



City of Kelowna

Date: Tuesday, February 3, 2015
Location: Council Chamber
City Hall, 1435 Water Street

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

Council Members Absent: Ryan Donn, Charlie Hodge

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczer, and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:52 p.m.

2. Prayer

A Prayer was offered by Councillor Singh.

3. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Sieben

R081/15/02/03 THAT the Minutes of the Public Hearing and Regular Meeting of January 13, 2015 be confirmed as circulated.

4. Bylaws Considered at Public Hearing

Councillor Stack declared a conflict of interest as his employer, The Society of Hope, owns property adjacent to the subject property and left the meeting at 6:53 p.m.

4.1 1975 Union Road, BL10996 (TA14-0015) - Amendment to C5 - Transition Commercial Zone

Moved By Councillor Gray/Seconded By Councillor Given

R082/15/02/03 THAT Bylaw No. 10996 be read a second and third time and be adopted.

Councillor Stack rejoined the meeting at 6:54 p.m.

Carried

- 4.2 828, 834, 871 & 877 McCurdy Place, BL11039 (Z14-0045) - Harmony Holdings Limited

Moved By Councillor Given/Seconded By Councillor Gray

R083/15/02/03 THAT Bylaw No. 11039 be read a second and third time.

Carried

- 4.3 Kettle Valley, Various Addresses, BL11046 (TA14-0013) - CD2-Kettle Valley Comprehensive Residential Development Zone

Moved By Councillor Given/Seconded By Councillor Gray

R084/15/02/03 THAT Bylaw No. 11046 be read a second and third time.

Carried

- 4.4 650-652 Wardlaw Avenue, BL11049 (Z14-0055) - Loren & Janette Desautels

Moved By Councillor DeHart/Seconded By Councillor Stack

R085/15/02/03 THAT Bylaw No. 11049 be read a second and third time.

Carried

- 4.5 545 Radant Road, BL11052 (Z14-0053) - Stacey Lynn Fenwick

Moved By Councillor Stack/Seconded By Councillor DeHart

R086/15/02/03 THAT Bylaw No. 11052 be read a second and third time.

Carried

- 4.6 385 Cadder Avenue, BL11053 (Z14-0056) - Andrew & Lesley Wilson

Moved By Councillor DeHart/Seconded By Councillor Sieben

R087/15/02/03 THAT Bylaw No. 11053 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 62 statutory notices to the owners and occupiers of surrounding properties, between January 20 and January 23, 2015.

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 WITHDRAWN BY APPLICANT - 1519 Lakeview Street, DVP14-0245 - Saffron Soderquist

Councillor Stack declared a conflict of interest as his employer, The Society of Hope, owns property adjacent to the subject property and left the meeting at 7:00 p.m.

6.2 1975 Union Road, DP14-0127 & DVP14-0211 - 1006330 BC Ltd.

Staff:

- Displayed a Power Point Presentation summarizing the development permit form and character and variance under consideration.

The City Clerk advised that the following correspondence was received:

Letters of Support

Susan Anderson, Valley Road

Letters of Opposition

Erland & Linda Dueck, Edgehill Avenue
Julie & Eugene Moskal, Summerhill Place
John Lawrence, Summerhill Place
Terrell Bouma, Begbie Road

Letters of Conditional Support

Warren Postnikoff - Society of Hope, Benvoulin Court

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

Phil Declerk, White Rock, BC, Applicant

- Available for questions.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor DeHart

R088/15/02/03 THAT Council authorize the issuance of Development Permit No. DP14-0127 for Lot 27, Section 4, Township 23, ODYD Plan KAP51847, located on 1975 Union Rd, Kelowna, B.C. subject to the following:

1. The landscaping, 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. Prior to the issuance of the Building Permit, the requirements of Development Engineering, Real Estate and Building Services and GEID must be satisfied;

AND THAT Council authorize the issuance of Development Variance Permit No. DP14-0211 for Lot 27, Section 4, Township 23, ODYD Plan KAP51847, located on 1975 Union Rd, Kelowna, B.C.

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

Section 9.8.3: Specific Use Regulations

To vary Car Washes: Site Area & Coverage from the required 370m² to 283m² of uncovered site area provided per car wash bay.

Carried

Councillor Stack rejoined the meeting at 7:06 p.m.

7. Reminders- Nil.

8. Termination

The meeting was declared terminated at 7:06 p.m.

Mayor

/acm

City Clerk