

Regular MeetingMay 1, 2007

A Regular Meeting of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, May 1, 2007.

Council members in attendance: Deputy Mayor Andre Blanleil, Councillors Barrie Clark, Colin Day, Brian Given, Carol Gran, Robert Hobson and Norm Letnick.

Council members absent: Mayor Sharon Shepherd and Councillor Michele Rule.

Staff members in attendance were: Acting City Manager, Paul Macklem, Deputy City Clerk, Stephen Fleming; Acting Manager of Development Services, Shelley Gambacort; Planner, Ryan Smith; and Council Recording Secretary, Sandi Horning.

(\* denotes partial attendance)

1. CALL TO ORDER

Deputy Mayor Blanleil called the meeting to order at 6:35 p.m.

2. A Prayer was offered by Councillor Letnick.

3. CONFIRMATION OF MINUTES

Regular Meeting A.M. – April 16, 2007  
 Regular Meeting P.M. – April 16, 2007  
 Public Hearing – April 17, 1007  
 Regular Meeting – April 17, 2007  
 Regular Meeting A.M. – April 23, 2007  
 Regular Meeting P.M. – April 23, 2007

Moved by Councillor Letnick/Seconded by Councillor Given

**R476/7/05/01** THAT the Minutes of the Regular Meetings of April 16, April 17, and April 23, 2007 and the Minutes of the Public Hearing of April 17, 2007 be confirmed as circulated.

Carried

4. Councillor Day is requested to check the minutes of this meeting.

5. BYLAWS CONSIDERED AT PUBLIC HEARING

**(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS)**

5.1 Bylaw No. 9766 (TA07-0001) – Text Amendment No. TA07-0001 to the City of Kelowna Zoning Bylaw No. 8000 (City of Kelowna) – Housekeeping Amendments

This item has been withdrawn from the Agenda.

5.2 Bylaw No. 9769 (OCP06-0025) – Maxwell House Developments Ltd. – 1967 Cross Road **Requires a majority of all Members of Council (5)**

Moved by Councillor Clark/Seconded by Councillor Letnick

**R477/07/05/01** THAT Bylaw No. 9769 be read a second and third time.

Carried

Regular MeetingMay 1, 2007

- 5.3 Bylaw No. 9770 (Z06-0069) – Maxwell House Developments Ltd. – 1967 Cross Road

Moved by Councillor Clark/Seconded by Councillor Letnick**R478/07/05/01** THAT Bylaw No. 9770 be read a second and third time.Carried

- 5.4 Bylaw No. 9771 (TA07-0003) – Dr. Howard Davidson Inc. (Howard Davidson) – 764 Bernard Avenue

Moved by Councillor Clark/Seconded by Councillor Letnick**R479/07/05/01** THAT Bylaw No. 9771 be read a second and third time.Carried

- 5.5 Bylaw No. 9772 (Z07-0022) – Dr. Howard Davidson Inc. (Howard Davidson) – 764 Bernard Avenue

Moved by Councillor Given/Seconded by Councillor Letnick**R480/07/05/01** THAT Bylaw No. 9772 be read a second and third time.Carried**(BYLAWS PRESENTED FOR SECOND AND THIRD READINGS AND ADOPTION)**

- 5.6 Bylaw No. 9768 (Z07-0015) – Bing Lin Li and Sio Ching Cheng – 299 Phipps Crescent

Moved by Councillor Letnick/Seconded by Councillor Given**R481/07/05/01** THAT Bylaw No. 9768 be read a second and third time and be adopted.Carried6. LIQUOR LICENSE APPLICATION REPORTS

- 6.1 Planning & Development Services Department, dated April 17, 2007 re: Liquor Licensing Application No. LL06-0013 – JQ Developments (Quinn Best) – 248 Leon Avenue

Staff:

- The applicant is currently using “Special Occasion Liquor Licenses” to achieve what he is requesting through this application.
- Confirmed that a “Special Occasion Liquor License” is obtained through the Liquor Control and Licensing Branch and not the RCMP.

