



CITY OF WEST KELOWNA REGULAR COUNCIL ADDENDUM

Tuesday, January 14, 2020, 1:30 P.M.
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

2. INTRODUCTION OF LATE ITEMS

- | | | |
|-------------|---|----------|
| *2.1 | DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1) | 3 |
|-------------|---|----------|

Submissions received from the following:

- Craig Taschuk
- Mike and Willy Folkema
- Wendy Jobs
- Tyler Chinski
- Bruce Baker
- Petition (12 signatures)
- Kristen and Rob Rietman
- Angela Taschuk
- Greg Schneuker

- | | | |
|-------------|---|-----------|
| *2.2 | DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1) | 28 |
|-------------|---|-----------|

Delegation request from Gale and Kieren Armour, Lakesider Brewing Co.

- | | | |
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| *2.3 | DP 14-12.05, Development Permit with Variance, 845 Anders Rd. (See item 8.1.1) | 29 |
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Delegation request from Patrick McCusker, Patrick McCusker Inc.

- | | |
|-------------|--|
| *2.4 | Z 19-11, Site Specific Text Amendment (Adoption), 2475 Dobbin Road, (see item 8.1.4), Remove 2nd Recommended Motion |
|-------------|--|

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

- | | |
|---------------|--|
| *8.1.4 | Z 19-11, Site Specific Text Amendment (Adoption), 2475 Dobbin |
|---------------|--|

Road

Recommended Motion:

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.85, 2019 (Z19-11).

Collette Beggs

Subject: RE: Letter of support for Lakesider Brewing variance

From: Craig Taschuk <[REDACTED]>
Sent: January-08-20 11:36 AM
To: Chris Oliver <Chris.Oliver@westkelownacity.ca>
Subject: Letter of support for Lakesider Brewing variance

Please find the attached letter of support for the variance being requested by Lakesider Brewing to reduce the required number of parking spots.

If possible please confirm receipt of this letter and that it got to the right place.

Craig Taschuk

Craig Taschuk

901 Douglas Road West Kelowna, BC V1Z 1N9 | [REDACTED]

January 8, 2020

City Council
City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Dear Council

I would like to take an opportunity to express my support for the variance being requested to reduce the number of required parking spots in order to build the new micro-brewery in the Lakeview Mall.

I moved to Lakeview Heights in the summer of 2018, and since then shop almost exclusively in that complex for groceries, alcohol, pizza, and prescriptions. I am very much one of the customers who seemingly would be affected by less parking spots. In my experience parking in that complex has never been an issue, and the only time it is even close to full has been recently with the addition of construction workers working on the property during the day. Once the construction is completed, I really don't think parking will be an issue. I also notice that in the evenings there is even more parking available as the pharmacy, second floor offices, and soon to be daycare are all closed. Lastly, I feel that with this being very much a neighborhood spot, I think that instead of driving up there to have a bite to eat or a beer that most people will walk or ride their bikes (on the beautiful new path along Boucherie).

Furthermore, I strongly feel like this initiative is a very positive one for the West Kelowna Wine Trail. We often have visitors come to town and it would be great to be able to showcase local made beer along with our already strong wine industry.

In closing I would like to summarize with saying that as a resident living very close to the project being considered I feel the benefits will far outweigh any negatives from reducing the required parking spaces.

Sincerely,

Craig Taschuk

#26

Collette Beggs

From: dev services
Subject: RE: Development Permit for form and character and Parking Variance DP 14-12.05

From: Mike and Willy Folkema <[REDACTED]>
Sent: January-08-20 2:02 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: RE: Development Permit for form and character and Parking Variance DP 14-12.05

Attn: City Clerk
We support the amendment for variance.

Mike & Willy Folkema
908 Stephenson Road
West Kelowna BC V1Z 1N2

#27

Collette Beggs

Subject: RE: Jan 14, 2020 Council meeting attendance

From: Wendy Jobs <[REDACTED]>
Sent: January-08-20 4:22 PM
To: Chris Oliver <Chris.Oliver@westkelownacity.ca>
Cc: Stan Dosman <[REDACTED]>
Subject: Jan 14, 2020 Council meeting attendance

Hello Chris,

Here is a letter that the Association provided to Gale and Kieran regarding the parking variance application for the Lakesider Brew Pub at the Anders Mall. I think this will summarize the information that we would like to make in a verbal presentation to the City Council. We will not use a PowerPoint but will only make a very short verbal presentation. Please let me know if you have any questions.

