

City of Kelowna Public Hearing AGENDA



Tuesday, February 2, 2021
6:00 pm
Council Chamber
City Hall, 1435 Water Street

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - Lakeshore Rd 5064 - LUCT18-0013 (BL11939) Z18-0092 (BL11963) - Mark Fipke**

THE CHAIR WILL CALL THE HEARING TO ORDER:

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 online at Kelowna.ca/council or by request to the Office of the City Clerk.

For those participating 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.

In accordance with Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only. Thank you for your co-operation.

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 6:00 PM - Lakeshore Rd 5064 - LUCT18-0013 (BL11939) Z18-0092 (BL11963) - Mark Fipke**

To consider an application to proceed with the early termination of LUC77-1012 and rezone the subject property.

4. Termination

5. Call to Order the Regular Meeting

6. Bylaws Considered at Public Hearing

6.1. START TIME 6:00 PM - Lakeshore Rd 5064 - BL11939 (LUCT18-0013) - Mark Fipke

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

To give Bylaw No. 11939 second and third reading and be adopted in order to terminate LUC77-1012.

6.2. START TIME 6:00 PM - Lakeshore Rd 5064 - BL11963 (Z18-0092) - Mark Fipke

To give Bylaw No. 11963 second and third reading and be adopted in order to rezone the subject property from the A1 - Agriculture 1 zone to the RR2 - Rural Residential 2 zone.

7. Termination

8. Call to Order the Public Hearing - START TIME 6:00 PM - HWY 97 N - LUCT20-0003 (BL12069) Z20-0062 (BL12070) - Hofa Transport Group Ltd. Inc. No. BC1096204

THE CHAIR WILL CALL THE HEARING TO ORDER:

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9. Individual Bylaw Submissions

9.1. START TIME 6:00 PM - Hwy 97 N 2890 - LUCT20-0003 (BL12069) Z20-0062 (BL12070) - Hofa Transport Group Ltd. Inc.No. BC1096204

To consider an application to proceed with the early termination of Land Use Contract LUC76-1 and rezone the subject property.

10. Termination

11. Call to Order the Regular Meeting

12. Bylaws Considered at Public Hearing

12.1. START TIME 6:00 PM - Hwy 97 N 2890 - BL12069 (LUCT20-0003) - Hofa Transport Group Ltd. Inc.No. BC1096204

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

To give Bylaw No. 12069 second and third reading in order to terminate LUC76-1.

12.2. START TIME 6:00 PM - Hwy 97 N 2890 - BL12070 (Z20-0062) - Hofa Transport Group Ltd. Inc.No. BC1096204

To give Bylaw No. 12070 second and third reading in order to rezone the subject property from the A1 - Agriculture 1 zone to the I2 - General Industrial zone.

13. Termination

14. Call to Order the Public Hearing - START TIME 6:00 PM - Adams Rd 251 - LUCT20-0004 (BL12071) Z20-0063 (BL12072) - Heartwood Investments Ltd. Inc.No. 352195

THE CHAIR WILL CALL THE HEARING TO ORDER:

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15. Individual Bylaw Submissions

- 15.1. START TIME 6:00 PM - Adams Rd 251 - LUCT20-0004 (BL12071) Z20-0063 (BL12072) - Heartwood Investments Ltd. Inc.No. 352195**

To consider an application to proceed with the early termination of Land Use Contract LUC77-1047 and rezone the subject property.

16. Termination

17. Call to Order the Regular Meeting

18. Bylaws Considered at Public Hearing

- 18.1. START TIME 6:00 PM - Adams Rd 251 - BL12071 (LUCT20-004) - Heartwood Investments Ltd Inc No 352195**

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

To give Bylaw No. 12071 second and third reading in order to terminate LUC77-1047.

- 18.2. START TIME 6:00 PM - Adams Rd 251 - BL12072 (Z20-0063) - Heartwood Investments Ltd Inc No 352195**

To give Bylaw No. 12072 second and third reading in order to rezone the subject property from the A1 – Agriculture 1 zone to the I2 – General Industrial zone.