The Deputy City Clerk advised that the following correspondence and/or petitions had been received:

- Letter of Opposition:
  - o Richard Sharpe, #404 – 1585 Abbott Street
- Letters of Support:
  - o Quinn & Katrina Best (Owner/Operator), 248 Leon Avenue

Regular MeetingMay 1, 2007

- Quinn Best (Owner/Operator), 248 Leon Avenue
- Ashley Perry, 1151 Centennial Crescent
- Stephen Q Artherton, 365 Cadder Avenue
- Kerri Bremner, 820 Cawston Avenue
- Olwen Cowan, 971 Lawson Avenue
- Tammy Tomiye, 4410 Wallace Hill Road
- Brian Joubert, 870 Jones Street
- Brad Marshall-Suite, #201-680 Doyle Avenue
- Heather Stack, 2059 Benvoulin Court
- Roland Simmons, #27-3850 Senger Road
- Trevor Salloum, 557 Bernard Avenue
- Jody Carter, #106 -1480 Teria Road
- Shauna Oddleifson, 655 Roanoke Avenue
- Chris Major, 3991 Bluebird Road
- Rod Anderson, 1958 Pandosy Street, Apt. 310
- Shilo Verhaegen, 777 Jones Street
- Scott Emslie, 4700 Lakeshore Road
- Adam Girouard, 391 Park Avenue
- Kathryn Swanson, 754 South Crest Drive
- Michele Roxanne Therres, 675 Coronation Avenue
- Amelia Scott, 128B Verna Court
- Aaron Archibald, #28-1985 Burth Road
- Margit Herbath, #208-1831 Pandosy Street
- Mona Struthers, 2820A Pandosy Street
- Dianne Standing, 365A McCurdy Road
- Lindsey Burnett, 1700B Glenmore Road North
- Cody Jackson, #28-1985 Burtch Road
- Brianne Rudolph, 210 Briarwood Road
- Cassandra Bazley, 32 Bello Road
- Sara Harrison, #218-1289 Ellis Street
- Jennifer Goulet, #207-778 Rutland Road North
- Amanda Scandrett, 977B Manhattan Drive
- Arlin Ffrench, 460 Taylor Road
- Caitlin French, 460 Taylor Road
- Brian McMillan, 1109 Trevor Drive
- Candace Edwards, #1320-1 Graham Street
- Rachelle Irvine, #205-575 Doyle Avenue
- Jenica Frisque, 320 Pearson Road
- Heather Shea, 1859A Millard Court East
- Jason Lane, #207-1660 Ufton Court
- Colin Kavanagh, 1670 High Road
- Andrea Kennedy, 5237 Burnell Court
- Ross MacKenzie, #129-440 Hartman Road
- Manousos Kouridakis, #207-778 Rutland Road North
- Patrick Connelly, 405 Roepel Road
- Dawn Emerson, 1535 Pinehurst Crescent
- Brian, Lynn & Brianna Moore, 1145 Neptune Road
- Joanne Gervais, 526 Cambridge Avenue
- Becky Parisotto, 870 Jones Street
- Abbie Kootchin, 870 Jones Street
- Michael Bartlett, #124-1355 Findlay Road
- Jane Fletcher, #22-3000 Richter Street
- Jennifer Fuller, #34-436 Bernard Avenue
- Alaina Young, 1260 Brookside Avenue
- Karlyn Bauer, 3987 Angus Drive
- Scott Jewett, 4584 McClure Road
- Jason George, 1425 Bertran Avenue #305
- Miki Hanna, 3381 Village Green
- Amanda Durham, 1850 Hayashi Road