Regards,
Wendy

Wendy Jobs
[REDACTED]



LAKEVIEW HEIGHTS
COMMUNITY
ASSOCIATION

Lakeview Heights Community Association,
c/o 208-1664 Richter Street,
Kelowna, BC, V1Y 8N3

Lakesider Brewing Co. by Wild Ventures Brewing Ltd
845 Anders Road
West Kelowna, BC

Sent: electronically

January 8, 2020

Dear Gale Armour-San Diego and Kieran Armour:

This letter is being provided on behalf of the Lakeview Heights Community Association and represents the views of the Board of Directors.

We are aware of your application by Lakesider Brewing for a parking variance of 33 parking spaces at the Lakeview Mall on Anders Road and support this request; however, recognize that if parking becomes an issue at the Mall, this will affect the businesses, customers and residents. We encourage the developer of the Mall and yourselves to look for ways to mitigate any future parking issues.

I hope this information will assist the Mayor and Council with their deliberations on this matter.

With Kind Regards,

A handwritten signature in cursive script that reads 'W. Jobs'.

Wendy Jobs
President Lakeview Heights Community Association

#28

Collette Beggs

Subject: RE: Lakesider Submission

From: tyler.chinski <[REDACTED]>
Sent: January-09-20 9:48 AM
To: Chris Oliver <Chris.Oliver@westkelownacity.ca>
Subject:

HELLO!!

This is an email to say that I, Tyler Chinski, support the building of lakesider brewing and the proposed 33 parking spot variance at the Lakeview mall. this will be an excellent addition to the West Kelowna and the Lakeview Heights Community. thank you

Sent from my Samsung Galaxy smartphone.

29

Collette Beggs

Subject: RE: Craft Brewery in W Kelowna

From: Bruce Baker <[REDACTED]>
Sent: January-12-20 10:52 AM
To: Chris Oliver <Chris.Oliver@westkelownacity.ca>
Subject: Craft Brewery in W Kelowna

Sent from my iPhone

chris.oliver@westkelownacity.ca

January 8, 2020

Dear Chris,

I am emailing with my support for the 33 parking spots variance for this proposal.

This kind of business is something that is missing in West Kelowna, and if approved, would be a welcome for the community as well as visitors. There is not an establishment like this on the west side. We live in Rose Valley and are thrilled with all the wineries but craft breweries that serve meals is a missing business in this area. As the City of West Kelowna spent significant tax payer's dollars building the wine trail with bike lanes, it'd be great if the brewery/city (whoever is responsible) included a safe bike lock area, where one can see their bike from the outdoor patio. This establishment fits well with that area of West Kelowna, linking in nicely with the wine trail.

Thanking you for your time and consideration.

Bruce Baker

1455 Roseridge Court

#30

Collette Beggs

Subject: RE: Notice of January 14, 2020 Council Meeting (DP 14-12.05)

From: Gale & Kieren Armour <[REDACTED]>
Sent: January-12-20 5:42 PM
To: Chris Oliver <Chris.Oliver@westkelownacity.ca>
Cc: Rob Chetner <[REDACTED]>
Subject: Re: Notice of January 14, 2020 Council Meeting (DP 14-12.05)

Hi Chris. As discussed please find attached the slide deck and written letters of support we have gathered from neighbours of Lakeview Mall. We trust this information will be included with the package for council members on Jan 14th.

Just want to clarify for the powerpoint, will there be a projector screen or printed hand outs? If projection, should we bring a laptop to hook up or will you have the e-copy of the slides pre-loaded already with other materials? Who will advance the slides through the presentation?

We just want to know the format ahead of time so we can prepare accordingly.

See you Tuesday!

Kieren & Gale



Lakesider Brewing Co.

[REDACTED]
[REDACTED] www.lakesiderbrewing.com | @lakesiderbeer

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

Dear Council Members and City of West Kelowna Staff,

**Re: Letter of Support for Lakesider Brewing, Lakeview Mall, Phase 05 Development Plan
Parking Variance for 33 spaces**

Please accept this letter of support for the proposed Lakesider Brewing development project, located at Lakeview Mall (845 Anders Road).

As residents in the Lakeview Heights community, I/we welcome investment in locally owned businesses that are community-oriented and will enhance quality of life for all residents. The proposed Lakesider Brewing project will create quality and affordable food and beverage options in a family-friendly environment benefitting the whole community, in a location that offers ample parking opportunities for mall patrons.

