

City of Kelowna

Public Hearing

AGENDA



Tuesday, June 23, 2020
4:00 pm
Council Chamber
City Hall, 1435 Water Street

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Council Meeting Items**
2. **Call to Order the Public Hearing - START TIME - 4:00 PM - Zoning Bylaw No. 8000 Text Amendment No. TA19-0009 (BL12027)– Fencing and Retaining Walls**

THE CHAIR WILL CALL THE HEARING TO ORDER:

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

3. **Individual Bylaw Submissions**

3.1 **START TIME - 4:00 PM - Zoning Bylaw No. 8000 Text Amendment No. TA19-0009 (BL12027)– Fencing and Retaining Walls**

To amend Zoning Bylaw regulations for retaining walls and slopes in Section 7 - Landscape and Screening of Zoning Bylaw No. 8000.

4. Termination

5. Call to Order the Regular Meeting

6. Bylaws Considered at Public Hearing

6.1 START TIME 4:00 PM - BL12027 - Zoning Bylaw No. 8000 Text Amendment No. TA19-0009 – Fencing and Retaining Walls

To give Bylaw No. 12027 second and third reading.

7. Termination

8. Call to Order the Public Hearing - START TIME - 4:00 PM - Water Street 1570-1580, Z19-0098 (BL12037) - Tri-Moor Holdings Ltd., Inc.No. 1050685; Rayal Enterprises Ltd., Inc.No. 70

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Public Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

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Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

8.1 START TIME - 4:00 PM - Water Street 1570-1580, Z19-0098 (BL12037) - Tri-Moor Holdings Ltd., Inc.No. 1050685; Rayal Enterprises Ltd., Inc.No. 70194

To rezone the subject property from the C7 – Central Business Commercial zone to the C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales) zone to allow for a liquor primary establishment with retail liquor sales.

9. Termination

10. Call to Order the Regular Meeting

11. Bylaws Considered at the Public Hearing

11.1 START TIME - 4:00 PM - Water Street 1570-1580, BL12037 (Z19-0098) - Tri-Moor Holdings Ltd.,

To give Bylaw No. 12037 second and third reading.

12. Termination

13. Call to Order the Public Hearing - START TIME - 4:00 PM - (W OF) Union Road and 2025 Begbie Road, OCP20-0008 (BL12040) and Z20-0030 (BL12041) - Glenwest Properties Ltd

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Public Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca and may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

14. Individual Bylaw Submissions

14.1 START TIME - 4:00 PM - (W OF) Union Road and 2025 Begbie Road, OCP20-0008 (BL12040) and Z20-0030 (BL12041) - Glenwest Properties Ltd.

To amend the Official Community Plan to change the Future Land Use designation of and to rezone portions of the subject properties to institutional to facilitate the School District's minimum 6.0 acres site requirement for an elementary school.

15. Termination

16. Call to Order the Regular Meeting

17. Bylaws Considered at the Public Hearing

17.1 START TIME - 4:00 PM - (W OF) Union Road and 2025 Begbie Road, BL12040 (OCP20-0008) - Glenwest Properties Ltd

Requires a majority of all members of Council. (5)

To give Bylaw No. 12040 second and third reading and be adopted.

17.2 START TIME - 4:00 PM - (W OF) Union Road and 2025 Begbie Road, BL12041 (Z20-0030) - Glenwest Properties Ltd

To give Bylaw No. 12041 second and third reading and be adopted.

18. Termination

19. Call to Order the Public Hearing - START TIME - 4:45 PM - Gallagher Road 2980, Z20-0021(BL 12042)- Kirschner Mountain Joint Venture

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Public Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca and may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

19.1 START TIME - 4:45 PM - Gallagher Road 2980, Z20-0021 (BL 12042)- Kirschner Mountain Joint Venture

To consider an application to rezone a portion of the subject property from the A1- Agriculture 1 zone to RH3 – Hillside Cluster Housing zone to accommodate a multi-family development, and to waive the Public Hearing.

20. Termination

21. Call to Order the Regular Meeting

22. Bylaws Considered at the Public Hearing

22.1 START TIME - 4:45 PM - Gallagher Road 2980, BL12042 (Z20-0021) - Kirschner

To give Bylaw No. 12042 second and third reading.

23. Termination

24. Development Permit and Development Variance Permit Reports

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

24.1 START TIME - 5:30 PM - Rutland Rd N 1354, Z18-0097 (BL11723) - Parminder Singh Kindhra and Sheetu Kindhra

To amend and adopt Bylaw No. 11723 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.

24.2 START TIME - 5:30 PM - Rutland Rd 1354 - DP18-0181 DVP18-0182 - Parminder Singh Kindhra and Sheetu Kindhra

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

To consider the form and character of a townhouse development with variances to the south side yard and rear yard.

24.3 START TIME - 5:30 PM - Nickel Rd 300 - BL11972 (Z19-0104) - Okanagan Valley Construction Ltd., Inc. No. BCo665697

To amend and adopt Bylaw No. 11972 in order to rezone the subject property from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone.

24.4 START TIME - 5:30 PM - Nickel Rd 300, DP20-0064 DVP20-0065 - Okanagan Valley Construction Ltd., Inc. No. BCo665697

Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.

To consider the form and character of a four dwelling housing development with variances to site coverage, landscape buffering, and drive aisle width.

25. Termination

26. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Community Planning);

(b) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.

(c) The Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the podium.

(iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional

information they may address Council again after all other members of the public have been heard a first time.

(d) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.

(e) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

(f) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.