19. Termination

20. Call to Order the Public Hearing - START TIME 6:00 PM - Sutherland Ave 1511 - LUCT20-0005 (BL12073) Z20-0064 (BL12074) - Sapphire Construction Ltd., Inc. No. 84820

THE CHAIR WILL CALL THE HEARING TO ORDER:

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public will be accepted by Council.

21. Individual Bylaw Submissions

21.1. START TIME 6:00 PM - Sutherland Ave 1511 - LUCT20-0005 (BL12073) Z20-0064 (BL12074) - Sapphire Construction Ltd., Inc. No. 84820

To consider an application to proceed with the early termination of Land Use Contract LUC77-1061 and rezone the subject property.

22. Termination

23. Call to Order the Regular Meeting

24. Bylaws Considered at Public Hearing

24.1. START TIME 6:00PM - Sutherland Ave 1511 - BL12073 (LUCT20-0005) - Sapphire Construction Ltd., Inc. No. 84820

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

To give Bylaw No. 12073 second and third reading in order to terminate LUC77-1061.

24.2. START TIME 6:00 PM - Sutherland Ave 1511 - BL12074 (Z20-0064) - Sapphire Construction Ltd., Inc. No. 84820

To give Bylaw No. 12074 second and third reading in order to rezone the subject property from the RU₁ – Large Lot Housing zone to the C₃ – Community Commercial zone.

25. Termination

26. Call to Order the Public Hearing - START TIME 6:00 PM - Sutherland Ave 1521 - LUCT20-0006 (BL12075) Z20-0065 (BL12076) - Price's Alarm Systems Ltd. Inc.No. BC0929068

THE CHAIR WILL CALL THE HEARING TO ORDER:

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27. Individual Bylaw Submissions

27.1. START TIME 6:00 PM - Sutherland Ave 1521 - LUCT20-0006 (BL12075) Z20-0065 (BL12076) - Price's Alarm Systems Ltd. Inc.No. BCog29068

To consider an application to proceed with the early termination of Land Use Contract LUC78-1004 and rezone the subject property.

28. Termination

29. Call to Order the Regular Meeting

30. Bylaws Considered at Public Hearing

30.1. START TIME 6:00 PM - Sutherland Ave 1521 - BL12075 (LUCT20-0006) - Price's Alarm Systems Ltd. Inc. No. BCog29068

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

To give Bylaw No. 12075 second and third reading in order to terminate LUC78-1004.

30.2. START TIME 6:00 PM - Sutherland Ave 1521 - BL12076 (Z20-0065) - Price's Alarm Systems Ltd. Inc. No. BCog29068

To give Bylaw No. 12076 second and third reading in order to rezone the subject property from the RU₁ – Large Lot Housing zone to the C₃ – Community Commercial zone.

31. Termination

32. Call to Order the Public Hearing - START TIME 6:00 PM - Lakeshore Rd 3969 - LUCT20-0007 (BL12094) Z20-0068 (BL12095) - Steven Carl Wilson and Piblet Enterprises Ltd

THE CHAIR WILL CALL THE HEARING TO ORDER:

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33. Individual Bylaw Submission

33.1. START TIME 6:00 PM - Lakeshore Rd 3969 - LUCT20-0007 (BL12094) Z20-0068 (BL12095) - Steven Carl Wilson and Piblet Enterprises Ltd

To consider an application to proceed with the early termination of Land Use Contract LUC77-1005 and rezone the subject property.

34. Termination

35. Call to Order the Regular Meeting

36. Bylaws Considered at Public Hearing

36.1. START TIME 6:00 PM - Lakeshore Rd 3969 - BL12094 (LUCT20-0007) Z20-0068 - Steven Carl Wilson and Piblet Enterprises Ltd

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

To give Bylaw No. 12094 second and third reading and be adopted in order to terminate LUC77-1005.

36.2. START TIME 6:00 PM - Lakeshore Rd 3969 - BL12095 (Z20-0068) - Steven Carl Wilson and Piblet Enterprises Ltd

To give Bylaw No. 12095 second and third reading and be adopted in order to rezone the subject property from the C1 – Local Commercial zone to the C2 – Neighbourhood Commercial zone.