I/We understand that the proposed development plan for Lakesider Brewing includes a 33-parking space variance to the city's parking calculations for the Lakeview Mall development, and I/we hereby support for the proposed variance.

Sincerely,

Signed: _____

Name: _____

Address: _____

_____ 780 Anders Rd
_____ V1Z 1J9

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

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Sincerely,

Signed: 

Name: Breidan Sweetman

Address: 790 Anders Rd
West Kelowna
V1Z 1S9

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
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Name: _____

Address: _____

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Sincerely,

Signed: _____

Name: Hu Beifeng

Address: 421 Linden

December 21, 2019

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2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

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I/We understand that the proposed development plan for Lakesider Brewing includes a 33-parking space variance to the city's parking calculations for the Lakeview Mall development, and I/we hereby support for the proposed variance.

Sincerely,

Signed: 

Name: Coriann & Jim Richardson

Address: 910 Anders Rd
West Kelowna
V1Z 1K3

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

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Sincerely,

Signed



Name: PATRICK KEMP

Address: 931 AUNZELL RD.
V1Z 1K2

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

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Sincerely,

Signed:

Name: Shelley Balliet RICK BALLETT

Address: 2765 Thacker Dr.

West Kelowna, B.C.

V1Z 1W25

2765 THACKER DR

WEST KELLOWNA BC

V1Z-1W25

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
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Sincerely,

Signed:

Name: David Dalglish SARAH MANSFIELD
Address: 2755 Thacker Dr. 2755 THACKER DR.

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

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Sincerely,

Signed: _____



Name: Aspen Haverstick-Alis

Address: 722 Anders Rd.

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

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Sincerely,

Signed



Name:

JASIN LORENSON

Address:

950 ANDERS RD.

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

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Sincerely,

Signed: _____

Name: PHIL HARTMAN

Address: 971 ANDERS RD.

WEST KELOWNA B.C.

December 21, 2019

City of West Kelowna - Planning Department
2760 Cameron Road, West Kelowna, BC V1Z 2T6
Attn: Chris Oliver, Planner III
chris.oliver@westkelownacity.ca

Dear Council Members and City of West Kelowna Staff,

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Sincerely,

Signed: 

Name: _____

Address: _____

Collette Beggs

Subject: RE: Lakesider Brewing Parking Variance Supprt

-----Original Message-----

From: Rob and Kristen Rietman <[REDACTED]>
Sent: January-12-20 8:21 PM
To: Chris Oliver <Chris.Oliver@westkelownacity.ca>
Cc: Rob and Kristen Rietman <[REDACTED]>
Subject: Lakesider Brewing Parking Variance Supprt

To Whom it May Concern;

My husband and I have been residents of West Kelowna since 2000. We moved from Kamloops, and ever since, have been working in the construction sector of the Okanagan. Since 2000, we have purchased a home, built a home, raised our son, Dyllan, and now own an Okanagan based Civil Construction company in West Kelowna. We are West Kelowna proud! We have not lived, nor considered living on the Kelowna side of the bridge in our 20 years in the Okanagan. We have seen first hand the forward thinking changes that have shaped West Kelowna into the community that we are proud to live in today. However, we strongly feel that more family friendly locations would definitely enhance our community.

As proud West Kelowna residents we are immensely happy that Lakesider Brewing Co. has chosen to make a home in West Kelowna. Also, as a young family in West Kelowna, we are overjoyed that this new venture will be family friendly. In our humble opinion, the City of West Kelowna should support this new business and what it brings to the community. As a growing city, West Kelowna, should support all community inclusive companies, especially those that support the City of West Kelowna's tourism industry. We feel that Lakesider Brewing Co. will be among many that put West Kelowna on the map for more than only its wine and beaches.

Our family are frequent patrons of the Lakeview Mall and whole heartedly believe that there is more than enough parking space to accommodate this new, community inclusive venture. Because we are committed to supporting our community, we conscientiously choose to visit the Lakeview Mall many times per week. Whether we are picking up groceries, pizza or wine, no matter the day of the week, there is always ample parking. If Lakesider Brewing Co are granted the parking variance they are seeking, the community would certainly be enhanced by everything they plan to add to the West Kelowna Community. In order to continue to support local business, and as a young West Kelowna family, we plan to be regular patrons. Lakesider Brewing Co will no doubt become a destination location to visit for our family and friends.

