



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, November 19, 2013
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Deputy Mayor DeHart and Councillors Colin Basran, Andre Blanleil, Gail Given, Mohini Singh and Gerry Zimmermann

Council Members Absent: Mayor Walter Gray and Councillors Robert Hobson and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Long Range Planning, Gary Stephen*; Planner Specialist, Graham March*; and Council Recording Secretary, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Deputy Mayor DeHart called the meeting to order at 7:28 p.m.

2. Prayer

A Prayer was offered by Councillor Given.

3. Confirmation of Minutes

Moved By Councillor Basran/Seconded By Councillor Singh

R729/13/11/19 THAT the Minutes of the Public Hearing and Regular Meeting of November 5, 2013 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

- 4.1. Bylaw No. 10893 (Z13-0034) - 464 Cadder Avenue, Painchaud Family Holdings Inc.

Moved By Councillor Given/Seconded By Councillor Zimmermann

R730/13/11/19 THAT Bylaw No. 10893 be read a second and third time and be adopted.

Carried

- 4.2. Bylaw No. 10894 (Z13-0033) - 868 Liban Court, Laryn & Judith Penner

Moved By Councillor Basran/Seconded By Councillor Singh

R731/13/11/19 THAT Bylaw No. 10894 be read a second and third time.

Carried

Councillors Singh and Zimmermann - Opposed.

- 4.3. Bylaw No. 10887 - OCP13-0015 Housekeeping Amendments

Moved By Councillor Basran/Seconded By Councillor Singh

R732/13/11/19 THAT Bylaw No. 10887 be read a second and third time and be adopted.

Carried

- 4.4. Bylaw No. 10888 - OCP13-0016 Miscellaneous Amendments

Moved By Councillor Blanleil/Seconded By Councillor Basran

R733/13/11/19 THAT Bylaw No. 10888 be read a second and third time and be adopted.

Carried

6. Development Permit and Development Variance Permit Reports

- 6.1. Development Variance Permit Application No. DVP13-0126 - 554 Leon Ave & 1660 Water St, 0871089 BC Ltd.

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.
- Responded to questions from Council.

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

Deputy Mayor DeHart Gray invited the applicant or anyone in the public gallery who deemed to come forward, followed by comments from Council.

Bob Guy, Development Manager, Troika Management, Applicant's Representative

- Clarified the actual number of off-site parking stalls being provided.
- Displayed a site map of the office building parking site and the parking site.
- Advised that the Water Street property will conform to the off-site parking requirements.

- A parking covenant can be registered on the Water Street site and will provide long-term tenancy as the Applicant has an interest in the Water Street site.
- Responded to questions from Council.
- Confirmed that the parking will be for the day-time tenants and their employees.
- Displayed a photo of the parking site and confirmed that the entire site is currently fenced.
- Advised that the parking covenant is in perpetuity; however if the property is developed or sold, another site will have to be sought or cash-in-lieu provided.
- Provided the rationale for the change in the off-site parking site from 532 Lawrence Avenue to 1660 Water Street.

There were no further comments.

Moved By Councillor Blanleil/Seconded By Councillor Given

R734/13/11/19 THAT Council authorizes the issuance of Development Variance Permit No. DVP13-0126 for Lot A, District Lot 139, ODYD, Plan 34415, located at 554 Leon Ave and Lot A, D.L. 139, ODYD, Plan 22722, located at 1660 Water Street, Kelowna, B.C., subject to the following:

1. Landscaping to be provided on the offsite parking lot be in general accordance with Schedule "C";
2. Offsite parking covenant to be registered on the title of both legal parcels prior to issuance of the Development Variance Permit.

AND THAT the applicant be required to complete the above-noted condition No. 1 within 180 days of Council approval of the Development Permit application in order for the permit to be issued;

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

Section 8.1.10 (a)

To permit remote offsite parking at a distance in excess of 200m (approximately 400m) from the development site where the maximum distance for remote parking is 200m.

Carried

- 6.2. **Bylaw No. 10815 (Z13-0001) - 674 Old Meadows Road, Mission Group Old Meadows G.P. Ltd.**

Consideration of this Bylaw was deferred to the December 3, 2013 Regular Meeting.

6.2.1. Development Permit Application No. DP13-0039 & Development Variance Permit Application No. DVP13-0040 - 674 Old Meadows, Brighton-Mission Group Homes Ltd.

- 6.3. **Development Variance Permit Application No. DVP13-0154 - 23-180 Sheerwater Ct, 0973789 BC Ltd.**
- 6.4. **Development Variance Permit Application No. DVP13-0113 - 700 Hwy 33 S, Hillcrest Farm Market Inc.**

Moved By Councillor Given/Seconded By Councillor Zimmermann

R735/13/11/19 THAT Council defers consideration of Development Permit Application No. DP13-0039 and Development Variance Permit Application No. DVP13-0040 for 674 Old Meadows Road to the December 3, 2013 Regular Meeting at 6:00 pm in the Council Chamber;

AND THAT Council defers consideration of Development Variance Permit Application No. DVP13-0113 for 23-180 Sheerwater Court to the December 3, 2013 Regular Meeting at 6:00 pm in the Council Chamber;

AND FURTHER THAT Council defers consideration of Development Variance Permit Application No. DVP13-0154 for 700 Hwy 33 S to the December 3, 2013 Regular Meeting at 6:00 pm in the Council Chamber.

Carried

7. Reminders - Nil.

8. Termination

The meeting was declared terminated at 8:02 p.m.

Deputy Mayor DeHart

City Clerk

/slh