



**City of Kelowna  
Public Hearing  
Minutes**

Date:	Tuesday, February 8, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Deputy Mayor Loyal Wooldridge; Councillors Maxine DeHart, Ryan Donn, Gail Given and Luke Stack
Members participating remotely	Councillors Charlie Hodge and Mohini Singh
Members Absent	Mayor Colin Basran and Councillor Brad Sieben
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan
Staff participating remotely	Legislative Coordinator (Confidential), Clint McKenzie

**1. Call to Order the Public Hearing - START TIME 6:00 PM - McCurdy Rd 2755 - Z20-0075 (BL12318) - Prodev GP Ltd and 2137259 Alberta Ltd.**

Deputy Mayor Wooldridge called the Hearing to order at 6:01 p.m.

Deputy Mayor Wooldridge advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend *Kelowna 2040 - Official Community Plan* Bylaw No. 12300 and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

**2. Individual Bylaw Submissions**

**2.1 START TIME 6:00 PM - McCurdy Rd 2755 - Z20-0075 (BL12318) - Prodev GP Ltd and 2137259 Alberta Ltd**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Rich Threlfall, McCurdy Rd, President & Stephen Duke, Development Manager, Troika Development, Applicant

-Displayed a PowerPoint presentation.

-Provided an overview of Troika Developments.

-Made comment on proposed changes in land use.

-Provided sketches of built form.

- Reviewed the linear park dedication.
- Provided comments on community benefits.
- Displayed key environmental outcomes.
- Provided comments on Mount Baldy Dr. connection with McCurdy Rd
- Responded to questions from Council.

Deputy Mayor Wooldridge invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Garth Delyea, Mt. Baldy Dr.

- Concerned with the application.
- Raised concerns with 600% increase in traffic on Mt. Baldy.
- Raised concerns with traffic impacts on entering and exiting their complex.
- Responded to questions from Council.

Online Participants:

Davis Kyle, Stewart Rd West, audio but no camera available

- Supports the project.
- Encouraged the development of more units and a lower traffic speed in the area.

Applicant in response:

- Confirmed the application meets the transportation requirements.
- Indicated they will continue to work with the community and staff to come up with options.

There were no further comments.

### 3. Termination

The Hearing was declared terminated at 6:56 p.m.

### 4. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:56 p.m.

### 5. Bylaws Considered at Public Hearing

- 5.1 **START TIME 6:00 PM - McCurdy Rd 2755 - BL12318 (Z20-0075) - Prodev GP Ltd and 2137259 Alberta Ltd**

Moved by Councillor Given/Seconded By Councillor Donn

**R0094/22/02/08** THAT Bylaw No. 12318 be read a second and third time.

**Carried**  
Opposed – Councillor Hodge

### 6. Termination

The meeting was declared terminated at 7:11 p.m.

### 7. Call to Order the Public Hearing - START TIME 6:00 PM - McClure Rd 4628 - OCP22-0001 (BL12320) Z21-0064 (BL12321) - Paul Andrew Mitchell and Ronda Ann Mitchell

Deputy Mayor Wooldridge called the Hearing to order at 7:12 p.m.

Deputy Mayor Wooldridge advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend *Kelowna 2040* - Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 8000 and all submissions received, either in writing or verbally, will be taken

into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

## 8. Individual Bylaw Submissions

### 8.1 START TIME 6:00 PM - McClure Rd 4628 - OCP22-0001 (BL12320) Z21-0064 (BL12321) - Paul Andrew Mitchell and Ronda Ann Mitchell

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Curtis Mitchell, McClure Rd, Applicant

- Spoke to the reasons behind the proposed rezoning and development of the property.

- Displayed a PowerPoint application.

- Family has resided on the property for nine years.

- Spoke to the four lot development and the P3 park dedication.

- Referenced letter of concern from the neighbour and spoke to the anticipated tree protection, building heights and housing types.

Deputy Mayor Wooldridge invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one in the gallery indicated they wished to address Council.

Online Participants:

Paul Young, McClure Rd

- Excited about the proposal.

- Requested information on how the park area (P3) will be used.

Applicant in response

- Indicated the public park area is proposed to be future trail corridor along Bellevue Creek.

There were no further comments.

## 9. Termination

The Hearing was declared terminated at 7:27 p.m.

## 10. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:27 p.m.

## 11. Bylaws Considered at Public Hearing

### 11.1 START TIME 6:00 PM - McClure Rd 4628 - BL12320 (OCP22-0001) - Paul Andrew Mitchell and Ronda Ann Mitchell

Moved By Councillor Donn/Seconded by Councillor Given

Ro095/22/02/08 THAT Bylaw No. 12320 be read a second and third time.

**Carried**

### 11.2 START TIME 6:00 PM - McClure Rd 4628 - BL12321 (Z21-0064) - Paul Andrew Mitchell and Ronda Ann Mitchell

Moved By Councillor Donn/Seconded By Councillor Given

Ro096/22/02/08 THAT Bylaw No. 12321 be read a second and first time.

**Carried**

**12. Termination**

The meeting was declared terminated at 7:31 p.m.

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Deputy Mayor Woolridge

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City Clerk

/cm