



## City of Kelowna Regular Meeting Minutes

Date: Tuesday June 21, 2022  
Location: Council Chamber  
City Hall, 1435 Water Street

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

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Planner II, Barbara Crawford; Legislative Coordinator (Confidential), Rebecca Van Huizen

Staff participating Remotely  
(\* Denotes partial attendance) Legislative Coordinator (Confidential), Clint McKenzie

**1. Call to Order**

Mayor Basran called the meeting to order at 7:09 p.m.

**2. Reaffirmation of Oath of Office**

The Oath of Office was read by Councillor Donn.

**3. Confirmation of Minutes**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

R0446/22/06/21 THAT the Minutes of the Public Hearing and Regular Meeting of May 31, 2022 be confirmed as circulated.

**Carried**

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

**4.1 START TIME 7:00 PM - Abbott St 2210 - HAP22-0002 - Richard Mohr, Judith Lynn Mohr, and Craig Richard Mohr**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options, Applicant's Agent

- Displayed a PowerPoint presentation.

- Spoke to the HAP variances being requested and the reasons for each.

- Spoke to the trees remaining on the property.
- Made comment on the site perspective.
- Displayed renderings of the proposed development.
- Provided reasons why the previous permit did not move forward.
- 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 or in the Gallery indicated they wished to speak.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Given

**Ro447/22/06/21** THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP22-0002 for Lot 27, District Lot 14, ODYD, Plan 535, located at 2210 Abbott Street, 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:

**Section 6.5.3(c): Accessory Buildings in Residential Zones**

To vary the maximum height from 4.8 m permitted to 6.69 m proposed.

**Section 6.5.3(d): Accessory Buildings in Residential Zones**

To vary the minimum front yard from 9.0 m permitted to 1.5 m proposed.

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

To vary the minimum flanking side yard from 4.5 m permitted to 2.0 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Heritage Alteration Permit Application in order for the permit to be issued;

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

**Carried**  
Councillor Hodge - Opposed

**4.2 START TIME 7:00 PM - Multiple Addresses at Glenmeadows Rd 615 - DVP22-0044 - Various Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application summarizing the reasons for non-support and responded to questions from Council.

Gordon Halversone, Glenmeadows Road, Applicant

- Displayed a PowerPoint presentation.
- Confirmed that Glenmore Road is the only location for heightened fencing.
- Provided comments on the public safety incidents in the immediate area.
- Made comments on the lack of RCMP responses to non-emergency calls.
- Commented on the current height of the fence not being a sufficient deterrent to criminal activity.
- Displayed images of the existing fence and the proposed increase in height.
- Provided examples of other neighbouring fence heights.

- Made comments on noise from Glenmore Road.
- Would like the fence variance for privacy, security and noise abatement reasons.

Brian Boughton, Glenmeadows Road, Applicant

- Spoke to the privacy the increase in fence height would bring.

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.

Mayor Basran left the meeting at 7:50 p.m. Deputy Mayor Sieben took the Chair.

No one participating online wished to speak.

Gallery:

Mac Campbell, Glenmeadows Rd

- Supportive of the variance and alternative recommendation.
- Spoke to a number of residents being with the strata for 25+ years.
- Spoke to building a strong neighbourhood.
- Spoke to the opportunity for the increase in height to the fencing providing additional piece of mind for the residents.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor DeHart

R0448/22/06/21 THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0044 for the properties identified on 'Schedule A', located at 615 Glenmeadows Road, Kelowna, BC, be considered by Council;

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

**Section 7.5.3 – Fencing and Retaining Walls:**

To vary the maximum fence height in urban residential zones from a flanking road from 1.2m permitted to 2.0m 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**

There were no reminders.

**6. Termination**

The meeting was declared terminated at 8:01 p.m.



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Mayor Basran

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City Clerk

sf/cm