

**MINUTES OF MEETING OF THE BOARD OF VARIANCE HELD IN  
Kasugai Meeting Room, 2<sup>nd</sup> Floor, City Hall, 1435 Water Street, Kelowna, BC, on  
Tuesday, June 16, 2015**

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Present: Jane Fleming, Al Horning, Shirley Staley, James Stuart

Staff Members Present: Building Inspections Manager, Mo Bayat  
Legislative Coordinator, Corinne Boback (Secretary) Deputy  
City Clerk, Karen Needham  
Planner 1, Lydia Korolchuk  
Urban Planning Supervisor, Lindsay Ganczar

Public in

Attendance: Joe Iafancesco, President (Kelowna Canadian Italian Club)

CALL TO ORDER

The Secretary called the meeting of the Board of Variance to order at 9:06 a.m.

The Deputy City Clerk to address the Board about responsibilities and duties as a member.

Appointment of Chair for the 2014-2018 term.

Moved by Horning / Seconded Staley

THAT Jane Fleming be appointed as Chair for the Board of Variance 2014-2018 term.  
Carried.

Appointment of Co-Chair

Moved by Stuart /Second by Horning

THAT Shirley Staley be appointed as Co-Chair for the 2014-2018 term.

Carried.

Adoption of Minutes of May 10, 2013 meeting:

Moved by Fleming / Seconded by Horning

THAT the minutes of the Board of Variance Hearing held May 10, 2013 be approved as  
circulated.

Carried.

The Chair introduced the appeal.

The secretary advised that 16 adjacent and adjoining property owners and residents were notified of the appeal by mail on June 1<sup>st</sup>, 2015. No correspondence had been received.

## APPEAL

### 770 Lawrence Avenue

An appeal pursuant to Section 901 (2)(c) of the Local Government Act, is being considered to proceed with the construction of an addition to the existing legal non-conforming Private Club which would impede on the current Zoning Bylaw requirements. The property is located on Lot 49, Block 15, District Lot 138, Section 16, Township 26, ODYD, Plan 262. Currently the subject property is a legal non-conforming use in the RU6 - Two Dwelling Housing zone.

### Staff:

- Presented PowerPoint on the subject property located at 770 Lawrence Avenue.
- Known as the Italian Club
- RU6 - Two Dwelling Housing zone.
- Located between Richter and Ethel beside the Armoury.
- Front Elevation will remain the same, the back of building will remain the same.
- Roofline adjustments will be required.
- Historical background given regarding how the applicant had been to the Board of Variance previously for same property with different variances.
- Variance will improve building appearance.
- New addition will match existing walls.
- Heritage considerations have been addressed with staff.

### Applicant/Board:

- Applicant informed Board he did not speak to individual nearby affected neighbours.
- Addition will add room within building specifically between tables.
- Seating capacity will remain the same.
- Board feels this application is an improvement for the facility.

### Moved by Stuart/Seconded by Staley

THAT the appeal from Joe lafrancesco dated June 16, 2015, BE GRANTED in general accordance with the plans and specifications submitted to the Board of Variance on May 11, 2015, pursuant to Section 901(2)(c) of the Local Government Act to proceed with the construction of an addition to the existing legal non-conforming Private Club which would impede on the current Zoning Bylaw requirements. The property is located on Lot 49, Block 15, District Lot 138, Section 16, Township 26, ODYD, Plan 262. Currently the subject property is a legal non-conforming use in the RU6 - Two Dwelling Housing zone.

Carried

ADJOURNMENT

The Chair declared the Board of Variance Meeting adjourned at 9:20 a.m.

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Chair

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Secretary

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