND THAT the Rezoning Application No. Z15-0024 file be closed.

Carried

**6. Notification of Meeting**

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications / Temporary Use Permits was given by sending out or otherwise delivering 70 statutory notices to the owners and occupiers of surrounding properties, and 866 informational notices to residents in the same postal delivery route, between September 15 and September 18, 2015.

The City Clerk advised that Notice of these (amendments to Liquor Primary Licences) were advertised by being posted on the Notice Board at City Hall on September 15, 2015, and by being placed in the Kelowna Capital News issues on September 18 and September 23, 2015 and by sending out or otherwise delivering 1999 statutory notices to the owners and occupiers of surrounding properties, and 2786 informational notices to residents in the same postal delivery route, between September 15 and September 18, 2015.

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.



## 7. Liquor License Application Reports

### 7.1 4320 Gallaghers Drive W, LL15-0009 - GolfBC Holdings Inc.

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:

#### Letter of Support

Vernon & Raia Boyko, Gallaghers Drive W.  
Julie & Bob Hepburn, Gallaghers Crescent  
Rand Stuart, Gallaghers Blvd

#### Letter of Opposition or Concern

Martin Mills, Gallaghers Parkway  
Grace & Albert Popoff, Gallaghers Circle  
Larry Erickson, Gallaghers Fairway S.  
Ken & Wendy Hague, Gallagher's Drive E.  
Raymond Wiebe, Gallagher's Lookout  
Doug Wise, Gallaghers Crescent  
Carla and Peter Cormier, Gallaghers Circle  
Barbara Brookes, Gallaghers Parkway  
William & Wanda Grevatt, Gallagher's Parkland Drive

#### Petition of Opposition

Contains approximately 19 signatures

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

#### Bert Hick, Rising Tide Consultants

- Provided rationale for the extension in hours with a few being Sunday Brunch, golf tournaments and to synchronize the hours with certain events.
- Advised that many other golf courses in the region have longer servicing hours.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Given

R746/15/09/29 THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 10 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of the application from GolfBC Holdings Inc. (dba Gallagher's Canyon Golf Resort) at 4320 Gallagher's Dr. W., (legally described as Lot 2, Section 2 Township 26, ODYD, Plan KAP82463 and an undivided 1/32 share in Common Lot 1, Plan KAP63646 (See Plan as to Limited Access) and an Undivided 1/384 share in Common Lot G Plan KAP53116 (See Plan as to Limited Access) and an undivided 1/24 Share in Common Lot 7 Plan KAP71295 (See Plan as to Limited Access)) for a change to licensed hours of sale from 10:00 AM to 12:00 AM Monday to Saturday and 11:00 AM to 12:00 AM Sunday, to 9:00 AM to 12:00 AM Monday to Sunday to better serve the golf playing public.



2. The Council's comments on the prescribed considerations are as follows:
  - (a) The potential for noise if the application is approved;  
The potential for noise may increase due to the additional hours of service. However, noise has not been an issue at this location in the past.
  - (b) The impact on the community if the application is approved:  
Significant negative community impacts are not anticipated.
  - (c) It is unlikely that the change in hours may result in the establishment being operated contrary to its primary purpose.
3. The Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

Carried

## **7.2 3200 Via Centrale, LL15-0010 - GolfBC Holdings Ltd.**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

### Letter of Support

Dave Moon, Country Club Drive  
Anthony & Harmina Jansen, Quail Ridge Blvd  
Murray Allen, Pinnacle Way

### Letter of Opposition or Concern

Philip L. Gardner, Capistrano Drive

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

Bert Hick, Rising Tide Consultants

- Provided rationale for the extension in hours.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor DeHart

**R747/15/09/29** THAT Council directs staff to forward the following recommendation to the Provincial Liquor Control and Licensing Branch (LCLB):

In accordance with Section 10 of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of the application from GolfBC Holdings Ltd. (dba The Okanagan Golf Club) at 3200 Via Centrale, (legally described as Lot C, Sections 22 and 23, ODYD, Plan 1632 Exc. Plan KAP47192) for a change to licensed hours of sale from 10:00 AM to 12:00 AM Monday to Saturday and 11:00 AM to 12:00 AM Sunday, to 9:00 AM to 12:00 AM Monday to Sunday to better serve the golf playing public.
2. The Council's comments on the prescribed considerations are as follows:
  - (a) The potential for noise if the application is approved;

- The potential for noise may increase due to the additional hour of service. However, noise has not been an issue at this location in the past.
- (b) The impact on the community if the application is approved:  
Significant negative community impacts are not anticipated.
  - (c) It is unlikely that the change in hours may result in the establishment being operated contrary to its primary purpose.

3. The Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

## 8. Development Permit and Development Variance Permit Reports

### 8.1 710 Stockwell Avenue, DP14-0205 & DVP15-0158 - Valleywest Homes Inc.

#### 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:

Letter of Support or Conditional Support  
Beryl Itani, 1380 Richter Street

Letter of Opposition or Concern  
Maria Tokarchuk, 767 Fuller Avenue

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

#### Garry Tomporowski, Applicant Representative

- Pleased to bring this project to fruition and improve the neighbourhood as well as provide much needed rental housing to the area and community.
- Confirmed the main entrance is on Richter Street.
- Responded to questions from Council.

#### Gallery:

##### Steve Makar, Fuller Avenue

- Home is adjacent to the development.
- Spoke with both staff and applicant regarding this application.
- Do not have an issue regarding the form and character or variance.
- Raised concern regarding location of the parking garage door access and the garbage dumpster location as they are directly opposite his property and believes it negatively impacts his property.
- Suggested the parking garage door access and garbage dumpster be moved closer to Richter Street.
- Responded to questions from Council.

##### Laurie Baird, Richter Street

- Raised concern with parking in the neighbourhood.

##### Liza Painter, Stockwell Avenue

- Raised concern with lack of parking as well as construction worker parking.
- Raised concern with increased traffic.
- Raised concern with alignment of Doyle Road, Stockwell Avenue and Richter Street.



