



City of Kelowna Regular Meeting Minutes

Date:	Tuesday, January 18, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Gail Given and Loyal Wooldridge
Members participating remotely	Councillors Ryan Donn, Charlie Hodge, Brad Sieben and Mohini Singh
Members Absent	Councillor Luke Stack
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Urban Planning Manager, Jocelyn Black; Legislative Technician, Rebecca Van Huizen
Staff participating remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:27 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Donn.

3. Confirmation of Minutes

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0039/21/01/18 THAT the Minutes of the Public Hearing and Regular Meeting of November 30, 2021 be confirmed as circulated.

Carried

4. Development Permit and Development Variance Permit Reports

4.1 START TIME 6:20 PM - Pandosy St 1727 1737 - DP19-0050 DVP19-0051 - Brian Pattie, Christopher Pattie and Millcreek Lane Properties Inc

Mayor Basran:

- Advised that the Applicant withdrew their application from this agenda and will not be heard.

The meeting recessed at 6:28 p.m.

The meeting reconvened at 6:51 p.m.

4.2 START TIME 6:50 PM - Bay Ave 437 - DP21-0135 DVP21-0138 - Carbon Capture Mini-Storage (Kelowna) GP Ltd., Inc. No. BC1070157

Staff:

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

Don Redden, CEO Ulmus Development, Participating Online

- Shared a Power Point Presentation, re: EcoLock Self Storage.
- Commented on the previous approved application in 2019 that was delayed due to the pandemic.
- Reconfirmed the business model and realized that there is still a significant shortage of self-storage for residential and commercial uses in the downtown core.
- Spoke to the changes from the previous application by eliminating co-work space and enlarging the lobby space.
- This project is setting a new standard with energy efficiency and environmental building standards and are meeting the living building challenge.
- Spoke to the goals of EcoLock to reduce traffic congestion and provide activated streetscape for safety and improve neighbourhood livability.
- Responded to questions from Council.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online indicated they wished to speak.

Gallery:

Katherine Chernoff, Richter Street

- Raised concern regarding the discrepancy with Official Community Plan Policy regarding commercial storage.

Staff:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0040/21/01/18 THAT Council authorizes the issuance of Development Permit No. DP21-0135 and Development Variance Permit No. DVP21-0138 for Lot 2 District Lot 139 Osoyoos Division Yale District Plan KAP68693, located at 437 Bay 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";
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 sections of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Table 8.3.4: Section 8 – Parking and Loading, Table 8.3 - Required Off-Street Parking Requirements, Industrial

To vary the required minimum number of parking stalls from 102 stalls to 12 stalls.

Table 8.4: Section 8 – Parking and Loading, Off-Street Loading, Minimum Loading Required

To vary the required minimum number of loading stalls from 6 stalls to 3 stalls.

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.

Carried

4.3 START TIME 6:50 PM - Hilltown Dr 3155 - DVP21-0221 - Kinnikinnik Developments Inc., Inc. No. BCo622664

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Andrew Gaucher, Paly Road, Applicant, Participating Online

- Available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating on line or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Donn

R0041/21/01/18 THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0221 for Lot 10, Section 28, Township 23, ODYD, Plan EPP92233, located at 3155 Hilltown Drive, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 1.3.4.1: Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, Development Regulations, Setbacks

To vary the minimum setback from the CD Zone boundary for all uses from 10 m required to 2.3 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

4.4 START TIME 6:50 PM - Northern Flicker Ct 1960 - DVP21-0222 - Forest Hills McKinley Beach Developments Inc., Inc. No. BC1135274

Staff:

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

Andrew Gaucher, Paly Road, Applicant, Participating Online

- Available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating on line or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Singh

R0042/21/01/18 THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0222 for Lot 14, Section 28, Township 23, ODYD, Plan EPP92221, located at 1960 Northern Flicker Court, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 1.3.4.1: Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, Development Regulations, Setbacks:

To vary the minimum setback from the CD Zone boundary for all uses from 10 m required to 2.3 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

4.5 START TIME 6:50 PM - Pandosy St 2251-2312 - DVP21-0239 - Interior Health Authority

Staff:

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

Maria Lee, KGH Foundation, Applicant, Participating Online

- Made comment on KGH Foundation and being the lead fundraising organization for the hospital.
- Made comment that they realize a building permit is a requirement when a new sign is proposed.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating on line or in the gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Sieben

R0043/21/01/18 THAT Council authorizes the issuance of Development Variance Permit No. DVP21-0239 for Lot 1 District Lot 14 ODYD Plan EPP87656, located at 2251-2312 Pandosy Street, Kelowna, BC;

AND THAT variances to following sections of Sign Bylaw No. 11530 be granted:

Section 3.2.2(a): SIGNS NOT REQUIRING A PERMIT, Banner Sign – Permanent, Regulations:

To vary the maximum sign area from 2.0 m² permitted to 46.8 m² proposed.

Section 3.2.2(b): SIGNS NOT REQUIRING A PERMIT, Banner Sign – Permanent, Regulations:

To vary the maximum height from 3.0 m permitted to 9.5 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

5. **Reminders – Nil.**

6. **Termination**

The meeting was declared terminated at 7:28 pm

Mayor Basran

Deputy City Clerk

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