Regular MeetingMay 1, 2007

- Dara-Lynn Nordquist, 865 Keloka Way
- James (Jai) Field, 495 All Star Court
- Greg Schoeman, #310-555 Yates Road
- Randy Martin, 2265 Richter Street
- Tom MacDonald, 575 Central Avenue
- Lillie Louise Major, 1352 Richter Street
- Nancy Warner, #204-567 Yates Road
- Kai Peters, 669 Buck Road
- Jim Copeman, 621 Broadway Avenue
- Chris Seib, 830B Lawson Avenue
- Raegan Hall, 427 Lawrence Avenue
- Andrew Lepper, 1046 Fuller Avenue
- Lorne Friesen, 4344 Bedford Road
- Lucy Rodina, #311-510 Buckland Avenue
- Sepideh Mashkuri, 575 Central Avenue
- Jim Ripley, 977 Monashee Place
- Mark Haley, #2-3652 Spiers Road
- Kaitlin Laing, 2120 Chilcotin Crescent
- David & Jordan Doody, 2270 Richter Street
- Koa Hughes & Jordie Bigler, #9-4131 Lakeshore Road
- Michael Shannon, 4226 Spiers Road
- April Smith, 4226 Spiers Road
- Brittany VanSchagen, 1469 KLO Road
- Robin Steg, #406-987 KLO Road
- Jennifer Brisseau, 11431 Jane Road, Winfield
- Kathryn D. Hughes, 11011 Eva Road, Winfield
- Mary George, 2436 Last Road, Westbank
- Katherine Ready, 3386 Webber Road, Westbank
- Geoffrey Harlos, 3393 Chancellor Place, Westbank
- Colm O'Reilly, 3831 Harding Road, Westbank
- Jon Pelletier, #105-198 Roy Avenue, Penticton
- Cameron Baughen, Unit 304-196 Wade Avenue West, Penticton
- Jeffrey T. Everden, #1-101 Van Horne Street, Penticton
- Aleksandra Gracak, #1-101 Van Horne Street, Penticton
- Johan Bos, 1400 Alpha Lake Road, Whistler
- Laura Rivere, 4332 Watson Street, Vancouver
- Josh Coleman, 27010 24<sup>th</sup> Avenue, Aldergrove
- Brett R. Phillips, #205-735 Royal Avenue, New Westminster
- Devon McLeay, #5-1270 Yates Street, Victoria
- Adam McIsaac, 200-1505 West 2<sup>nd</sup> Avenue, Vancouver
- Jennilee Murray, #4-255 Nepean Street, Ottawa, Ontario
- Stephen Cipes, c/o Summerhill Pyramid Winery, 4870 Chute Lake Road
- Nicolas Morin, c/o Centre for Arts and Technology, #100-1632 Dickson Avenue (letter 1)
- Ezra Cipes, c/o Summerhill Pyramid Winery, 4870 Chute Lake Road
- Steve Williams, c/o Northwest Global Entertainment, 546 Holbrook Road East
- Philippe Leger, c/o The Professionals, #2-246 Lawrence Avenue
- Nicholas Morin, c/o Centre for Arts and Technology, #100-1632 Dickson Avenue (letter #2)
- Tana Miller, c/o Miss T Promotions, 101C-510 Buckland Avenue
- Tony McMillan, c/o Kelowna Rock School, 1135B Gordon Drive
- Cherie Davidson, c/o Turner Volkswagen Audi
- Randy Benson, c/o Kelowna Gospel Mission
- James Young, c/o Snap Okanagan Newspaper Group Inc., Box 2134
- Todd Dewolfe, c/o Rocksteady Entertainment, 1235 Richter Street