Mark Friesen, Applicant

- Read a response provided to Steve Makar that was believed to have adequately addressed Mr. Makar's concerns.
- With the new zoning the building is moving farther away from Mr. Makar's house.
- Noted the challenges with moving the garage parking access and garbage location.
- The development has more parking than what is required.
- Confirmed that decorative fencing would be placed around the garbage bins.
- Responded to questions from Council.

Staff:

- Clarified that 51 parking stalls would be provided.
- Clarified that the laneway in front of proposed development would be repaved by the applicant.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Donn

R748/15/09/29 THAT Council authorizes the issuance of Development Permit No. DP14-0205 for Lot 1, D.L. 138, O.D.Y.D., Plan KAP85472, located at 710 Stockwell Ave., Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land to be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0158 for Lot 1, D.L. 138, O.D.Y.D., Plan KAP85472, located at 710 Stockwell Ave., Kelowna, BC;

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

1. Section [2.3.3 General Definitions]: [Lot Line, Front - Urban and Rural Residential]  
To vary the definition of Lot Line, Front - Urban and Rural Residential to allow the larger of the street frontages to be considered as the front lot line.
2. Section [13.11.6(b)]: [RU5 - Medium Density Multiple Housing Development Regulations]  
To vary the maximum site coverage from 40% permitted to 57.7% 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

## 8.2 360 Penno Road, TUP15-0002 - Ian Robertson

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Ian Robertson, Applicant

- Available to answer questions.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor DeHart

**R749/15/09/29** THAT Council authorize the issuance of Temporary Use Permit No. TUP15-0002 to allow an outdoor storage area for Lot 2, District Lot 123, ODYD, Plan 4183 EXCEPT: (1) PARCEL A (DD 131560F) (2) PLANS 4784, 22129 AND H8110, located at 360 Penno Road, Kelowna, BC, for a three (3) year period commencing from the date of Council approval, subject to the following conditions:

- a) The dimensions and siting of the temporary use on the land be in general accordance with Schedule "A";
- b) That no permanent structures be erected on the subject property in relation to the outdoor storage temporary use.

AND FURTHER THAT any application to extend the permit must be approved by Council prior to this permit expiring.

Carried

## 8.3 774 Barnaby Road, DVP15-0162 - Gary & Tina Gaspari

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Gary Gaspari, Applicant

- Available to answer questions.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Given

**R750/15/09/29** THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0162 for the property legally known as Lot B, District Lot 357, SDYD, Plan KAP65931, located on 774 Barnaby Road, Kelowna, BC;

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



Section 7.5.9 - Fencing and Retaining Walls Regulations

To vary the height of a retaining wall from 1.2 metres to 1.5 metres in accordance with the drawings attached to the Development Variance Permit described in Schedule "A".

Carried

9. Resolutions

9.1 (S of) Academy Way, Draft Resolution, BL11143 (Z15-0006) - Watermark Developments Ltd. & City of Kelowna

Moved By Councillor Stack/Seconded By Councillor Hodge

R751/15/09/29 THAT Council defers consideration of Bylaw No. 11143 (Z15-0006), for the property located (South of) Academy Way, to the October 6, 2015 Public Hearing.

Carried

10. Reminders

Councillor Hodge:

- Expressed condolences to the family of former Mayor William Treadgold who passed away earlier this week. A service to be held November 28<sup>th</sup>, 2:00 p.m. at St. Michaels Cathedral.

11. Termination

The meeting was declared terminated at 8:22 p.m.

\_\_\_\_\_  
Mayor

/acm



\_\_\_\_\_  
City Clerk



## City of Kelowna Public Hearing Minutes

Date: Tuesday, October 6, 2015  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Members Absent Councillor Maxine DeHart

Staff Present Acting City Manager, Rob Mayne; City Clerk, Stephen Fleming; Community Planning Manager, Ryan Smith; Suburban & Rural Planner, Damien Burggraefe\*; Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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 September 22, 2015 and by being placed in the Kelowna Capital News issues on September 25 and September 30, 2015 and by sending out or otherwise delivering 56 statutory notices to the owners and occupiers of surrounding properties, and 947 informational notices to residents in the same postal delivery route, between September 22 and September 25, 2015. 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

#### 3.1 BL11131 (TA15-0007) - Micro Suite Text Amendment

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- Spoke to alternative micro suite regulations that would expand the geographic area where such land use would be permitted to urban core areas.

- Confirmed that the bylaw before Council is pertaining to areas within Urban Centres and University South Village Centre within 400 metres of a bus stop or transit station.
- Confirmed that any amendments to the bylaw before Council this evening would require a second Public Hearing.
- Responded to questions from Council.

The City Clerk advised that no correspondence had been received.

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

Gallery:

Shane Worman, West Avenue, UDI

- Spoke in favour of allowing micro suites to be built in the urban core rather than urban centres.
- Raised concern with designating from the RM4 zone and up and believes the RM3 zone should be considered.
- Commented that for the industry to be affordable there are not many choices anymore and you must build small.
- Responded to questions from Council.

John Hertay, Kyndree Court, Watermark Development

- Spoke to the bus stop proximity being problematic in the University South neighbourhood as there isn't the density to date to warrant transit service.
- Raised concerns with required parking stall numbers being too great. Walking and cycling has always been encouraged in the University area.
- Responded to questions from Council.

Dave Cullen, CTQ Consultants

- Conducted a study on micro suites in the University area and noted that walking proximities to bus stops are usually 800 metres or greater. The 400 metres does not apply very well on campus.
- Spoke to the number of parking stalls required per micro suite and would like to see a reduction in parking requirements.
- Responded to questions from Council.

Staff:

- Confirmed that amendments to the micro suite parking requirements are not part of the bylaw before Council this evening.
- Responded to questions from Council.

There were no further comments.

### 3.2 5305 and 5315 Main Street, BL11138 (TA15-0009) Zoning Bylaw Text Amendment

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letter of Support

Helen Sarris, Mountainside Drive  
Brooks Van Norman & Traci Burke, McCarren Avenue  
Brad & Brenda Swecera, McCarren Avenue  
Nick Alexanders, Mountainside Drive

Letter of Comment

Glenn Barbour, Tanager Drive



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

Tony Overton, Applicant

- Trying to develop a small complex area and meet the requests from residents.

