



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, August 15, 2023
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Tom Dyas*, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Gord Lovegrove, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist*; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Urban Planning Manager, Jocelyn Black*; Community Planning & Development Manager, Dean Strachan; Legislative Coordinator (Confidential), Rebecca Van Huizen

Staff Participating Remotely Legislative Coordinator (Confidential) Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 4:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Cannan.

3. Confirmation of Minutes

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT the Minutes of the Public Hearing and Regular Meeting of July 11, 2023 be confirmed as circulated.

Carried

4. Call to order the Regular Meeting

Mayor Dyas called the meeting to order at 4:02 p.m.

5. Liquor License Application Reports

5.1 START TIME 4:00 PM - Enterprise Way 220-2544 - LL23-0013 - Simple Pursuits Inc., Inc. No. BC1206854

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jonathan Garratt and Randy Wood, Enterprise Way, Applicant

- Displayed a PowerPoint Presentation.
- Provided personal background information.
- Golf Evolution is a one stop indoor golfing experience offering golf lessons, practice and play time as well as golf club fittings and repairs.
- Will be utilizing best in class indoor golf simulator technology.
- To compliment the golfing areas, lounge and bar, would like to offer a small fresh food menu supported by a drink menu consisting of alcoholic and non-alcoholic beverages.
- Spoke to the impact to the community and strive to be a benefit to the city as a whole.
- Golf Evolution will be able to provide a year-round golfing experience during the heat of the summer as well as the cold in winter.
- Overall feedback from the golfing community and local residents has been overwhelmingly supportive and eagerness for Golf Evolution to open.
- With a maximum occupancy of 40 people do not see significant negative impact to any neighbouring business.

Deputy City Clerk 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 On-line or in the Gallery wished to speak.

Applicant in Response

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Cannan/Seconded By Councillor Hodge

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9(71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Golf Evolution Inc. for a Liquor Primary License for Lot 2 District Lot 125 ODYD Plan KAP69740, located at 220-2544 Enterprise Way, Kelowna, BC for the following reasons:
 - a. Council Policy No. 359 recommends supporting alternative entertainment options, and/or establishments which are less focused on alcohol consumption;
2. Council's comments of LCLB's prescribed considerations are as following:
 - a. The location of the establishment:

The proposed location is suitable for a small establishment liquor primary license as it's located in a commercial area.

- b. The proximity of the establishment to other social or recreational facilities and public buildings:

The location is not in close proximity to other Liquor Primary Establishments and borders the Rail Trail to the North.

c. The person capacity and hours of liquor service of the establishment:

The hours are consistent with similar businesses in the City and has a max capacity of 40 persons.

d. The number and market focus or clientele of liquor-primary establishments within a reasonable distance of the proposed location:

The location is not in close proximity to other liquor primary establishments.

e. The impact of noise on the community in the immediate vicinity of the establishment:

The potential impact for noise is minimal due to the location of the unit and it would be compatible with surrounding land uses.

f. The impact on the community if the application is approved:

The impact for negative impacts is minimal.

3. Council's comments on the view of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures."

Carried

5.2 START TIME 4:00 PM - Jim Bailey Rd 8999 - LL23-0014 - Britannia Brewing Lake Country Company Corp., Inc. No. BC1275857

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Lloyd and Marisa Kinney, Applicant

- Displayed a PowerPoint Presentation.
- Established 6 years ago on the Coast with 2 locations with full service restaurants with food, beer, wine and cocktail menus.
- Would like to add a restaurant location in Kelowna along with a manufacturing facility.
- The Brewery would consist of a tasting room, restaurant, patio and picnic areas.
- Spoke to the high quality products and services provided on the site.
- Spoke to the brewing production process.
- Spoke to the facility size and location.
- Commented that a guard shack on site will be retained and plan to use for office spaces.
- Made comment that proper fencing will be created for picnic area and intend to apply for a picnic license as well.

Deputy City Clerk 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 On-line or in the Gallery wished to speak.

