



**City of Kelowna
Regular Council Meeting
Minutes**

Date:	Tuesday, February 11, 2025
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Deputy Mayor Gord Lovegrove, Councillors Ron Cannan, Maxine DeHart, and Rick Webber
Members Participating Remotely	Councillor Mohini Singh
Members Absent	Mayor Tom Dyas**, Councillors Charlie Hodge**, Luke Stack and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action & Development Services, Ryan Smith; Development Planning Department Manager, Nola Kilmartin; Development Planning Manager, Alex Kondor; Acting Development Planning Manager, Adam Cseke; Legislative Coordinator (Confidential), Rebecca Van Huizen
Staff Participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(** Denotes leave of absence)

1. Call to Order

Deputy Mayor Gord Lovegrove called the meeting to order at 4:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor DeHart.

3. Confirmation of Minutes

Moved By Councillor Cannan/Seconded By Councillor Webber

THAT the Minutes of the Public Hearing and Regular Meeting of January 21, 2025 be confirmed as circulated.

Carried

4. Call to order the Regular Meeting

Deputy Mayor Gord Lovegrove called the meeting to order at 4:02 p.m.

5. Development Permit and Development Variance Permit Reports

5.1 START TIME 4:00 PM - Barlee Rd 1881 - DP24-0101 DVP24-0162 - Barlee Road Development GP Ltd., Inc.No. BC1450498

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Renee Merrifield and Josh Klassen, Troika, Leon Avenue, Applicant:

- Displayed a PowerPoint presentation outlining the application.
- Provided overview of the company and its development objectives
- Spoke to the site context in a transit oriented development area.
- Commented on the building setback variance and the design considerations to accommodate tree planting requirements.

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

Gallery:

Davis Kyle, Glenwood Ave

- Supports the application.
- Stated the application is a good example of a building positioned within a transit oriented area.
- Assists the multi-family vacancy rate in the community.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council authorizes the issuance of Development Permit No. DP24-0101 for LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068, located at 1881 Barlee Rd, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0162 for LOT 1 DISTRICT LOT 129 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141068, located at 1881 Barlee Rd, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 12375 be granted as shown on Schedule "B":

Section 14.11: Commercial and Urban Centre Zone Development Regulations

To vary the minimum building setback from the front yard from 3.0 m required to 0.0 m 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 Applications 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

5.2 START TIME 4:00 PM - Wardlaw Ave 667, 681 - DP24-0136 DVP24-0230 - 15017807 Canada Inc., Inc.No. A0127722

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jeff Stretch, Stretch Construction, Water St., Applicant:

- Spoke to looking forward to adding rental housing in the Pandosy area.
- Challenging to achieve the number of units due to setback requirements, losing 20% of useable property area.
- Chose to apply for 5 storey building instead of the 6 storeys permitted by the bylaw.
- Spoke to the parking provided being reasonable in context to the available transit corridor and the proximity to the college campus as the primary housing market for the development.
- Responded to the City's direction to incorporate Crime Prevention Through Environmental Design features.

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

Gallery:

Mark Hanson, Wardlaw Ave.:

- Spoke to community involvement and has lived in the neighbourhood for many years.
- Directly impacted living across the street from the subject property.
- Nice building design.
- Concerned with parking as there is already existing parking issues in the area.
- Concerned with the setback from Richter Street and the visibility of the turning radius onto the street.
- Would like to see more three bedroom units for families.

Joy Russell, Richter St.:

- Similar concerns to the previous speaker.
- Nice building design.
- Challenges turning onto Richter Street from Wardlaw Avenue.
- Concerned with lack of on-site parking and existing on street parking challenges.
- Difficult to see to access Wardlaw and extremely busy street.
- Existing parking is full on street. Overflow is not available.
- Two hour limit not enforced on the street.
- Concerned with additional traffic resulting from more development.

Mark Aquilon, MGA Architect Inc. Applicant's representative in response:

- Spoke to size of the site and the street being a major transportation corridor.
- The new structure will be pulled back further on the site than the existing structure is. The variance setback is to the stepback above the fifth floor.
- Spoke to number of parking stalls.
- Spoke to the design responding to the need of the powerlines in the area.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP24-0136 for the subject properties;

- a. Lot 1 District Lot 14 ODYD Plan 3769, located at 681 Wardlaw Ave, Kelowna, BC; and
 - b. Lot 2 District Lot 14 ODYD Plan 3769, located at 667 Wardlaw Ave, 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
 5. The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;
 6. The applicant be required to complete a technical subdivision consolidating the two subject lots.

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP24-0230;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 14.11 - Commercial and Urban Centre Zone Development Regulations, UC5:

To vary the required building setback from 3.0 metres permitted to 0.0 metres proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the 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
Councillor Cannan - Opposed

6. Termination

The meeting was declared terminated at 5:11 p.m.

Deputy Mayor Gord Lovegrove

lb/cm

City Clerk