There were no further comments.

### 3.3 BL11139, BL11140 & BL11141 (TA14-0022) - Housekeeping Text Amendments

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 the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

No one came forward.

There were no further comments.

### 3.4 (South of) Academy Way, BL11143 (Z15-0006) - Watermark Development Ltd. & City of Kelowna

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 of support

Robert Einarson on behalf of UBCO, Alumni Avenue

Letter of Opposition or Concern

Linda & Gord Marshall, Arab Road  
Sophia Ng, Shetland Road

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

Matt Cameron, CTQ Consultants representing Applicant

- Displayed a PowerPoint presentation summarizing the application.
- Confirmed that an Open House was conducted and 178 invitations were delivered. Attendance was between 30 and 40 residents.
- Concerns raised at the Open House were traffic during construction and traffic to the area once construction is completed.
- Noted that 40% of the site area is dedicated to park or school.
- Confirmed that the developer dedicates the land for park but does not develop it.
- Responded to questions from Council.

Gallery:

Jon Bandringa, Shetland Road

- Displayed a photo of his residence indicating it's the second to last property near Clydesdale Road.
- Raised concern with traffic on Clydesdale Road and the future use.
- Raised concern as to the future use of 3207 Shetland Road property.



Rita Sherman, Clydesdale Road

- Raised concern with traffic impacts on Clydesdale Road.
- Raised concern with street parking the development will create.
- Raised concern with emergency vehicle access.

Louise Letkeman, Appaloosa Road

- Raised concern with traffic implications the development would bring.
- Raised concern with the development drastically changing the lifestyle of current residences under the A1 zone.
- Requested some sort of landscaping or fencing to be provided.
- Responded to questions from Council.

Corinne Dewhurst, Appaloosa Road

- Raised concern with traffic implications the development would bring.
- Raised concern with the impact this development will have on Appaloosa Road property value as well as privacy.
- Requested mature landscaping for buffering.
- Responded to questions from Council.

Pam Price, Appaloosa Road

- Raised concern with traffic flow on Appaloosa Road
- Requests Watermark, as the Developer, contribute up to 50% of costs to upgrade Appaloosa Road
- Responded to questions from Council.

Chantelle Kshyk and Curtis Froats, Appaloosa Road

- Raised concern with changing road patterns the development will invoke.
- Raised concern with traffic volume and speeds on Appaloosa Road this development will bring.
- Raised questions on plans for traffic calming and future traffic signalization in the immediate area.

Matt Cameron, CTQ Consultants representing Applicant

- Spoke to the proposed road changes and signalization the proposed development would generate.
- Confirmed plans for an intersection at Sexsmith and Clydesdale Roads.
- Advised the Shetland Road corner lot is still owned by Watermark Development.
- Clydesdale Road down to Sexsmith Road will bring additional traffic as it has been identified as a major road. Empathize for those that live adjacent to the roads.
- Collaboration between the Developer and City for fencing or landscaping is under discussion.
- Confirmed that GEID requirements will be met.
- Responded to questions from Council.

There were no further comments.

#### 4. Termination

The Hearing was declared terminated at 8:43 p.m.

\_\_\_\_\_  
Mayor

/acm

\_\_\_\_\_  
City Clerk



## City of Kelowna

### Regular Meeting

### Minutes

Date: Tuesday, October 6, 2015  
Location: Council Chamber  
City Hall, 1435 Water Street

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

Members Absent Councillor Maxine DeHart

Staff Present Acting City Manager, Rob Mayne; City Clerk, Stephen Fleming; Community Planning Manager, Ryan Smith; Suburban & Rural Planner, Damien Burggraeve\*; Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

#### 1. Call to Order

Mayor Basran called the meeting to order at 8:51 p.m.

#### 2. Reaffirmation of Oath of Office

The Oath of Office was read by Mayor Basran.

#### 3. Bylaws Considered at Public Hearing

##### 3.1 BL11131 (TA15-0007) - Micro Suite Housing Amendments to Zoning Bylaw No. 8000

Moved By Councillor Donn/Seconded By Councillor Hodge

R777/15/10/06 THAT Bylaw No. 11131 be read a second and third time.

Mayor Basran, Councillors Donn & Sieben - Carried  
Opposed

Moved By Councillor Hodge/Seconded By Councillor Stack

R778/15/10/06 THAT Council direct staff to remove the 400 meter bus stop and transit station regulation section in Text Amendment No TA15-0007.

Councillor Sieben - Carried  
Opposed

**3.2 5305 and 5315 Main Street, BL11138 (TA15-0009) - Anthony and Susan Overton**

Moved By Councillor Donn/Seconded By Councillor Hodge

R779/15/10/06 THAT Bylaw No. 11138 be read a second and third time and be adopted.

Carried

**3.3 BL11139 (TA14-0022) - Housekeeping Text Amendments to Zoning Bylaw No. 8000**

Moved By Councillor Given/Seconded By Councillor Donn

R780/15/10/06 THAT Bylaw No. 11139 be read a second and third time.

Carried

**3.4 BL11140 (TA14-0022) - Housekeeping Text Amendments to Zoning Bylaw No. 8000**

Moved By Councillor Stack/Seconded By Councillor Singh

R781/15/10/06 THAT Bylaw No. 11140 be read a second and third time.

Carried

**3.5 BL11141 (TA14-0022) - Housekeeping Text Amendments to Zoning Bylaw No. 8000**

Moved By Councillor Singh/Seconded By Councillor Sieben

R782/15/10/06 THAT Bylaw No. 11141 be read a second and third time.

Carried

**3.6 (South of) Academy Way, BL11143 (Z15-0006) - Watermark Development Ltd. & City of Kelowna**

Moved By Councillor Singh/Seconded By Councillor Sieben

R783/15/10/06 THAT Bylaw No. 11143 be read a second and third time.

