



City of Kelowna

Public Hearing and Associated Regular Meeting Minutes

Date:	Tuesday, March 1, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Luke Stack and Loyal Wooldridge*
Members participating remotely	Councillors Charlie Hodge and Mohini Singh
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; Acting Urban Planning Manager, Lydia Korolchuk
Staff participating remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* partial attendance)

1. Call to Order the Public Hearing - START TIME 6:00 PM - Hwy 33 W 260-262 - LUCT20-0013 (BL12272) - My Neighbourhood Restaurant Ltd., Inc. No. BCo775737

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

Mayor Basran 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 - Hwy 33 W 260-262 - LUCT20-0013 (BL12272) - My Neighbourhood Restaurant Ltd., Inc. No. BCo775737

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran 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 participating online or in the Gallery indicated they wished to speak.

There were no further comments.

3. Termination

The Hearing was declared terminated at 6:10 p.m.

4. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:10 p.m.

5. Bylaws Considered at Public Hearing

5.1 START TIME 6:00 PM - Hwy 33 W 260-262 - BL12272 (LUCT20-0013) - My Neighbourhood Restaurant Ltd., Inc. No. BCo775737

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0141/22/03/01 THAT Bylaw No. 12272 be read a second and third time and be adopted.

Carried

6. Termination

The meeting was declared terminated at 6:11 p.m.

7. Call to Order the Public Hearing - START TIME 6:00 PM - Harvey Ave 1574 - LUCT20-0019 (BL12317) - PMC (Harvey) Holdings Corp., Inc. No. BCo783456

Mayor Basran called the Hearing to order at 6:11 p.m.

8. Individual Bylaw Submissions

8.1 START TIME 6:00 PM - Harvey Ave 1574 - LUCT20-0019 (BL12317) - PMC (Harvey) Holdings Corp., Inc. No. BCo783456

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran 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 participating online or in the Gallery indicated they wished to speak.

There were no further comments.

9. Termination

The Hearing was declared terminated at 6:13 p.m.

10. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:13 p.m.

11. Bylaws Considered at Public Hearing

- 11.1 START TIME 6:00 PM - Harvey Ave 1574 - BL12317 (LUCT20-0019) - PMC (Harvey) Holdings Corp., Inc. No. BC0783456**

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0142/22/03/01 THAT Bylaw No. 12317 be read a second and third time and be adopted.

Carried

12. Termination

The Hearing was declared terminated at 6:13 p.m.

- 13. Call to Order the Public Hearing - START TIME 6:00 PM - Rutland Rd 155 -179 - TA21-0017 (BL12325) - ASI CENTRAL GP INC., INC.NO. A0117887**

Mayor Basran called the Hearing to order at 6:13 p.m.

14. Individual Bylaw Submissions

- 14.1 START TIME 6:00 PM - Rutland Rd 155 -179 - TA21-0017 (BL12325) - ASI CENTRAL GP INC., INC.NO. A0117887**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Kim McKechnie, Applicant (Participating Online)

- Available for questions.

Mayor Basran 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 participating online or in the Gallery indicated they wished to speak.

There were no further comments.

15. Termination

The Hearing was declared terminated at 6:18 p.m.

16. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:18 p.m.

17. Bylaws Considered at Public Hearing

- 17.1 START TIME 6:00 PM - Rutland Rd 155 -179 - BL12325 (TA21-0017) - ASI CENTRAL GP INC., INC.NO. A0117887**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0143/22/03/01 THAT Bylaw No. 12325 be read a second and third time.

Carried

18. Termination

The meeting was declared terminated at 6:20 p.m.

19. Call to Order the Public Hearing – START TIME 6:00 PM – St. Paul St 1310 – Z21-0062 (BL12326) - Vibona Enterprises Ltd. Inc. No BCo458875

Mayor Basran called the Hearing to order at 6:20 p.m.

20. Individual Bylaw Submissions

20.1 START TIME 6:00 PM - St Paul St 1310 - Z21-0062 (BL12326) - Vibona Enterprises Ltd. Inc. No BCo458875

Councillor Wooldridge declared a perceived conflict of interest as he owns property in the neighbourhood and departed the meeting at 6:21 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jordan Hettinga, Applicant Agent

- Displayed a PowerPoint Presentation.
- The subject property is a small island of industrial land surrounded by c7 downtown area; the application is to rezone the property according to the 2040 Official Community Plan.
- Confirmed the driveway access off of St. Paul Street will be removed to allow safer pedestrian access.
- The rear of the property will be paved for formalized parking with landscaping along the front of the building.
- Displayed photos of the proposed upgrades to the existing building.
- Believes the rezoning and upgrades to the existing building will benefit the neighbours and community as a whole.
- The proposed cannabis shop will serve the north end of Kelowna and believes this is a good addition to downtown Kelowna.

Mayor Basran 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 participating online indicated they wished to speak.

Gallery:

Stacey Wolfenden, Ellis Street

- Inquired if the private school adjacent to this proposed application was considered.
- Raised concerns with existing issues with security in this area and how that will be managed.
- Applauded some sort of development but noted this is a problem area.

Staff:

- Responded to questions from Council.

The Applicant declined the opportunity to respond to the intervenor.

There were no further comments.

21. Termination

The Hearing was declared terminated at 6:31 p.m.

22. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:31 p.m.

23. **Bylaws Considered at Public Hearing**

23.1 **START TIME 6:00 PM - St Paul St 1310 - BL12326 (Z21-0062) - Vibona Enterprises Ltd. Inc. No BCo458875**

Moved By Councillor Sieben/Seconded By Councillor Stack

R0144/22/03/01 THAT Bylaw No. 12326 be read a second and third time.

Carried
Councillors DeHart and Given - Opposed

24. **Termination**

The meeting was declared terminated at 6:37 p.m.

Mayor Basran

City Clerk

/acm