Regular MeetingMay 1, 2007

- Robert M. Wright, c/o SL Feldman & Associates, 200-1505 West 2<sup>nd</sup> Avenue, Vancouver
  - Josh McNorton, c/o SL Feldman & Associates, 200-1505 West 2<sup>nd</sup> Avenue, Vancouver
  - Clinton McDougall, c/o Railtown Studios, Space 101, 321 Railway Street, Vancouver
  - Sarah Lutz, c/o Looters Booking, 1397 Queen Street West #4, Toronto, Ontario
  - Kevin Bunting, No Civic Address
  - Amanda Swayze, No Civic Address
  - Davina Huey, No Civic Address
  - Pat Marten, No Civic Address
  - Danielle Robbins, No Civic Address
  - Stephen Atherton, 4<sup>th</sup> Year UBCO Student, No Civic Address
  - Jerel Ertman on behalf of Kelowna SameSun Kelowna Backpackers Lodge, 245 Harvey Avenue
  - Clint McKenzie on behalf of the Downtown Kelowna Business Association
  - Sarah Johnson, #304-2035 Baron Road
  - Steve & Kirsty Dale, 2306 Hayman Street
  - Vixn Przybysz, c/o Vixn Productions, 2871 Springfield Road
  - Shelly Vida, 807 Stonybrook Road
  - Amanda Scandrett, 977B Manhattan Drive
  - Cassandra Hayward, Special Events Coordinator, c/o Rotary Centre for the Arts
  - Tomas Avendano, #101-2231 Moose Road, Westbank
  - Reg Wilford, #202-1551 West 16<sup>th</sup> Avenue, Vancouver
  - Laura Shepherd, 830B Lawson Avenue
  - Scott Bertram, 1335 Chichester Court
  - David Woodford, 3088 Beverly Place
  - Brianne Kondro-O'Connor, 10568 Bonnie Drive
  - Brent Peters, 485 Holbrook Road West
  - Devon Lussier, 922 Stockwell Avenue
  - Gabe Cipes, 4870 Chute Lake Road
  - James Calder, 1887 Porthill Drive
  - Laurence East, Pastor-on behalf of Willow Park Church, 439 Hwy 33 East
- Petition of Support (340 signatures)
  - Petition of Support (40 signatures)

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

Quinn and Katrina Best, Applicants

- Showed a video to Council as shot by OKBC.tv
- Would like to create a "dinner-dance" establishment.
- Held an Open House on April 13, 2007 to discuss the nature of the business with surrounding property owners and occupiers.

Kelly Shepherd

- Supportive of the application.

Mike Shannon, 4226 Spiers Road

- Is an employee of Habitat Event Lounge and is supportive of the application.

Regular MeetingMay 1, 2007Irene Maier, 1197 Sunnyside Road

- Supportive of the application.

Sheila Findlay, 340 Woods Road (PHATco)

- Supportive of the application.

Jim Mayne, #402 – 2365 Stillingfleet Road

- Vice-President of the Sunrise Rotary Club.
- Supportive of the application.
- Has known Quinn Best for the last 20 years.

There were no further comments.

Moved by Councillor Letnick/Seconded by Councillor Hobson

**R482/07/05/01** THAT Council support a patron participation entertainment endorsement for the proposed food primary liquor license of the Habitat Event Lounge located on Lot 6, Block 10, ODYD Plan 462 at 248 Leon Avenue;

AND THAT Council direct staff to forward the appropriate resolution to the Liquor Control and Licensing Board in Victoria.

AND THAT the applicant agrees not to seek a Lounge endorsement to the Food Primary Liquor License in the future unless supported by Council.

Carried

Deputy Mayor Blanleil and Councillors Clark and Gran opposed.

6.2 Planning & Development Services Department, dated March 21, 2007 re: Liquor Licensing Application No. LL07-0001 – Willcliff Holdings Ltd. (Ernie's Place Neighbourhood Pub) – 1992 Dilworth Drive

The Deputy City Clerk advised that the following correspondence and/or petitions had been received:

- Letter of Opposition:
  - o Brian Eldrige, President and Strata Council Vice-President on behalf of the residents of Park Place, 1947 Underhill Street

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

Mr. Justice, Applicant's Agent

- The purpose of this application is to increase the exterior seating in the patio area.
- Parking is not an issue as the location is surrounded by Orchard Park Shopping Centre.
- The patio will be located behind the pub between Orchard Park Shopping Centre.
- The applicant has already addressed any outside noise related issues.

There were no further comments.

Regular MeetingMay 1, 2007Moved by Councillor Hobson/Seconded by Councillor Day

**R483/07/05/01** THAT Council support a new patio with capacity of 33 persons and hours of operation from 9:00am to 11pm proposed by Ernie's Place Neighbourhood Pub located on Lot 1, District Lots 127 and 4646, ODYD Plan KAP47930, located at 1992 Dilworth Drive, Kelowna, BC;

THAT Council support an extension to the interior hours of operation from 11:00am to 12:00am Monday-Thursday, 11am-1am Friday-Saturday, 11am-11pm Sunday to 9am to 2am (7 days per week) proposed by Ernie's Place Neighbourhood Pub located on Lot 1, District Lots 127 and 4646, ODYD Plan KAP47930, located at 1992 Dilworth Drive, Kelowna, BC;

AND THAT Council direct staff to forward the appropriate resolution to the Liquor Control and Licensing Board in Victoria.