Carried

**4. Notification of Meeting**

The City Clerk advised that Notice of Council's consideration of the Development Variance Permit Applications was given by sending out or otherwise delivering 9 statutory notices to the owners and occupiers of surrounding properties, and 788 informational notices to residents in the same postal delivery route, between September 22 and September 25, 2015.

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.



5. Development Permit and Development Variance Permit Reports

5.1 392 Stellar Drive, DVP15-0129 - Steve & Elizabeth Moore

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 of Opposition or Concern

Al Kassian, Stellar Drive  
G. Nykiforuk, Lakeshore  
Noel and Joyce O'Mahony, Tellar Drive

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

Steve Moore, Stellar Drive, Applicant

- Confirmed that a geotechnical engineer had surveyed the property.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Gray

**R784/15/10/06** THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0129 for Lot A Section 23 Township 28 SDYD Plan KAP81216, located at 392 Stellar Drive, Kelowna, BC;

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

Section 7.5.9 - Landscaping and Screening Fencing and Retaining Walls

To vary the maximum height of the retaining wall from 1.2 m required to 3.4 m proposed in accordance with Schedule "A" and Schedule "B".

Section 8.1 - Parking and Loading Parking Schedule

To vary the designated secondary suite parking space from one required to none proposed in accordance with Schedule "A".

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

To vary the minimum front yard setback from 4.5 m required to 3.5 m proposed in accordance with Schedule "A".

To vary the minimum front yard setback from a garage having vehicular entry from the front from 6.0 m required to 3.75 m proposed in accordance with Schedule "A".

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

6. Reminders - Nil.

7. Termination

The meeting was declared terminated at 9:49 p.m.

\_\_\_\_\_  
Mayor

/acm

\_\_\_\_\_  
City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11148**  
**Z15-0033 - Academy Apartments Ltd. Inc. No. BC0868449**  
**975-985 Academy 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 Strata Lot 1, Section 10, Township 23, ODYD, Strata Plan EPS1461 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V located on Academy Way, Kelowna, B.C., from the C3 - Community Commercial zone to the C3rls - Community Commercial (Retail Liquor Sales) 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 28<sup>th</sup> day of September, 2015.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

---

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

---

City Clerk

**CITY OF KELOWNA**  
**BYLAW NO. 11151**  
**Z15-0040 - Frank & Dawn Filice**  
**3473 Scott 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 21, District Lot 134, ODYD, Plan 3886 located on Scott Road, 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 5<sup>th</sup> day of October, 2015.

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. 11152**  
**Z15-0038 - Justin & Rebecca Bullock**  
**980 Mayfair 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 A, District Lot 143, ODYD, Plan 22053 located on Mayfair Road, Kelowna, B.C., from the RU1 - Large Lot Housing 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 5<sup>th</sup> day of October, 2015.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

---

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk



**CITY OF KELOWNA**  
**BYLAW NO. 11153**  
**Z15-0042 - Frank & Dawn Filice**  
**3461 Scott 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 22, District Lots 134 & 135, ODYD, Plan 3886 located on Scott Road, 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 5<sup>th</sup> day of October, 2015.

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. 11155**  
**Z15-0039 - Franklin Talbot**  
**2982 Volterra Court**

---

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 20, Section 22, Township 23, ODYD, Plan KAP70243 located on Volterra Court, Kelowna, B.C., from the CD6 - Comprehensive Residential Golf Resort zone to the RU1 - Large Lot 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 5<sup>th</sup> day of October, 2015.

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

# REPORT TO COUNCIL



Date: 10/6/2015

RIM No. 0940-40

To: City Manager

From: Community Planning Department (AC)

Application: DVP15-0182      Owner: Lexlaur Properties Inc. No.587891  
Bernard Development Group Inc. No. 597378  
Western Interior Financial Ltd. No. 475192

Address: 507 Bernard Ave      Applicant: Priority Permits Ltd.

Subject: Development Variance Permit

Existing OCP Designation: MXR - Mixed Use Residential / Commercial

Existing Zone: C7 - Central Business Commercial

---

## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0182 for the property legally known as Lot A, District Lot 139, ODYD, Plan 36295, located on 507 Bernard Avenue, Kelowna, BC;

AND THAT a variance to the following section of Sign Bylaw No. 8235 be granted:

### Section 6 - Specific Zone Regulations - Major Commercial (a)

To vary the maximum fascia sign area rule that would allow a maximum sign area of 3.66m<sup>2</sup> to 5.02m<sup>2</sup> 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.

## 2.0 Purpose

To vary the total sign area to permit sign additions on the subject property.

## 3.0 Community Planning

Staff supports the proposed variance. The total sign area increase is minor and the sign additions are similar to previous approval sign variances.



In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours within a 50 metre radius. Staff has not fielded any objections or correspondence from the neighbours.

