



## City of Kelowna

Date: Tuesday, June 24, 2014  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Gail Given, Mohini Singh, Luke Stack and Gerry Zimmermann

Members Absent Councillors Maxine Dehart and Robert Hobson

Staff Present City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Manager, Urban Planning, Ryan Smith; Supervisor, Urban Planning, Lindsey Ganczer; Manager, Subdivision, Agriculture & Environment Services; Todd Cashin\*; Development Engineering Manager, Steve Muenz\*; and Council Recording Secretary, Arlene McClelland

### 1. Call to Order

Mayor Gray called the meeting to order at 7:57 p.m.

### 2. Prayer

A Prayer was offered by Councillor Singh.

### 3. Confirmation of Minutes

Moved By Councillor Zimmermann/Seconded By Councillor Basran

R471/14/06/24 THAT the Minutes of the Public Hearing and Regular Meeting of June 10, 2014 be confirmed as circulated.

Carried

### 4. Bylaws Considered at Public Hearing

4.1. Bylaw No. 10962 (OCP14-0005) - 235 Queensway Avenue, 1470 & 1476 Water Street, Portions of Mill Street & Queensway Avenue, Westcorp Holyrood Inc.

Moved By Councillor Given/Seconded By Councillor Stack

R472/14/06/24 THAT Bylaw No. 10962 be read a second and third time.

Carried

4.2. Bylaw No. 10963 (Z14-0006) - 235 Queensway Avenue, 1470 & 1476 Water Street, Portions of Mill Street & Queensway Avenue

Moved By Councillor Stack/Seconded By Councillor Given

R473/14/06/24 THAT Bylaw No. 10963 be read a second and third time.

Carried

4.3. Bylaw No. 10972 (Z14-0014) - 890 Mayfair Road, Henry & Ingrid Janzen

Moved By Councillor Singh/Seconded By Councillor Basran

R474/14/06/24 THAT Bylaw No. 10972 be read a second and third time.

Carried

4.4. Bylaw No. 10973 (Z14-0015) - 2248 Abbott Street, Susan Bennett

Moved By Councillor Singh/Seconded By Councillor Basran

R475/14/06/24 THAT Bylaw No. 10973 be read a second and third time.

Carried

4.5. Bylaw No. 10960 (OCP13-0003) - 1800 Crosby Road, DRS Ventures Ltd.

Moved By Councillor Basran/Seconded By Councillor Blanleil

R476/14/06/24 THAT Bylaw No. 10960 be read a second and third time.

Carried

4.6. Bylaw No. 10961 (Z13-0004) - 1800 Crosby Road, DRS Ventures Ltd.

Moved By Councillor Blanleil/Seconded By Councillor Basran

R477/14/06/24 THAT Bylaw No. 10961 be read a second and third time.

Carried

## 5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications was given by sending out or otherwise delivering 16 statutory notices to the owners and occupiers of surrounding properties, and 1157 informational notices to residents in the same postal delivery route, between June 10, 2014 and June 13, 2014. Notice of Council's consideration of the Temporary Use Permit was given by sending out or otherwise delivering 7 statutory notices to the owners and occupiers of the surrounding properties, and 1691 informational notices to residents in the same postal delivery route, between June 10, 2014 and June 13, 2014.

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. 369.

## 6. Development Permit and Development Variance Permit Reports

6.1. Development Variance Permit Application No. DVP14-0046 - 412 Christleton Avenue, Dave and Pam Watland

Staff:

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

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

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

Applicant, Pam Watland

- Appreciated the efforts of the Planning Department through the process.
- Believed the process provided an opportunity to connect with neighbours.
- Available to answer any questions.

There were no further comments.

Moved By Councillor Basran/Seconded By Councillor Blanleil

**R478/14/06/24** THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0046 for Lot 2, District Lot 14, ODYD, Plan 4366, located on 412 Christleton Ave, Kelowna, BC;  
AND THAT the variance to the following section Zoning Bylaw No. 8000 be granted:

Section 9.5b.1 - Carriage House Regulations & Section 13.1.6 - RU1  
Development Regulations:

To vary the permitted height of a carriage house from 4.5m to 5.6m.

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP14-0046 and Development Permit No. DP14-0045 for Lot 2, Section 13, District Lot 14, ODYD, Plan 4366, located on 412 Christleton Ave, Kelowna, BC;

AND THAT the variance to the Zoning Bylaw No. 8000 be granted to permit increase the permitted height of a carriage house from 4.5m to 5.6m.

Carried

**6.2. Temporary Use Permit No. TUP14-0002 - 2040 Joe Riche Road, Venture Academy**

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.
- Confirmed that the Applicant had resolved issues with the Fire Department.

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

Letter of Opposition:

- D. and J. Morton, Kirschner Mountain

Letter of No Objection:

- Howard and Judith Johnson, Gallagher Road

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

Applicant, Gordon Hay

- Advised that they are not the owners of the property; believes that the owner's have a long term plan to develop the site.

There were no further comments.

Moved By Councillor Zimmermann/Seconded By Councillor Stack

**R479/14/06/24** THAT Council authorize Temporary Use Permit No. TUP14-0002 to allow the use of the subject property as a private school for that part of Lot 5, Shown on Plan B4079, Sec. 18, Twp. 27, ODYD, Plan 1991, located at 2040 Joe Riche Rd, Kelowna, BC, for a three (3) year period commencing from June 24, 2014.

**Carried**

**6.3. Development Variance Permit Application No. DVP14-0078 - 3342 Hall Road, Christie Coyne**

Staff:

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

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

Letter of Support:

- Ross DeFoe, Hall Road

Letter of No Objection:

- Jean Shepherd, Hall Road

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

Applicant Representative

- Advised that removing the carport will give access to the house that does not exist today. Would like the carport replaced with an attached single family garage for access into the house.
- Confirmed that if sewer were implemented in the future there would be room to park tandem along the side of the house.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Blanleil

**R480/14/06/24** THAT Council authorize the issuance of Development Variance Permit No. DP14-0078, for Lot 13, Section 16, Township 26, ODYD, Plan 15463 located on 3342 Hall Road, Kelowna, BC.

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

Section 12.1.6 (c) - Development Regulations

To vary the minimum front yard setback from 6.0m required to 4.78m proposed.

**Carried**

**7. Reminders - Nil.**

**8. Termination**

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

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Mayor

/acm

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Deputy City Clerk