



City of Kelowna

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

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Tracy Gray, Charlie Hodge, Brad Sieben*, Mohini Singh and Luke Stack

Council Members Absent: Gail Given

Staff Present: Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith*; Urban Planner, Ryan Roycroft; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:18 p.m.

2. Prayer

A Prayer was offered by Councillor DeHart.

3. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Donn

R148/15/03/03 THAT the Minutes of the Public Hearing and Regular Meeting of February 17, 2015 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 1027 Clement Avenue, BL11059 (OCP14-0025) - Okanagan Valley Construction Ltd.

Moved By Councillor Hodge/Seconded By Councillor Donn

R149/15/03/03 THAT Bylaw No. 11059 be read a second and third time.

Carried

4.2 1027 Clement Avenue, BL11060 (Z14-0038) - Okanagan Valley Construction Ltd.

Moved By Councillor Donn/Seconded By Councillor Hodge

R150/15/03/03 THAT Bylaw No. 11060 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 39 statutory notices to the owners and occupiers of surrounding properties, and 705 informational notices to residents in the same postal delivery route, between February 17, 2015 and February 20, 2015. The City Clerk advised that Notice of Council's consideration of these Heritage Alteration Permit Applications was given by sending out or otherwise delivering 3 statutory notices to the owners and occupiers of surrounding properties, and 1094 informational notices to residents in the same postal delivery route, between February 17, 2015 and February 20, 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

6.1 889 Vaughan Avenue, DP14-0064 & DVP14-0052 - 1568447 Alberta Ltd.

Councillor Sieben declared a conflict of interest due to an involvement with a similar application on Ethel Street and departed the meeting at 6:28 p.m.

Staff:

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

The City Clerk advised that no correspondence 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.

Gary Tebbitt, Lequime Road - Applicant

- Have been a resident of Kelowna for 26 years.
- This is a dynamic area of Kelowna that is in need of improvements and upgrades.
- Excited to work with this family based business; all of whom have lived in Kelowna for many years.

David Eaton, Architect

- Provided a PowerPoint Presentation.
- The building itself came about from analyzing the site and determining the right size.
- The challenge was to have the building on the site and make sure the circulation from traffic and trucks were well accommodated.
- This is a 2 storey building comprising 57,000 square feet on two levels. It is a simple cost effective building that will blend into the neighbourhood.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor DeHart

R151/15/03/03 THAT Council authorizes the issuance of Development Permit No. DP15-0064 for Lot 1, Section 30, Township 26, ODYD, EPP34493 located on 889 Vaughan Avenue, 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. 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 authorizes the issuance of Development Variance Permit No. DVP14-0052, for Lot 1, Section 30, Township 26, EPP34493, located on 889 Vaughan Avenue, Kelowna, BC;

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

Section 15.2.5 (d): Development Regulations

To vary the minimum front yard setback from 7.5m permitted to 0.0m proposed.

Table 8.1: General Industrial Uses/Warehousing and Storage:

To vary the parking for general industrial uses/warehousing and storage from 59 stalls required to 24 stalls proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit/Development Variance Permit Applications in order for the permits to be issued;

AND FURTHER THAT this Development Permit/Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

Councillor Sieben rejoined the meeting at 7:18 p.m.

6.2 2210 Abbott Street, BL11045 (Z14-0042) - Strandhaus Developments Inc.

Moved By Councillor Hodge/Seconded By Councillor Gray

R152/15/03/03 THAT Bylaw No. 11045 be adopted.

Carried

6.3 2210 Abbott Street, HAP14-0014 - Strandhaus Developments Inc.

Staff:

- Provided a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Concern
Jane Matejka, Beach Avenue

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

Applicant was present and available for questions.

There were no further comments.

Moved By Councillor Stack/Seconded By Councillor Donn

R153/15/03/03 THAT final adoption of Zone Amending Bylaw No. 11045 be considered by Council;

AND THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP14-0014 for Lot 27, District Lot 14, ODYD, Plan 535, located on 2210 Abbott Street, 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".

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

Section 13.6.6(b): RU6 - Two Dwelling Housing Development Regulations
To vary the maximum height for accessory buildings from 4.5 m permitted to 5.64 m proposed.

Section 13.6.6(c): RU6 - Two Dwelling Housing Development Regulations
To vary the front yard from 4.5 m permitted to 1.21 m proposed.

Section 13.6.6(d): RU6 - Two Dwelling Housing Development Regulations
To vary the north side yard from 4.5 m permitted to 2.03 m / 2.34 m proposed.

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

6.4 1091 Westpoint Drive, DVP15-0003 - Cavan & Stefanie Loughran

Staff:

- Provided a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence 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.

Applicant was present and available for questions.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Gray

R154/15/03/03 THAT Council authorizes the issuance of Development Variance Permit No. DVP15-0003, for Lot 11, Section 31, Township 29, ODYD Plan KAP87220, located at 1091 Westpoint Drive, Kelowna, BC;

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

Section 13.1.6 (c) - RU1 Development Regulations

To vary the minimum required front yard setback to a garage or carport from 6.0m required to 3.0m proposed.

AND FURTHER THAT the applicant be required to complete the above-noted condition within two years of Council's approval of the Development Variance Permit application in order for the permit to be issued.

Carried

7. Reminders

Councillor Singh:

- Reminded Council about the presentation and luncheon tomorrow at the Sikh Temple.

8. Termination

The meeting was declared terminated at 7:31 p.m.

Mayor

/acm

City Clerk