



## City of Kelowna

Date: Tuesday, January 13, 2015  
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\* and Luke Stack

Council Members Absent: Mohini Singh

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Urban Planning Manager, Ryan Smith; and Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the meeting to order at 7:37 p.m.

### 2. Prayer

A Prayer was offered by Councillor Given.

### 3. Confirmation of Minutes

Moved By Councillor Stack/Seconded By Councillor Gray

R021/15/01/13 THAT the Minutes of the Public Hearing and Regular Meeting of December 9, 2014 be confirmed as circulated and amended.

Carried

### 4. Bylaws Considered at Public Hearing

4.1 Bylaw No. 11035 (TA14-0011) - Adding RM2h to the CD6 - Comprehensive Development Zone Golf Resort for Tower Ranch

Moved By Councillor Hodge/Seconded By Councillor Gray

R022/15/01/13 THAT Bylaw No. 11035 be read a second and third time and be adopted.

Carried

4.2 Bylaw No. 11036 (Z14-0049) - 5505-5507 Airport Way, Midwest Ventures Ltd.

Councillor Sieben declared a conflict of interest as a family member could be a potential tenant should the rezoning be supported and departed the meeting at 7:40 p.m.

Moved By Councillor Hodge/Seconded By Councillor Gray

R023/15/01/13 THAT Bylaw No. 11036 be read a second and third time.

Carried

Councillor Sieben rejoined the meeting at 7:41 p.m.

4.3 Bylaw No. 11037 (OCP14-0020) - 5000 Gordon Drive, No. 21 Great Projects Ltd.

Moved By Councillor Hodge/Seconded By Councillor Gray

R024/15/01/13 THAT Bylaw No. 11037 be read a second and third time.

Carried

4.4 Bylaw No. 11038 (Z14-0037) - 5000 Gordon Drive, No. 21 Great Projects Ltd.

Moved By Councillor Gray/Seconded By Councillor Hodge

R025/15/01/13 THAT Bylaw No. 11038 be read a second and third time.

Carried

4.5 Bylaw No. 11040 (Z14-0046) - 822 McCurdy Place, Hyatt Auto Sales Ltd.

Moved By Councillor Stack/Seconded By Councillor DeHart

R026/15/01/13 THAT Bylaw No. 11040 be read a second and third time.

Carried

4.6 Bylaw No. 11041 (Z14-0039) - 2046 Pandosy Street, Camara Ventures Ltd.

Moved By Councillor Gray/Seconded By Councillor Hodge

R027/15/01/13 THAT Bylaw No. 11041 be read a second and third time.

Carried

4.7 Bylaw No. 11042 (Z14-0040) - 4065 Lakeshore Road, City of Kelowna

Moved By Councillor DeHart/Seconded By Councillor Gray

R028/15/01/13 THAT Bylaw No. 11042 be read a second and third time.

Carried

4.8 Bylaw No. 11043 (LUC14-0001) - 1020 Sutcliffe Court, 1009440 BC Ltd.

Moved By Councillor Hodge/Seconded By Councillor DeHart

R029/15/01/13 THAT Bylaw No. 11043 be read a second and third time.

Carried

4.9 Bylaw No. 11044 (Z14-0043) - 1020 Sutcliffe Court, 1009440 BC Ltd.

Moved By Councillor Given/Seconded By Councillor DeHart

R030/15/01/13 THAT Bylaw No. 11044 be read a second and third time.

Carried

4.10 Bylaw No. 11045 (Z14-0042) - 2210 Abbott Street, Strandhaus Developments Inc.

Moved By Councillor Donn/Seconded By Councillor DeHart

R031/15/01/13 THAT Bylaw No. 11045 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 48 statutory notices to the owners and occupiers of surrounding properties, and 2452 informational notices to residents in the same postal delivery route, between December 23 and December 26, 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. 309.

## 6. Development Permit and Development Variance Permit Reports

6.1 Development Permit Application No. DP14-0158 & Development Variance Permit Application No. DVP14-0161 - 1745 Chapman Place, City of Kelowna

Staff:

- Displayed a Power Point Presentation summarizing the application and responded to questions from Council.

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

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

Pat McCusker, Project Architect, Architecture Inc.

- Spoke to the form and character and noted the challenges in designing affordable rental housing. The building meets LEED Certification.
- Put a lot of emphasis on the courtyard which is a great amenity for the building and discussed the importance of the courtyard as open space. The courtyard is primarily grass and landscaped with planters and trees.
- Providing various sized units for families and barrier free units. Described the versatility of units to meet the needs of all size families and over generations.
- Hoping that being close to transit will reduce the reliance on vehicles.
- Bike stalls are located under stoop for residents. There could be more stalls for visitors if some landscaping is removed.
- Spoke to the timeline of the project which would begin in April with a completion date of July, 2016.
- Laundry will be available in every unit as well as a common laundry area.
- Visitor parking has been designated in the parkade.
- Responded to questions from Council.