Applicant in Response:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Singh/Seconded By Councillor Lovegrove

THAT Council direct Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Britannia Brewing for a Lounge Endorsement for a Manufacturer's License for Lot 1 Section 2 Township 20 ODYD Plan EPP98124, located at 8999 Jim Bailey Road, Kelowna, BC for the following reasons:
 - The addition of a Lounge Endorsement to the Manufacturer's License is perceived to have a minimal impact on the community and surrounding properties as this is in an existing industrial building and there are limited residential properties in the area.
2. Council's comments on the LCRB's prescribed considerations are as follows:
 - The location of the manufacturer's lounge:

The proposed location is suitable for a lounge endorsement for a manufacturer's license because it is located in an industrial building, not in close proximity to residential uses.

- The proximity of the manufacturer's lounge other social or recreational facilities and public buildings:

The location is close proximity to the Rail Trail and is in close proximity to one other social gathering establishment.

- The person capacity of the manufacturer's lounge:

The proposed capacity is 187 persons (97 inside and 90 on patio). The inside and patio areas will close at 10:00 PM or 11:00 PM depending on the day.

- Traffic, noise, parking and zoning:

The potential impact for noise is minimal and would be compatible with surrounding land uses. The business would be required to follow the City's Good Neighbour Bylaw.

- The impact on the community if the application is approved:

The impact for negative impacts is minimal.

3. Council's comments on the views of resident's are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures".

Carried

5.3 START TIME 4:00 PM - High Road 1170-1186 - LL23-0016 - Paul Leinemann Construction Ltd, Inc. No. 131963

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Matthew Grieve and Rob Leinemann, Railside Brewing Ltd., Applicant

- Looking to expand hours to provide more flexibility.
- In general not changing hours of operation except to add Mondays.

Deputy City Clerk 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 On-line or in the Gallery wished to speak.

Staff:

- Responded to questions from Council.

Applicant in Response:

- Responded to questions from Council.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Lovegrove

THAT Council directs Staff to forward the following Recommendation to the Provincial Liquor and Cannabis Regulation Branch (LCRB):

In accordance with 'Division 9 (71)' of the Liquor Control and Licensing Regulation and Council Policy 359, BE IT RESOLVED THAT:

1. Council recommends support of an application from Railside Brewing Ltd. for a Manufacturer License with Lounge Endorsement amendment for Lot 3 Section 30 Township 26 ODYD Plan 19104, located at 1170-1186 High Road, Kelowna, BC for the following reasons:
 - A permanent change to the current hours of operation from 2:00 pm to 9:00 pm Tuesday to Wednesday, 12:00 pm to 10:00 pm on Thursday, 11:00 am to 11:00 pm on Friday and Saturday, and 11:00 am to 9:00 pm on Sunday to 9:00 am to 12:00 am on Sunday through Saturday would not have an adverse effect on the surrounding community, as the establishment has been operating and serving alcohol on the patio until 11:00 PM on Fridays and Saturdays since 2022 with no complaints or issues.
2. Council's comments on LCRB's prescribed considerations are as follows:
 - a. The potential for noise if the application is approved:
 - This is an existing business located in close proximity to other commercial and industrial uses with some residential uses in close proximity. The patio is currently permitted to remain open until 11:00 pm on Fridays and Saturdays and has been operating for one year with no complaints.
 - b. The impact on the community if the application is approved:
 - The potential impact for noise is minimal and would be compatible with surrounding land uses.
3. Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather views of residents were as per Council Policy #359 "Liquor Licensing Policy and Procedures.

Carried

6. Development Permit and Development Variance Permit Reports

6.1 START TIME 4:00 PM - Hilltop Cres 1830 - DP22-0163 DVP23-0106 - AP1830 Developments Ltd., Inc. No. BC1338382

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Harsimer Rattan, Preet Mudhar, Darren Miller, Richard Davignon, David Crawford, Applicant participating remotely:

- Displayed a PowerPoint Presentation.
- Spoke to the site location and site context.
- Spoke to development objectives and principles in providing multi-family ownership opportunities and create a variety of amenity spaces.
- Displayed viewpoints of the building from several perspectives.
- Provided a breakdown of parking and development regulations.
- Spoke to building elements noting that units are provided with balconies and windows to take advantage of lake views, however, the building does not obstruct any view corridors for its surroundings.
- Spoke to design and architectural elements and materials.
- Commented on the retaining wall and parkade and materials used to mitigate the height.
- Spoke to the Landscape Plan and noted that no trees are planned to be removed from the covenant area and will remain undisturbed.
- Spoke to parkade structure and retaining wall development variance and rationale.
- Displayed renderings of the building elevations.
- In conclusion, the proposal promotes a pedestrian oriented layout and design with street oriented units, aligns with the character of McKinley Beach and is within height limits of the Official Community Plan.

