



## **City of Kelowna**

### **Regular Council Meeting**

### **Minutes**

Date: Tuesday, July 11, 2017  
Location: Council Chamber  
City Hall, 1435 Water Street

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

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Suburban & Rural Planning Manager, Todd Cashin\*; Planner Specialist, Adam Cseke; and FOI-Legislative Coordinator, Sandi Horning

(\* denotes partial attendance)

#### **1. Call to Order**

Mayor Basran called the meeting to order at 7:21 p.m.

#### **2. Reaffirmation of Oath of Office**

The Oath of Office was read by Councillor Gray.

**3. Confirmation of Minutes**

Moved By Councillor Sieben/Seconded By Councillor Hodge

R560/17/07/11 THAT the Minutes of the Public Hearing and Regular Meeting of June 27, 2017 be confirmed as circulated.

Carried

**4. Bylaws Considered at Public Hearing**

**4.1 Temporary Farm Worker Housing OCP Amendments - OCP16-0022 (BL11373)**

Moved By Councillor Hodge/Seconded By Councillor Donn

R561/17/07/11 THAT Bylaw No. 11373 be read a second and third time.

Carried

**4.2 Temporary Farm Worker Housing Amendments - TA16-0015 (BL11374)**

Moved By Councillor Hodge/Seconded By Councillor Gray

R562/17/07/11 THAT Bylaw No. 11374 be read a second and third time.

Carried

**4.3 170 & 230 Nickel Road, Z17-0039 (BL11429) - 554764 BC Ltd**

Moved By Councillor Donn/Seconded By Councillor Hodge

R563/17/07/11 THAT Bylaw No. 11429 be read a second and third time.

Carried

**4.4 1287 & 1297 Findlay Road - Z16-0083 (BL11430) - 0725353 BC Ltd Inc**

Moved By Councillor Given/Seconded By Councillor Donn

R564/17/07/11 THAT Bylaw No. 11430 be read a second and third time.

Carried

**4.5 540 Jaginder Lane, Z16-0086 (BL11431) - Michael and Edgar Hiebert**

Mayor Basran declared a conflict of interest as his parents sold the subject property to the applicants and are assisting them with the application and left the meeting at 7:38 p.m.

Deputy Mayor Hodge took over as chair of the meeting at 7:38 p.m.

Moved By Councillor Given/Seconded By Councillor Donn

R565/17/07/11 THAT Bylaw No. 11431 be read a second and third time.

Carried

Mayor Basran rejoined the meeting at 7:39 p.m. and took over as chair.

4.6 454 Glenwood Ave, Z17-0031 (BL11432) - Lindsay Gibson and Meghan Wise

Moved By Councillor Singh/Seconded By Councillor Stack

R566/17/07/11 THAT Bylaw No. 11432 be read a second and third time and be adopted.

Carried

4.7 2045 Loseth Rd and 1261 Kloppenburg Rd, OCP17-0009 (BL11435) - Kirschner Mountain Estates

Moved By Councillor Singh/Seconded By Councillor Stack

R567/17/07/11 THAT Bylaw No. 11435 be read a second and third time.

Carried

4.8 2045 Loseth Rd and 1261 Kloppenburg Rd, Z17-0024 (BL11436) - Kirschner Mountain Estates

Moved By Councillor Singh/Seconded By Councillor DeHart

R568/17/07/11 THAT Bylaw No. 11436 be read a second and third time.

Carried

4.9 5317 Chute Lake Road, OCP17-0001 (BL11437) - 1104053 BC Ltd

Moved By Councillor Stack/Seconded By Councillor DeHart

R569/17/07/11 THAT Bylaw No. 11437 be read a second and third time.

Carried

Councillor Sieben – Opposed.

**4.10 5317 Chute Lake Road, TA17-0002 (BL11438) - 1104053 BC Ltd**

**Moved By Councillor DeHart/Seconded By Councillor Stack**

**R570/17/07/11** THAT Bylaw No. 11438 be read a second and third time.

**Carried**  
Councillor Sieben – Opposed.

**5. Notification of Meeting**

The City Clerk advised that Notice of Council's consideration of the *Heritage Alteration Permit Application* was given by sending out or otherwise mailing 20 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 27, 2017.

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.

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

**6.1 2210 Abbott St, HAP17-0001 - Richard, Judith and Craig Mohr**

Staff:

- Displayed a PowerPoint Presentation summarizing the rationale for staff's non-support of the application and responded to questions from Council.

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

**Letter of Opposition**

Pat Munro, Kelowna South Central Association of Neighbourhoods

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

**Craig Mohr, Applicant**

- Displayed photos of examples of other homes he has built in the City.
- Provided background information on his company and his design-build philosophy.
- Plans to live in the property with his parents.
- Believes the design fits into the neighbourhood and displayed examples of similar looking houses in the area.
- Provided a sketch of the Frank Lloyd Wright's Falling Water Feature
- Spoke to the design of the structure.
- Spoke to the setbacks and the height of the structure.
- Responded to questions from Council.

Gallery:

Brian Woinoski, Abbott Street

- Raised concern with privacy impacts.
- Not concerned with the siting of the accessory building.
- Spoke to the existing fence and hedge that was removed and noted that it has improved his sightlines.
- Concerned with the size and height of the structure, but noted that the development would probably not directly impact him.
- Responded to questions from Council.

Jan Murphy, Cadder Avenue

- She is a daily user of the Abbott Street corridor.
- Expressed a concern with the massing and height of the proposed structure.
- Believes that the proposal does not fit into the neighbourhood.
- Expressed a concern with the number of variances being requested.

Craig Mohr, Applicant

- Made reference to letters of support from neighbours who were unable to attend the Council meeting.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Donn

**R571/17/07/11** THAT Council NOT authorize the issuance of Heritage Alteration Permit No. HAP17-0001 for Lot 27, DL 14, ODYD, Plan 535, located at 2210 Abbott Street, Kelowna, BC.

Carried

Councillors Given & Gray – Opposed.

7. **Reminders – Nil.**

8. **Termination**

The meeting was declared terminated at 8:49 p.m.

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Mayor

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

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Deputy Mayor Hodge

/slh