Cam Martin, Program Manager, Kelowna Friendship Centre, 864 Sutherland Avenue

- Confirmed there have been inquiries regarding tenants but since there is no firm timeline a list has not yet been created.
- There is no operating funding so this is affordable housing, not social housing. Will work with BC Housing to develop strategies to recruit tenants.

Council:

- Raised concern regarding parking and handicap ramp.

Staff:

- Will take parking concerns, including loading area to Engineering Division, and review the handicap ramp layout to ensure accessibility for ambulance stretchers.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Given

**R032/15/01/13** THAT Council authorizes the issuance of Development Permit No. DP14-0158 for Lot 2, District Lot 139, ODYD, Plan KAP92715 except plan EPP40150, located on 1745 Chapman Road, Kelowna, BC 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. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied;
5. 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;
6. Issuance of a lease agreement between the owner (City of Kelowna) and the tenant (Ki-Low-Na Friendship Society).
7. Contaminated Sites release letter from the Ministry of Environment

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council's approval of the Development Permit Application in order for the permit to be issued.

THAT Council authorize the issuance of Development Variance Permit No. DVP14-0161, Lot 2, District Lot 139, ODYD, Plan KAP92715 except plan EPP40150, located on 1745 Chapman Road, Kelowna, BC.;

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

Schedule 11.6 - Setbacks

Vary the front yard setback from 3.0 m required to 0.6 m proposed; and Vary the internal side yard setback from 3.0 m required to 0.0 m proposed

Section 8.1 - Parking Schedule

Vary the parking requirements from 80 parking stalls required to 67 parking stalls proposed.

Section 8.3 - Bicycle Parking Schedule

Vary the bicycle parking requirements from 9 'class 2' bicycle stalls required to 0 'class 2' bicycle stalls proposed.

Carried

6.2 Development Permit Application No. DP14-0221 and Development Variance Permit Application No. DVP14-0223 - 845 Academy Way, Watermark Developments Ltd.

Staff:

- Displayed a Power Point Presentation summarizing the application.
- Confirmed that a pathway to Sol Terra is being pursued.
- Responded to questions from Council.

The City Clerk advised that the following correspondence and/or petition was received:

Letters of Support

Christopher Grieve, Aberdeen Hall Preparatory School, Academy Way  
Cory Berukoff, Beaumont Timber Co., Salmo BC

Letters of Concern

Cliff Serwa - Western Canadian Ranching Co. Ltd, Hall Road

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

Michael Bacon, Dickson Avenue, Applicant

- Indicated there has been meetings with the Okanagan Car Share group for a car share program on site.

Staff:

- Engineering is following up with the drainage concerns raised.

There were no further comments.

Moved By Councillor Donn/Seconded By Councillor Sieben

**R033/15/01/13** THAT Council authorizes the issuance of Development Permit No. DP14-0221 for Lot 4, Section 10, Township 23, ODYD, Plan EPP45918, located on 845 Academy Way, Kelowna, BC 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. Prior to issuance of the Building Permit, the requirements of the Development Engineering Branch must be satisfied as described in the report's "Attachments";
5. Prior to issuance of the Building Permit, the requirements of Subdivision file (S14-0036) must be satisfied;
6. That a statutory right-of-way be registered on the subject property for a trail connection as described in the Primary Parks, Trails, and Open Space Plan prepared by CTQ in July 2010 Area Structure Plan;
7. 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. DVP14-0223, Lot 4, Section 10, Township 23, ODYD, Plan EPP45918, located on 845 Academy Way, Kelowna, BC.

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

Section 8.1 - Parking Schedule

Vary the parking requirements from 167 parking stalls required to 155 parking stalls proposed.

Carried

7. Resolutions

7.1 Draft Resolution, Bylaw No. 11039 (Z14-0045) - 828, 834, 871 & 877  
McCurdy Place, Harmony Holdings Limited

Moved By Councillor Given/Seconded By Councillor DeHart

R034/15/01/13 THAT Council defers consideration of Bylaw No. 11039 (Rezoning Application No. Z14-0045) to the February 3, 2015 Public Hearing.

Carried

8. Reminders - Nil.

9. Termination

The meeting was declared terminated at 9:00 p.m.

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Mayor

/acm

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Deputy City Clerk