37. Termination

38. Call to Order the Public Hearing - START TIME 6:00 PM - Leathead Rd 460 and Fraser Rd 605 - OCP20-0013 (BL12129) Z20-0066 (BL12130) - Brenda Lou Marie Gibson, 1032308 Alberta Ltd

THE CHAIR WILL CALL THE HEARING TO ORDER:

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39. Individual Bylaw Submission

39.1. START TIME 6:00 PM - Leathead Rd 460 and Fraser Rd 605 - OCP20-0013 (BL12129) Z20-0066 (BL12130) - Brenda Lou Marie Gibson, 1032308 Alberta Ltd

To rezone and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

40. Termination

41. Call to Order the Regular Meeting

42. Bylaws Considered at Public Hearing

42.1. START TIME 6:00 PM - Leathead Rd 460 and Fraser Rd 605 - BL12129 (OCP20-0013) - Brenda Lou Marie Gibson, 1032308 Alberta Ltd

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

To give Bylaw No. 12129 second and third reading in order to change the future land use designation of the subject properties from the S2RES - Single / Two Unit Residential designation to the MRL - Multiple Unit Residential (Low Density) designation.

42.2. START TIME 6:00 PM - Leathead Rd 460 and Fraser Rd 605 - BL12130 (Z20-0066) - Brenda Lou Marie Gibson, 1032308 Alberta Ltd

To give Bylaw No. 12130 second and third reading in order to rezone the subject properties from the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.

43. Termination

44. Call to Order the Public Hearing - START TIME 6:20 PM - TA20-0021 (BL12150) - HD3 - Health Services Transitional Zone - City of Kelowna

THE CHAIR WILL CALL THE HEARING TO ORDER:

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45. Individual Bylaw Submission

45.1. START TIME 6:20 PM - TA20-0021 (BL12150) - HD3 - Health Services Transitional Zone - City of Kelowna

To consider a Text Amendment Application to the HD3 - Health Services Transitional Zone to add multiple dwelling housing as a primary use.

46. Termination

47. Call to Order the Regular Meeting

48. Bylaws Considered at Public Hearing

48.1. START TIME 6:20 PM - BL12150 (TA20-0021) - HD3 - Health Services Transitional Zone - City of Kelowna

To give Bylaw No. 12150 second and third reading and be adopted in order to amend the HD3 - Health Services Transitional Zone to add multiple dwelling housing as a primary use.

49. Termination

50. Call to Order the Public Hearing - START TIME 6:20 PM - Royal Ave 480 - Z20-0059 (BL12142) - W Squared Ventures Inc., Inc.No. BC1258050

THE CHAIR WILL CALL THE HEARING TO ORDER:

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51. Individual Bylaw Submission

51.1. START TIME 6:20 PM - Royal Ave 480 - Z20-0059 (BL12142) - W Squared Ventures Inc., Inc.No. BC1258050

To consider an application to rezone the subject property from the RU₁- Large Lot Housing to the HD₃ - Health Services Transitional to facilitate the development of a mixed-use building.

52. Termination

53. Call to Order the Regular Meeting

54. Bylaws Considered at Public Hearing

54.1. START TIME 6:20 PM - Royal Ave 480 - BL12142 (Z20-0059) - W Squared Ventures Inc., Inc.No. BC1258050

To give Bylaw No. 12142 second and third reading in order to rezone the subject property from the RU₁- Large Lot Housing zone to the HD₃ - Health Services Transitional zone.

55. Termination

56. Call to Order the Public Hearing - START TIME 7:20 PM - Benvoulin Rd 2269-2279 - HD20-0002 (BL12143) - Central Okanagan Heritage Society, Inc. No. 17518S

THE CHAIR WILL CALL THE HEARING TO ORDER:

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57. Individual Bylaw Submission

57.1. START TIME 7:20 PM - Benvoulin Rd 2269-2279 - HD20-0002 (BL12143) - Central Okanagan Heritage Society, Inc. No. 17518S

To designate 2269-2279 Benvoulin Road as a municipal heritage site under Section 611 of the Local Government Act.

58. Termination

59. Call to Order the Regular Meeting

60. Bylaws Considered at Public Hearing

60.1. START TIME 7:20 PM - Benvoulin Rd 2269-2279 - BL12143 (HD20-0002) - Central Okanagan Heritage Society, Inc. No. 17518S

To give Bylaw No. 12143 second and third reading in order to designate 2269-2279 Benvoulin Road as a municipal heritage site.