## 4.0 Proposal

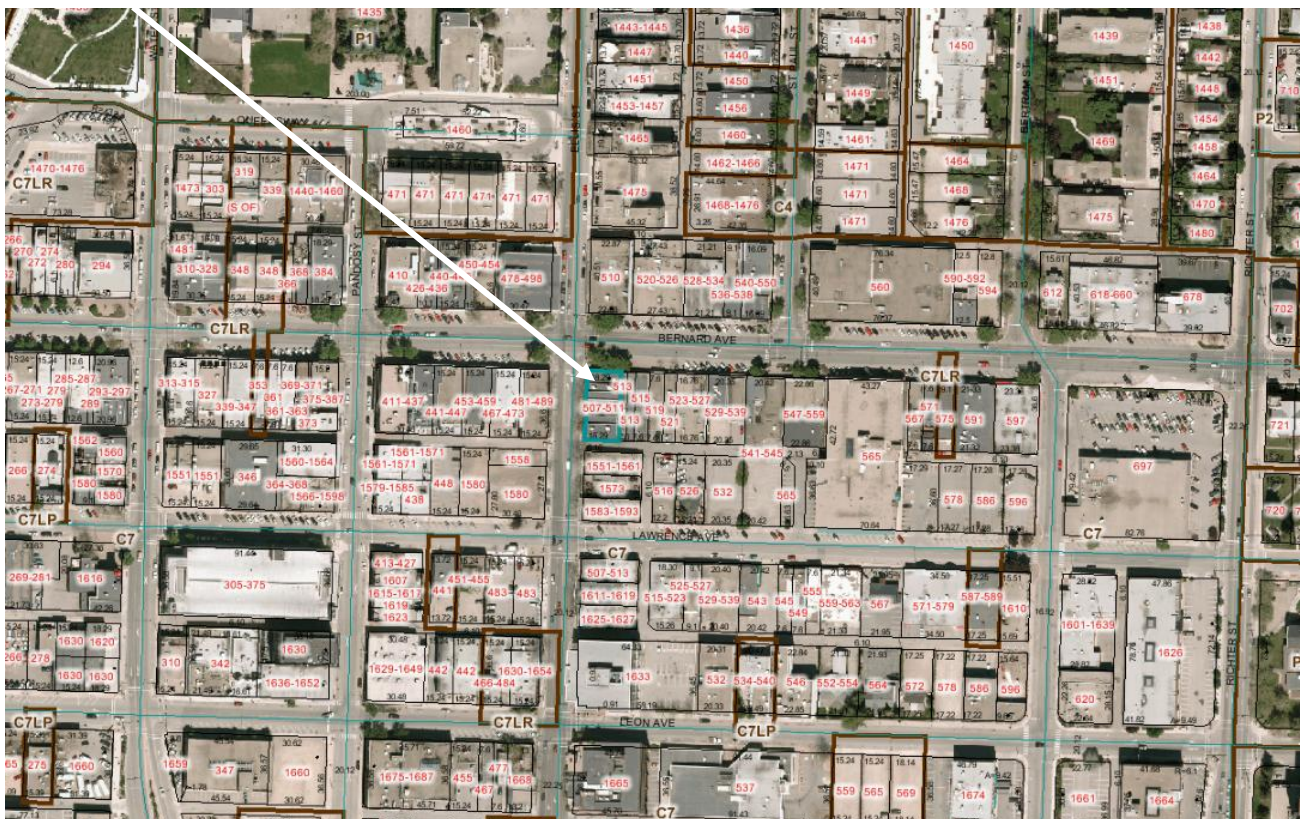
### 4.1 Project Description

The applicant is proposing to install three new fascia signs for Valley First Credit Union located at 507 Bernard Avenue.

### 4.2 Site Context

The subject property is located in the downtown Urban Centre and is designated as MXR - Mixed Use Residential / Commercial.

#### Subject Property Map: 507 Bernard Avenue



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.**<sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## **6.0 Technical Comments**

### **6.1 Building & Permitting Department**

- No comments.

## **7.0 Application Chronology**

|                                    |                 |
|------------------------------------|-----------------|
| Date of Application Received:      | August 5, 2015  |
| Date Public Consultation Received: | August 12, 2015 |

**Report prepared by:**

---

Adam Cseke, Planner

**Reviewed by:**



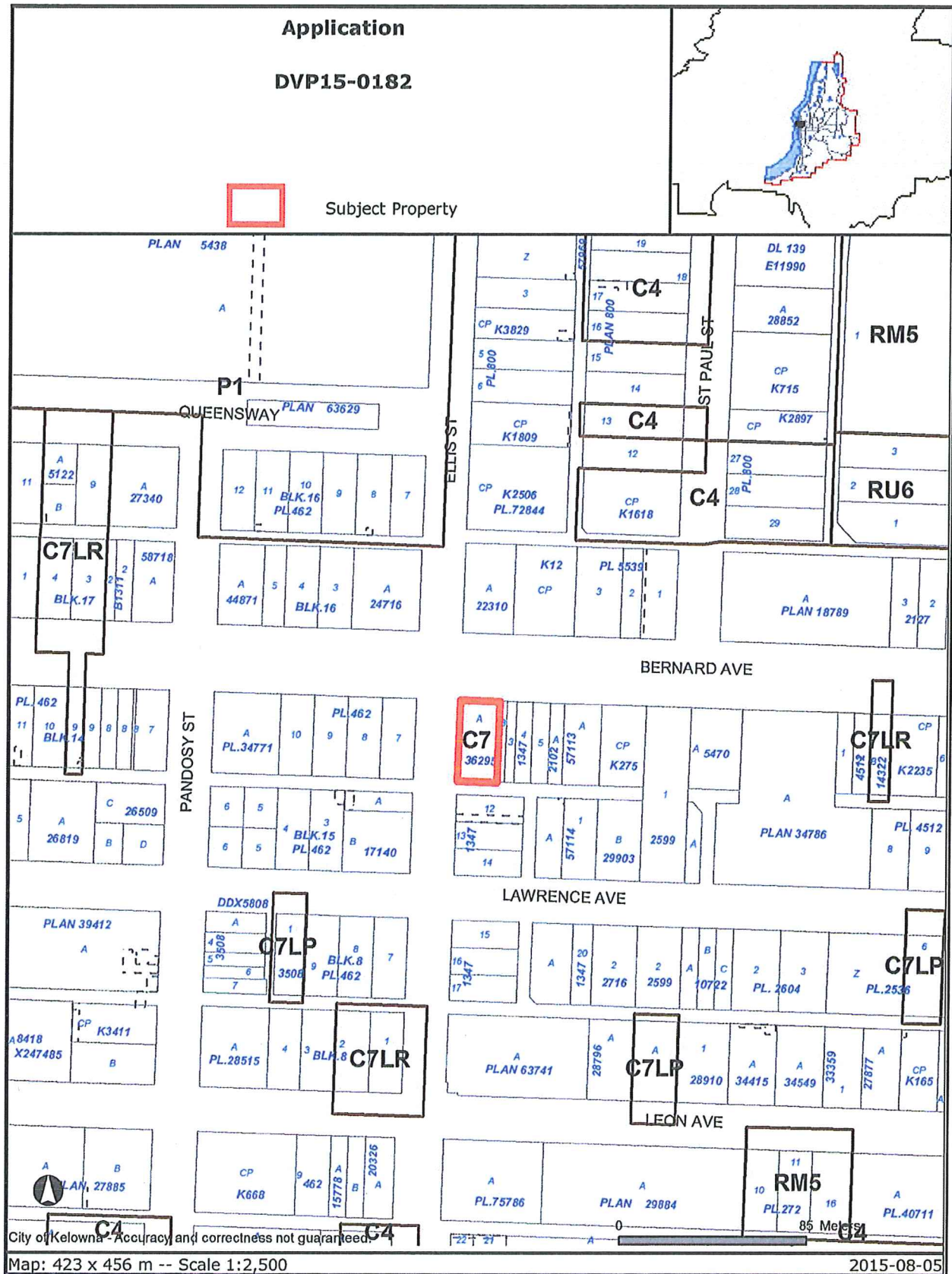
Lindsey Ganczar, Urban Planning Supervisor

