



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held via teleconference on Monday, April 20, 2020 at 4:31 p.m. in City Hall

Present: Mayor Greg McCune
Councillor Tundra Baird
Councillor Brad Case
Councillor Roxanne Davyduke
Councillor Raquel Knust
Councillor Brian Schreiner
Councillor Shawn Shishido

Staff: Chief Administrative Officer – Tate Bengtson
Chief Financial Officer – Jennifer Bellamy
Planner and Deputy Corporate Officer – Kurt Inglis
Secretary Clerk – Laurel Grimm

Other: Markus Schrott, BDO Canada LLP

APPROVAL OF AGENDA

Moved by Councillor Baird, seconded by Councillor Case
“THAT the April 20, 2020 Council Meeting agenda be approved as circulated.”

CARRIED

ADOPTION OF MINUTES

Special Council Meeting Minutes of April 8, 2020

Moved by Councillor Shishido, seconded by Councillor Schreiner
“THAT the April 8, 2020 Special Council Meeting minutes be adopted as circulated.”

CARRIED

DELEGATIONS

BDO Canada LLP: 2019 Financial Statements

Moved by Councillor Baird, seconded by Councillor Schreiner
“THAT Council receives the 2019 Audited Financial Statements as presented;

AND THAT Council approves the 2019 Audited Financial Statements.”

CARRIED

Markus Schrott, BDO Canada LLP, presented the 2019 Audited Financial Statements. He stated that the 2019 Audited Financial Statements provide a fair representation of the City's financial position as of December 31, 2019.

DEVELOPMENT MATTERS

Councillor Baird declared a conflict of interest due to employment and left the meeting (4:46 p.m.)

2024-20-DVP-END (McMahon)

Legal: LOT 1 BLOCK 11 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS)
DIVISION YALE DISTRICT PLAN EPP98498
Address: 709 Vernon Street, Enderby BC
Applicant: Mark McMahon

Moved by Councillor Knust, seconded by Councillor Davyduke

" THAT Council authorize the issuance of a Development Variance Permit for the property legally described as LOT 1 BLOCK 11 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN EPP98498 and located at 709 Vernon Street, Enderby B.C. to permit a variance to Section 901.3 of Zoning Bylaw No. 1550, 2014 by reducing the number of required off-street parking spaces from fifteen (15) to eight (8)."

CARRIED

The Planner and Deputy Corporate Officer gave a synopsis of the report including the revised site plan. Councillor Knust inquired whether further correspondence has been received from the adjacent landowner who had expressed concerns previously. No correspondence has been received from the adjacent landowners.

Written Submissions:

Ryan Nitchie, Columbia Shuswap Regional District

The Sicamous to Armstrong Rail Trail Technical Operational Committee met to review the DVP Application and provided the following comments:

- Primary concern is that the proposed development provides for adequate on-site parking to facilitate the proposed use.
- Under no circumstances will the owners of the Rail Trail Corridor permit parking for the proposed development on the rail trail corridor lands.

Applicant Response:

- The applicant has no intent to use the rail trail corridor for parking.
- The applicant had previously allowed parking on his property for the Rail Trail and other recreational users without complaint.
- Eight parking stalls will be sufficient as this is his personal living quarters and he does not anticipate having a large increase in traffic.
- Public parking is available nearby at the Russell Avenue parking lot if it is needed.

Councillor Baird re-entered the meeting (4:56 p.m.)

0025-20-DVP-END (Francks)

Legal: LOT 14 BLOCK 7 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS)
DIVISION YALE DISTRICT PLAN 211A
Address: 709 Russell Avenue, Enderby BC
Applicant: Dean Francks

Moved by Councillor Baird, seconded by Councillor Davyduke

“THAT Council authorize the issuance of a Development Variance Permit for the property legally described as LOT 14 BLOCK 7 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A and located at 709 Russell Avenue, Enderby B.C. to permit variances to the following Sections of Zoning Bylaw No. 1550, 2014:

- *Section 604.a.4.b by reducing the minimum floor area for four-family dwelling units from 60 m² (645.8 square feet) per dwelling unit to 40 m² (430.5 square feet) per dwelling unit, as shown on the attached Schedule ‘A’;*
- *Section 604.a.6.d by reducing the minimum lot area for a four-family dwelling from 1,300 m² (13,993 square feet) to 668.9 m² (7,200 square feet), as shown on the attached Schedule ‘A’;*
- *Section 604.a.10.e.i by reducing the minimum side yard setback for a four-family dwelling from 4 m (13.12 feet) to 3.048 m (10 feet), as shown on the attached Schedule ‘A’;*
- *Section 901.2.a by increasing the percentage of required off-street parking spaces that can be made up of small-car parking from forty percent (40%) to forty-three percent (43%), as shown on the attached Schedule ‘A’;*
- *Section 901.2.b by reducing the minimum width of an unobstructed maneuvering aisle for right-angle parking spaces from 8 m (26.25 feet) to 3.048 m (10 feet), as shown on the attached Schedule ‘A’;*
- *Section 901.2.c by permitting a parking design involving four (4) or more off-street parking spaces where vehicles are required to back out on to a highway, as shown on the attached Schedule ‘A’; and*
- *Section 901.3 by reducing the number of required off-street parking spaces from eight (8) to seven (7), as shown on the attached Schedule ‘A’;*

subject to the property owner registering a housing agreement on the title of the subject property, satisfactory to the City, which requires that the parking demands associated with the development are contained on-site and which shall be a material term of any tenancy agreement;