61. Termination

62. Call to Order the Public Hearing - START TIME 7:20 PM - Text Amendment No. TA20-0023 (BL12144) - City of Kelowna

THE CHAIR WILL CALL THE HEARING TO ORDER:

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63. Individual Bylaw Submission

63.1. START TIME 7:20 PM - Text Amendment No. TA20-0023 (BL12144) - City of Kelowna

To amend Zoning Bylaw No. 8000 by amending general fencing height regulations, adding Multiple Dwelling Housing use to C9 and home-base business use to C9 and CD-22, amending tall building urban design regulations in C4, C7 and C9, and to correct inconsistencies.

64. Termination

65. Call to Order the Regular Meeting

66. Bylaws Considered at Public Hearing

66.1. START TIME 7:20 PM - BL12144 (TA20-0023) - City of Kelowna

To give Bylaw No. 12144 second and third reading in order to amend Sections 7,8,11,14,16 and 18 of Zoning Bylaw No. 8000.

67. Termination

68. Call to Order the Public Hearing - START TIME 7:20 PM - Springfield Rd 1585, TA20-0025 (BL12145) - Springfield Plaza Inc., Inc. No. BCo479374

THE CHAIR WILL CALL THE HEARING TO ORDER:

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69. Individual Bylaw Submission

69.1. START TIME 7:20 PM - Springfield Rd 1585, TA20-0025 (BL12145) - Springfield Plaza Inc., Inc. No. BC0479374

To amend the Zoning Bylaw by changing the Development Regulations in the CD16 – Bingo and Gaming zone for two proposed minor building additions and replacing the CD16 – Bingo and Gaming Site Plan to reflect these changes.

70. Termination

71. Call to Order the Regular Meeting

72. Bylaws Considered at Public Hearing

72.1. START TIME 7:20 PM - Springfield Rd 1585, BL12145 (TA20-0025) - Springfield Plaza Inc., Inc. No. BC0479374

To give Bylaw No. 12145 second and third reading in order to amend the CD16 Comprehensive Development zone.

73. Termination

74. Call to Order the Public Hearing - START TIME 7:20 PM - (W OF) Hwy 97 N - OCP19-0006 (BL12151) and Z19-0108 (BL12152) - 1207431 B.C. Ltd., Inc. No. BC1207431

THE CHAIR WILL CALL THE HEARING TO ORDER:

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75. Individual Bylaw Submission

75.1. START TIME 7:20 PM - (W OF) Hwy 97 N - OCP19-0006 (BL12151) and Z19-0108 (BL12152) - 1207431 B.C. Ltd., Inc. No. BC1207431

To amend the Official Community Plan designation from the PARK – Major Park/Open Space (public) and S2RES – Single/Two Unit Residential designations to the IND – Industrial designation and rezone a portion of the subject property from the A1 – Agriculture 1 zone to the I1 – Business Industrial zone to accommodate future industrial development.

76. Termination

77. Call to Order the Regular Meeting

78. Bylaws Considered at Public Hearing

78.1. START TIME 7:20 PM - (W OF) Hwy 97 N - BL12151 (OCP19-0006) - 1207431 B.C. Ltd., Inc. No. BC1207431

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

To give Bylaw No. 12151 second and third reading in order to amend the Official Community Plan designation from the PARK – Major Park/Open Space (public) and S2RES – Single/Two Unit Residential designations to the IND – Industrial designation.

78.2. START TIME 7:20 PM - (W OF) Hwy 97 N - BL12152 (Z19-0108) - 1207431 B.C. Ltd., Inc. No. BC1207431

To give Bylaw No. 12152 second and third reading in order to rezone a portion of the subject property from the A1 – Agriculture 1 zone to the I1 – Business Industrial zone.

79. Termination

80. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representation to Council regarding the project.
- (c) The Chair will call for representation from the public participating online as follows:
 - (i) Any person wishing to make representation during the Hearing will have the opportunity to do so.
 - (ii) Speakers have up to 5 minutes to share their remarks.

- (d) 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 participants that the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.
- (f) Questions of 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.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. The participant must be able to share their screen to display the item.