We are hopeful that our view, as long standing West Kelowna residents, and as a young West Kelowna family are taken into consideration to approve the parking variance that Lakesider Brewing Co seeks. Please feel free to contact us if you would like to discuss our views further.

Kind regards,

Kristen and Rob Rietman
3945 Harding Road
West Kelowna, BC V4T2J9
[REDACTED]

Sent from my iPhone

Collette Beggs

Subject: RE: Support for Lakesider Brewing

-----Original Message-----

From: Angela Taschuk <[REDACTED]>

Sent: January-13-20 11:50 AM

To: Chris Oliver <Chris.Oliver@westkelownacity.ca>

Subject: Support for Lakesider Brewing

To whom it may concern,

I am writing this email in support of the variance being requested to normal parking requirements in order to allow for the proposed opening of Lakesider Brewing in Lakeview Heights.

I live in Lakeview Heights and would see this brewery as a wonderful addition to our community as well as being great for tourism in the area. I shop at Nesters regularly and visit Dominos and Andreens Pharmacy on occasion. Parking is just never an issue.

In sum, I am fully in support of Lakesider Brewing opening in the proposed location. Any concerns I think would be far outweighed by the benefits to our community.

Sincerely,
Angela Taschuk

Sent from my iPhone

#33

Collette Beggs

Subject: RE: DP 14-12.05 variance

From: Greg Schneuker [REDACTED]
Sent: January-13-20 3:57 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: DP 14-12.05 variance

Greg Schneuker at 900 stevenson re West Kelowna.

This is in reference to parking issues from the above project.

Collette Beggs

To: Greg Schneuker
Subject: RE: [External] DP 14-12.05 variance

I do not support the project.

From: Collette Beggs <Collette.Beggs@westkelownacity.ca>
Sent: Monday, January 13, 2020 4:13 PM
To: Greg Schneuker <[REDACTED]>
Subject: RE: [External] DP 14-12.05 variance
Importance: High

[External Email]

This email was sent from outside of your organization, use caution when opening attachments and replying.

Good Afternoon,

Thank you for your submission in accordance with DP 14-12.05.

Are you in support or non support?

Please advise.

Thank you,
Collette Beggs



COLLETTE BEGGS | DEVELOPMENT TECHNICIAN | CITY HALL
2760 Cameron Road, West Kelowna, BC V1Z 2T6
778.797.8831

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From: Greg Schneuker <[REDACTED]>
Sent: January-13-20 3:57 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: DP 14-12.05 variance

Greg Schneuker at 900 stevenson re West Kelowna.

This is in reference to parking issues from the above project.

Rebecca Narinesingh

From: noreply@esolutionsgroup.ca
Sent: January 9, 2020 9:50 PM
To: Delegation Requests
Subject: New Response Completed for Request to Appear As a Delegation

Hello, Please note the following response to Request to Appear As a Delegation has been submitted at Thursday January 9th 2020 9:49 PM with reference number 2020-01-09-007.

- **Request to appear as a delegation on:**
1/14/2020
- **Name of person making the presentation:**
Gale and Kieren Armour
- **Name of the group or organization that the person is representing:**
Lakesider Brewing Co.
- **Daytime phone number:**
[REDACTED]
- **Email address:**
[REDACTED]
- **Presentation title:**
Lakesider brewing & Lakeview Mall parking variance proposal
- **What is your request to Council?**
Approval for variance of 33 parking spots at Lakeview Mall in Lakeview Heights neighbourhood
- **Presentation points:**
Lakesider brewing community benefits
Rationale for parking variance
Supporting data & analysis

[This is an automated email notification -- please do not respond]

Rebecca Narinesingh

From: noreply@esolutionsgroup.ca
Sent: January 13, 2020 12:36 PM
To: Delegation Requests
Subject: New Response Completed for Request to Appear As a Delegation

Hello, Please note the following response to Request to Appear As a Delegation has been submitted at Monday January 13th 2020 12:35 PM with reference number 2020-01-13-005.

- **Request to appear as a delegation on:**
1/14/2020
- **Name of person making the presentation:**
Patrick McCusker
- **Name of the group or organization that the person is representing:**
Patrick McCusker Architecture Inc
- **Daytime phone number:**
[REDACTED]
- **Email address:**
[REDACTED]
- **Presentation title:**
phase 5 Lake Viwe mall Architectural

[This is an automated email notification -- please do not respond]