AND THAT Council waive the minimum lot frontage requirement of Section 604.a.8.c of the City of Enderby Zoning Bylaw No. 1550, 2014 for the property legally described as LOT 14 BLOCK 7 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A and located at 709 Russell Avenue, Enderby B.C by permitting the minimum lot frontage for a four-family dwelling to be reduced from 30 m (98.42 feet) to 18.288 m (60 feet), as shown on the attached Schedule "A".

CARRIED
OPPOSED Councillor Shishido

The Planner and Deputy Corporate Officer gave a synopsis of the report. Councillor Shishido questioned the feasibility behind decreasing parking spaces. Current tenants may agree with the parking allocations but what if additional visitors and family members and so on were to place additional demands upon parking? How will we enforce the parking restrictions to ensure no overflow into neighbouring properties? The Planner and Deputy Corporate Officer said that, as a subject to approval of the Development Variance Permit, a Housing Agreement will need to be executed with the property owner. The Housing Agreement will require, as a material term of all tenancy agreements, the management of available parking. This places the onus on the property owner to ensure that the requirements of the Housing Agreement are observed and that parking management is an express condition of tenancy. Furthermore, the square footage of the proposed dwellings is sufficiently small that it is unlikely that a large number of occupants may be able to live in a single dwelling. Restrictions for recreational and other vehicles unable to be accommodated on-site will be built into the Housing Agreement.

Written Submissions:

Tony and Patsy Vetter, 802 George Street

- Concerns over snow removal procedures.
- Commercial properties are required to store snow onsite; the City snow plows the snow onto the boulevard, and it piles up on the sidewalks.
- For safety reasons snowbanks at stop signs and entrances to business should not get too high
- Difficult to keep parking lot access at Vetter Plaza open when the City is not removing the street snow. When additional cars are parked on the road it makes it that much harder to plow. Concerned over possible additional vehicles parking in the Vetter Plaza Parking lot and snow removal.

Thurman and Dorothy Doran, 708 Russell Avenue

- Do not see any issues with the proposed development other than potentially parking.
- Believes this could be a huge improvement to the neighbourhood.

Applicant Response:

- The Applicant does not anticipate any parking issues within the proposed development. Given the size of the proposed units they do not see these units as being occupied by tenants who own multiple vehicles. However, the applicant agrees with Staff's recommendation of registering a housing agreement on the title of the property to ensure that they can manage any parking issues moving forward. This should also satisfy any concerns presented around snow removal.

0026-20-DVP-END (Vetter)

Legal: LOT 2 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN KAP78763

Address: 144 Cliffview Drive, Enderby BC

Applicant: Geoff Vetter

Moved by Councillor Baird, seconded by Councillor Knust

"THAT Council authorize the issuance of a Development Variance Permit for the property legally described as LOT 2 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP78763 and located at 144 Cliffview Drive, Enderby B.C. to permit a variance to Section 601.11.b.iii of the City of Enderby Zoning Bylaw

No. 1550, 2014 by increasing the maximum floor area of a secondary suite from 90 m² (968.75 square feet) to 121.52 m² (1,308 square feet), as shown on the attached Schedule 'A'.

CARRIED

No Written Submissions were received for this application.

Council raised a question of the Planner with respect to the proposed driveway access or accesses and the proximity to the intersection with round-about. The Planner described the bylaw regulations around the distance from an intersection to a driveway.

REPORTS

No Mayor and Council Reports

RDNO Building Permit Summary for March 2020

Moved by Councillor Baird, seconded by Councillor Davyduke

“THAT Council receive and file the RDNO Building Permit summary for March 2020.”

CARRIED

NEW BUSINESS

Village of Hazelton: Correspondence dated April 15, 2020

Moved by Councillor Baird, seconded by Councillor Schreiner

“THAT Council receive and file the Village of Hazelton correspondence dated April 15, 2020.”

CARRIED

PUBLIC QUESTION PERIOD

No public was present.

ADJOURNMENT

Moved by Councillor Shishido, seconded by Councillor Baird

“That the regular meeting of April 20, 2020 adjourn at 5:20 p.m.”

CARRIED

MAYOR

CORPORATE OFFICER