### **Attachments:**

Subject Property Map  
Site Plan  
Applicant Rationale and Sign Drawings  
DVP15-0182

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<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.





July 20, 2015

Building Department  
City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attn: Development Variance Permits

**Re: Valley First Credit Union - 507 Bernard Ave.**

We are proposing to install three new fascia signs for Valley First Credit Union at 507 Bernard Ave.

The signs as proposed are not conforming to the City of Kelowna Sign Bylaw in the following ways:

- The maximum total area is  $0.8\text{m}^2$  per lineal metre of building frontage to a maximum of 20% of the wall it is attached to.
- The combined new sign area and existing sign area is  $5.02\text{m}^2$ . The maximum Allowable at  $0.8\text{m}^2$  per lineal metre of building frontage is  $3.66\text{m}^2$ .

We believe that the proposed signs are both attractive, and highly congruent with the architectural style of the recently renovated building. Due to the fact that Bernard Avenue is a highly trafficked roadway and the building is on a corner lot, large enough signage is required for motorists to identify their destination from a distance and safely exit the roadway.

The signs are similar to new signage at Valley First Credit Unions across British Columbia. The proposed sign is similar in style to existing signs on the building and is in keeping with the overall character of the area and does not impinge upon or adversely affect any of the neighbouring properties. The LED-lighting is long-lasting, highly energy efficient, completely recyclable, and devoid of the harmful chemicals present in traditional fluorescent lamps.

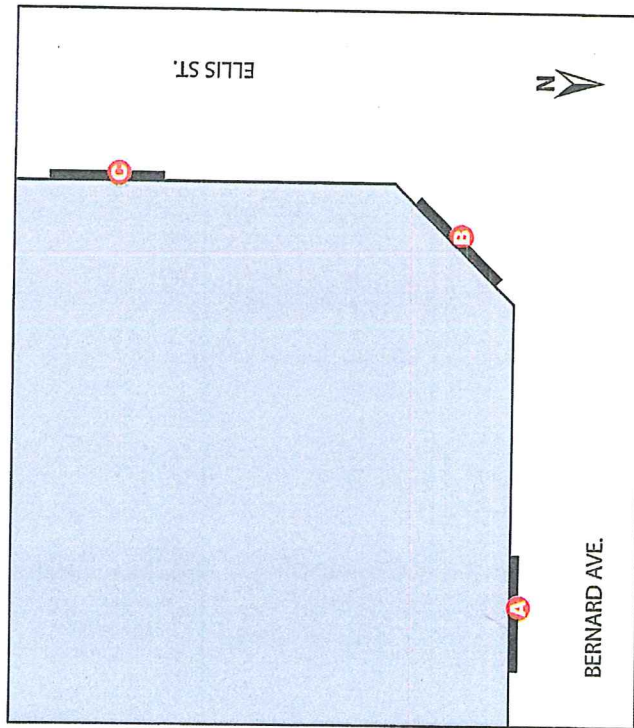
We request a variance for a relaxation of the current by-law as to allow for the proposed signs.

A handwritten signature in blue ink, appearing to read "Jeffrey Sudnicki".

Jeffrey Sudnicki on behalf of Ryan Matthews  
Priority Permits Ltd.  
Ph: 289-389-8951  
Ph: 778-397-1394  
Email: [ryan@prioritypermits.com](mailto:ryan@prioritypermits.com)

IF YOU CAN READ THIS YOUR PDF PRINTOUT IS NOT IN SCALE, CHANGE PAGE SCALING TO (NONE)

## SITE INDEX



THREE (3) NEW SF FRAMELESS ALUM. FACE SIGNS  
W/ PUSH THRU LETTERS (LED ILLUMINATED)

**A** NEW: 1'-3" X 12'-0"  
EXISTING SIGN TO REMAIN AS IS  
\* SEE PAGE 2

**B** NEW: 1'-3" X 14'-1 1/2"  
EXISTING SIGN TO REMAIN AS IS  
\* SEE PAGE 3

**C** NEW: 1'-3" X 20'-0"  
EXISTING SIGN TO BE RELOCATED TO THE LEFT  
\* SEE PAGE 4

**PATISON SIGN GROUP**  
120 - 7885 North Fraser Way  
Burnaby BC Canada V5J 5N7  
Tel (604) 215-5526  
Fax (604) 215-0696  
www.patisonsign.com  
A Division of Jim Patison Industries Ltd.