Carried

7. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS

7.1 (a) BYLAWS PRESENTED FOR ADOPTION

- (i) Bylaw No. 9544 (Z05-0052) – Cerco Developments Ltd. and Frank and Laura Pells (Cerco Developments Ltd.) – 950, 962, 970, 982, 994, 1004, 1010 Harvey Avenue, 951, 961, 971, 981, 991, 1001, 1011 Leon Avenue

Moved by Councillor Given/Seconded by Councillor Letnick

**R484/07/05/01** THAT Bylaw No. 9544 be adopted.

Carried

- (ii) Bylaw No. 9727 – Housing Agreement Authorization Bylaw – Cerco Developments Ltd. – 955-1005 Leon Avenue

Moved by Councillor Day/Seconded by Councillor Hobson

**R485/07/05/01** THAT Bylaw No. 9727 be adopted.

Carried

- (b) Planning & Development Services Department, dated March 29, 2007 re: Development Permit Application No. DP05-0131 and Development Variance Permit No. DVP05-0132 – Cerco Developments Ltd. – 955-1005 Leon Avenue

The Deputy City Clerk advised that the following correspondence and/or petitions had been received:

- Letters of Opposition:
  - o Michael Saufferer, General Manager on behalf of Kelowna Motor Inn

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

Regular Meeting

May 1, 2007

Carlo DiStefanos, Cerco Developments

- Gave a PowerPoint Presentation to Council and explained the rationale behind the requested variances.
- Would consider placing a charge on title to deal with any parking issues should the project be stratified.
- There will be a security gate and security cameras in the parking area of the project.

There were no further comments.

Moved by Councillor Hobson/Seconded by Councillor Given

**R486/07/05/01** THAT Final Adoption of Bylaw 9727 authorizing a Housing Agreement between the City of Kelowna and Cerco Developments Ltd. be considered by Council;

THAT Final Adoption of Zone Amending Bylaw No. 9544 be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP05-0131 for Lot A, D.L. 138, O.D.Y.D, Plan KAP82339, located on Leon Avenue, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land 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 professional landscaper;

AND THAT Council authorize the issuance of Development Variance Permit No. DVP05-0132; Lot A, D.L. 138, O.D.Y.D, Plan KAP82339, located on Leon Avenue, Kelowna, B.C.;

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

- a) Section 8 – Parking and Loading, Table 8.1 – Parking schedule:  
To vary the parking schedule for apartment housing, from 1.25 stalls required per one bedroom unit to 1.0 stalls proposed, and from 1.5 stalls required per two bedroom unit to 1.2 stalls proposed, (varies parking from 198 stalls required to 159 stalls provided), and vary visitor parking from 28 stalls required to 7 stalls proposed,
- b) Section 13.11.6(b) Urban Residential Zones: RM5 Medium Density Multiple Housing: – Development Regulations,  
To vary maximum site coverage for buildings, driveways, and parking areas from 60% permitted to 66% proposed,
- c) Section 13.11.6(c) Urban Residential Zones: RM5 Medium Density Multiple Housing: – Development Regulations,



Regular MeetingMay 1, 2007

To vary maximum building height from 16.5 m or 4 storeys permitted to 20.0 m or 7 storeys proposed,

- d) Section 13.11.6(d) Urban Residential Zones: RM5 Medium Density Multiple Housing: – Development Regulations.  
To vary minimum site front yard along Leon Avenue from 6.0 m required to 4.33 m proposed,

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

Carried

7.2 (a) **BYLAW PRESENTED FOR ADOPTION**

Bylaw No. 9611 (Z06-0020) – Steve Giesbrecht and James Paterson (Steve Giesbrecht) – 180 and 200 Pearson Road

Moved by Councillor Day/Seconded by Councillor Hobson

**R487/07/05/01** THAT Bylaw No. 9611 be adopted.

Carried

- (b) Planning & Development Services Department, dated March 28, 2007 re: Development Variance Permit Application No. DVP06-0132 – James Paterson (Steve Giesbrecht) – 200 Pearson Road

The Deputy City Clerk advised that no correspondence and/or petitions had been received.