DATE: April 15, 2015  
SKETCH: V15-1089-R1-site  
SALES: Tory Webb  
ARTIST: Marla  
SCALE: NTS  
VOLTAGE: 120 V  
PAGE: 1 of 4

**MASTER SIGN OFF**  
DATE OF MASTER: May 4, 2015  
MASTER SIGN OFF  
DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
SALES REP: \_\_\_\_\_

REVISION HISTORY (PRIOR TO MASTER ART):

R1: rec'd survey to confirm o/a width of sign A & B



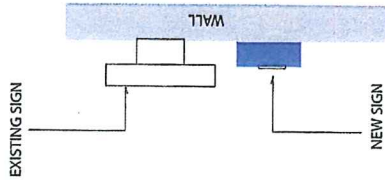
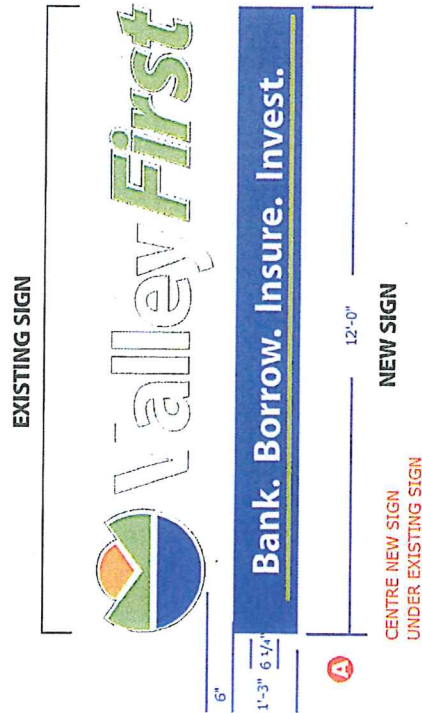
Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

**Valley First**  
507 Bernard Ave, Kelowna, BC

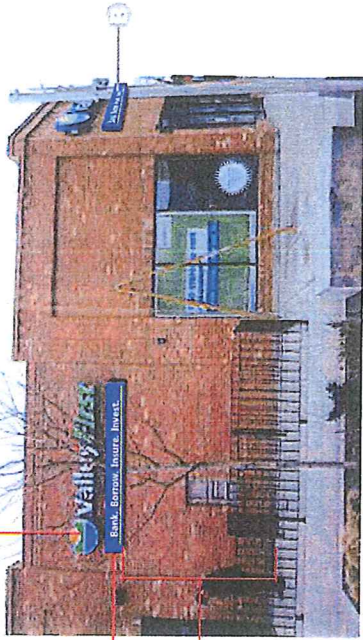


IF YOU CAN READ THIS YOUR PDF PRINTOUT IS NOT IN SCALE, CHANGE PAGE SCALING TO (NONE)

# SIGN A SF FRAMELESS ALUM. FACESIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)



EXISTING SIGN  
REMAIN AS IS



PROPOSED

## SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)

'Bank. Borrow. Insure. Invest.' push thru clear acrylic letters with frost finish returns and white vinyl face, white vinyl diffuser on back, protrude 1/4" ( Face Lit LED )  
Green underscore - routed out and backed with white acrylic and light green vinyl face  
Aluminium face - frameless painted medium blue  
Cabinet - painted medium blue - 6" deep with through wall power  
White LED illumination

VINYL:  
3M 3603-106 BRILLIANT GREEN VINYL (closest match to PANTONE 368 C)

PAINT:  
MEDIUM BLUE - to match Pantone 300 C



EXISTING



DATE: April 15, 2015  
SKETCH: V15-1089-R1-A M  
SALES: Tory Webb  
ARTIST: Maria  
SCALE: 3/8" = 1'-0"  
VOLTAGE: 120 V  
PAGE: 2 of 4

|                                    |           |
|------------------------------------|-----------|
| <b>MASTER SIGN OFF</b>             |           |
| MH                                 | SALES REP |
| <b>DATE OF MASTER: May 4, 2015</b> |           |
| <b>MASTER REVISION HISTORY</b>     |           |
|                                    |           |
|                                    |           |
|                                    |           |

REVISION HISTORY (PRIOR TO MASTER ART):

R1-rec'd survey to confirm o/a width, remains 12'



Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.



507 Bernard Ave, Kelowna, BC

IF YOU CAN READ THIS YOUR PDF PRINTOUT IS NOT IN SCALE, CHANGE PAGE SCALING TO (NONE)

## SIGN B

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)



## SIDE VIEW

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)

"Bank. Borrow. Insure. Invest." push thru clear acrylic letters with frost finish returns and white vinyl face, white vinyl diffuser on back, protrude 1/4" (Face Lit LED)  
 Green underscore - routed out and backed with white acrylic and light green vinyl face  
 Aluminium face - frameless painted medium blue  
 Cabinet - painted medium blue - 6" deep with through wall power  
 White LED illumination

VINYL:

3M 3603-106 BRILLIANT GREEN VINYL (closest match to PANTONE 368 C)

PAINT:

MEDIUM BLUE - to match Pantone 300 C

NOTE: ALL SIGNS OVER 12'-0" (Vertical or Horizontal)  
 "SIGN WILL HAVE VISIBLE VERTICAL SEAMS. EXACT SEAM  
 LOCATIONS TO BE DETERMINED BY PSG TECH. DEPT."

EXISTING SIGN  
 REMAIN AS IS



PROPOSED



EXISTING

**PATTISON SIGN GROUP**  
 120 - 7885 North Fraser Way  
 Burnaby BC Canada V5J 5H7  
 Tel (604) 215-5526  
 Fax (604) 215-0696  
 www.pattisonsign.com  
 A Division of Jim Pattison Industries Ltd.

DATE: April 15, 2015  
 SKETCH: V15-1089-R1-B M  
 SALES: Tory Webb  
 ARTIST: Marla  
 SCALE: 3/8" = 1'-0"  
 VOLTAGE: 120 V  
 PAGE: 3 of 4

**MASTER SIGN OFF**

|                             |           |
|-----------------------------|-----------|
| DATE OF MASTER: May 4, 2015 | SALES REP |
| ARTIST                      |           |

**MASTER REVISION HISTORY**

|          |                     |
|----------|---------------------|
| REVISION | DESCRIPTION         |
| 1        | Revised sign design |

REVISION HISTORY (PRIOR TO MASTER ART):

R1-revd survey to confirm o/a width, changed to 14'-1 1/2"



Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

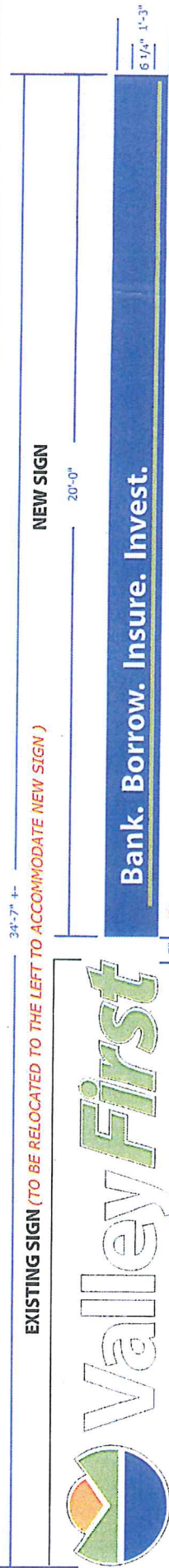


507 Bernard Ave, Kelowna, BC

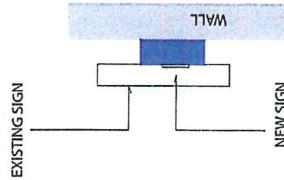


# SIGN C

SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)



ALIGN BOTTOM OF NEW SIGN TO BOTTOM OF EXISTING CHANNEL LETTERS



## SF FRAMELESS ALUM. FACE SIGN WITH PUSH THRU LETTERS (LED ILLUMINATED)

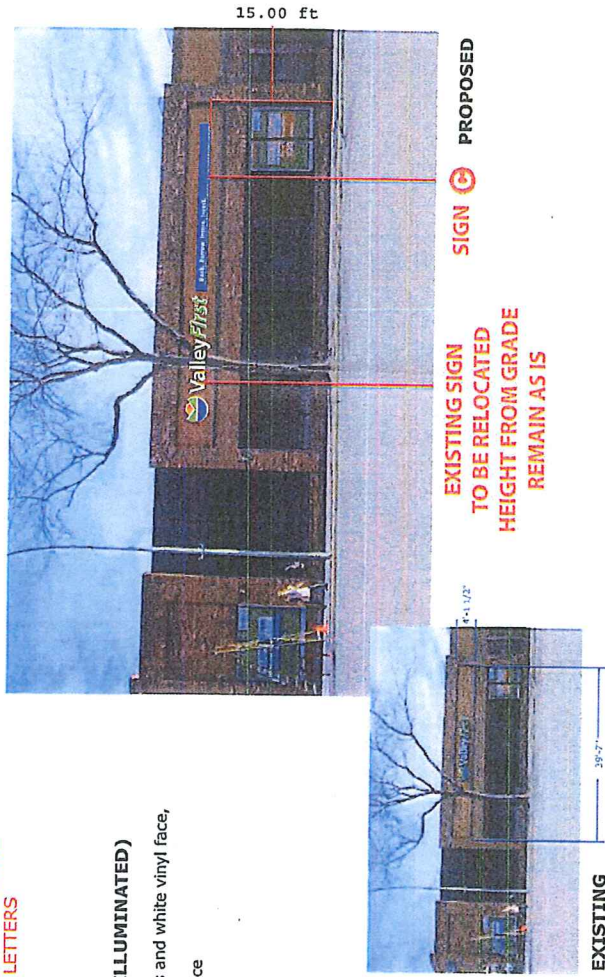
"Bank. Borrow. Insure. Invest." push thru clear acrylic letters with frost finish returns and white vinyl face, white vinyl diffuser on back, protrude 1/4" (Face Lit LED)  
 Green underscore - routed out and backed with white acrylic and light green vinyl face  
 Aluminium face - frameless painted medium blue  
 Cabinet - painted medium blue - 6" deep with through wall power  
 White LED illumination

VINYL:  
 3M 3603-106 BRILLIANT GREEN VINYL (closest match to PANTONE 368 C)

PAINT:  
 MEDIUM BLUE - to match Pantone 300 C

## SIDE VIEW

NOTE: ALL SIGNS OVER 12'-0" (Vertical or Horizontal)  
 "SIGN WILL HAVE VISIBLE VERTICAL SEAMS. EXACT SEAM LOCATIONS TO BE DETERMINED BY PSG TECH. DEPT."



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 Fax (604) 215-0696  
 www.pattisonsign.com  
 A Division of Jim Pattison Industries Ltd.

DATE: April 15, 2015  
 SKETCH: V15-1089-R1-C M  
 SALES: Tony Webb  
 ARTIST: Maria  
 SCALE: 3/8" = 1'-0"  
 VOLTAGE: 120 V  
 PAGE: 4 of 4

**MASTER**  
 DATE OF MASTER: MAY 4, 2015  
 MASTER REVISION HISTORY

MASTER SIGN OFF  
 Article  
 SALES REP

REVISION HISTORY (PRIOR TO MASTER ART):  
 R1 - no change this page



507 Bernard Ave, Kelowna, BC

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP15-0182

EXISTING ZONING DESIGNATION: C7 - Central Business Commercial  
WITHIN DEVELOPMENT PERMIT AREA: n/a

ISSUED TO: Lexlaur Properties Inc. , Bernard Development Group Inc. , & Western Interior Financial Ltd.

LOCATION OF SUBJECT SITE: 507 Bernard Ave

|                    | LOT | D.L. | PLAN     | SECTION | TOWNSHIP | DISTRICT |
|--------------------|-----|------|----------|---------|----------|----------|
| LEGAL DESCRIPTION: | A   | 139  | KAP36295 |         |          | ODYD     |

### SCOPE OF APPROVAL

- ☐ This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- ☐ This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

#### 1. TERMS AND CONDITIONS:

THAT a variance to the following section of Sign Bylaw No. 8235 be granted:

##### Section 6 - Specific Zone Regulations

To vary the maximum sign area rule from "fascia signs have a maximum total area of 0.8m<sup>2</sup> per lineal metre of building frontage to a maximum of 20% of the wall it is attached to (in this case would equal 3.66m<sup>2</sup>). " to "the maximum combined sign area shall be 5.02m<sup>2</sup>."

#### 2. PERFORMANCE SECURITY:

none

#### 4. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.



If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.

This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and the manager of community planning.

Should there be any change in ownership or legal description of the property, I undertake to notify the Urban Planning Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

6. APPROVALS:

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE MANAGER OF COMMUNITY PLANNING.

\_\_\_\_\_  
Ryan Smith, Manager - Community Planning