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

Steve Giesbrecht, Applicant's Agent

- Explained the rationale behind the requested variance.

There were no other comments.

Moved by Councillor Letnick/Seconded by Councillor Hobson

**R488/07/05/01** THAT Final Adoption of Zone Amending Bylaw No. 9611 be considered by Council;

THAT Council authorize the issuance of Development Variance Permit No. DVP06-0132; Lot 3, Section 26, Township 26, ODYD Plan 19641, located on Pearson Road, Kelowna, B.C.;

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

- Section 13.6.6(d): Urban Residential Zones – Two Dwelling Housing Zone: Development Regulations:  
Vary the western side yard setback from 2.0m required to 1.65m existing.

Carried

Regular MeetingMay 1, 20077.3 (a) **BYLAW PRESENTED FOR ADOPTION**

Bylaw No. 9709 (Z06-0063) – Acorn Communities Ltd. – 449, 455, 461 and 465 West Avenue

Moved by Councillor Letnick/Seconded by Councillor Given

**R489/07/05/01** THAT Bylaw No. 9709 be amended at third reading by deleting the following legal descriptions: Lot 10, Block 1, District Lot 14, ODYD, Plan 4743; Lot 11, Block 1, District Lot 14, ODYD, Plan 4743; Lot 12, Block 1, District Lot 14, ODYD, Plan 4743 and replacing them with the new consolidated legal description of Lot A, District Lot 14, ODYD, Plan KAP83440;

AND THAT the civic addresses 449, 455, 461 & 465 West Avenue be deleted and replaced with the current civic address of 457 West Avenue.

AND THAT amended Bylaw No. 9709 be adopted.

Carried

- (b) Planning & Development Services Department, dated March 29, 2007 re: Development Permit Application No. DP06-0207 and Development Variance Permit Application No. DVP06-0208 – Acorn Communities – 457, 449, 455, 461 and 465 West Avenue

The Deputy City Clerk advised that no correspondence and/or petitions had been received.

Deputy Mayor Blanleil 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.

Moved by Councillor Hobson/Seconded by Councillor Day

**R490/07/05/01** THAT Zone Amending Bylaw No. 9709 amended at 3<sup>rd</sup> reading to delete the previous legal descriptions of the subject properties and replace with the current legal description of the subject property and that final adoption of the zone Amending Bylaw be considered by Council;

AND THAT Council authorize the issuance of Development Permit No. DP06-0207 for Lot A, DL 14, ODYD, Plan KAP83440, located on West Avenue, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land 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 professional landscaper;

Regular MeetingMay 1, 2007

AND THAT Council authorize the issuance of Development Variance Permit No. DVP06-0208; for Lot A, District Lot 14, ODYD, Plan KAP83440 located on West Avenue, Kelowna, B.C.;

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

**Section 13.11.6(b): Urban Residential Zones: Medium Density Multiple Housing: Development Regulations:**

The applicant is seeking a variance to site coverage for buildings and parking from 60% permitted to 62% proposed.

**Section 13.11.6(c): Urban Residential Zones: Medium Density Multiple Housing: Development Regulations:**

The applicant is seeking a variance to building height from 4 storeys permitted to 4.5 storeys proposed.

**Section 13.11.6(f): Urban Residential Zones: Medium Density Multiple Housing: Development Regulations:**

The applicant is seeking a variance to rear yard setback from 7.5m required to 2.9m proposed.

**Section 8.1.9(b): Parking and Loading: Off-Street Vehicle Parking: Location**

The applicant is seeking to vary the restriction for off-street parking in a required front yard.

**Section 8.1.11(a): Parking and Loading: Off-Street Vehicle Parking: Size:**

To vary the minimum clear length for an off street parking space in a required front yard from 6.0 m required to 2.7 m proposed.

Carried

8. REMINDERS

9. TERMINATION

The meeting was declared terminated at 8:45 p.m.

Certified Correct:

---

Deputy Mayor Blanleil

---

Deputy City Clerk

SLH/dd