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

On-Line:

Yolanta Leszczynski, Lavender Lane

- Would like clarification regarding the number of storeys each proposed building will have.
- Raised concern with the visual impact of elevations if the buildings are 7 and 8 storeys.

Applicant in Response, remotely:

- Confirmed that the buildings are 5 and 6 storeys in height.

Staff:

- Responded to questions from Council.

Applicant in Response:

- Responded to questions from Council and displayed the landscape plan details.

There were no further comments.

Moved By Councillor Hodge/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP22-0163 and Development Variance Permit No. DVP23-0106 for Lot 5 Section 28 Township 23 ODYD Plan EPP76020, located at 1830 Hilltop Crescent, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT variances to the following section of the Zoning Bylaw No. 12375 be granted:

Section 15.4.5 [.3]: CD18 Development Regulations

To vary the minimum amount of habitable space within an exposed storey from 60% required to 0% proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

6.2 START TIME 4:30 PM - Highway 97 N 2479 - DP23-0011 DVP23-0123 - Victor Projects Ltd., Inc. No. BC1326399

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Ruibin Li, McElhanney Ltd., Applicant Representative

- Do not have a formal presentation, however staff prepared a comprehensive report.
- The new building structure is larger than the former Costco building; the current building is 30 years old making it too old to be re-purposed.
- Spoke to safe pedestrian connectivity and transit access.
- The proposed development aligns with the Official Community Plan land use designation and C2 zoning.
- Committed to preserving the environment including retention of existing trees on site and special attention to landscaping within the parking area.
- Spoke to design elements with a refreshed Canadian Tire logo.
- Commented on an increase of local employment opportunities and economic contributions.

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

Gallery:

Robert Stipka, Scott Road

- Displayed a PowerPoint Presentation.
- Commented on Kelowna's Community Vision and believes this application does nothing to meet the vision.
- Spoke to the housing crisis and noted that there is no housing proposed in this core area location which would add value to the business model.
- Spoke to this proposal failing the climate emergency with no adaptive reuse and inducing more sprawl.
- Suggests infill challenge for multi-use instead of demolition and construction of new commercial only development.
- Spoke to other communities where commercial buildings include housing.
- Would like to see reduced environmental and community impact.
- Opposed to this application.

On-Line

David Crawford, Greene Road

- Opposed to this development as proposed.
- Raised concern with the replacement of a big box store for another big box store with a lot of parking stalls.
- Demolition and rebuilding does not align with climate actions as stated in Council Priorities.
- Would like to see affordable housing added to this site.

Tracey Davis, Lake Avenue

- Raised concern with the global climate emergency.
- Made comment on the demolition of this building not following the most basic climate lens and priorities.
- Opposed to this application.

Neil Donnelly, Ziprick Road

- Homeowner in the area.
- Commented that this is an existing neighbourhood and the disruption to the neighbourhood is unnecessary.
- Raised concern with light pollution from the parking lot and additional signs.

The meeting adjourned at 5:35 p.m.

The meeting reconvened at 5:48 p.m.

Applicant in Response:

- Spoke to the application being a development permit and development variance permit application for building signs.
- Commented on the existing building being recycled and reused; cannot be reused in its current form.
- Commented on the proposal aligning with the Official Community Plan designation and that the area is designed for car oriented development.
- Made comment that Canadian Tire developments do not incorporate residential components and noted that this is not the zone for mixed use.
- Spoke to Canadian Tire's environmental initiatives and climate change mitigation efforts.

Staff:

- Responded to questions from Council.

Applicant in Response:

- Responded to questions from Council.

Rick Miller, Victor Projects, Development Manager

- Responded to questions from Council.

There were no further comments.

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT Council authorizes the issuance of Development Permit No. DP23-0011 and Development Variance Permit No. DVP23-0123 for Lot 2 of District Lot 125 and Section 22 Township 26 ODYD Plan KAP45081 Except Plans KAP47345 and KAP78607, located at 2479 Hwy 97 N, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";

4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Sign Bylaw No. 11530 be granted:

Section 10.3(b)a.: Major Commercial Zones, Signage Regulations

To vary the maximum number of non-illuminated Fascia or Window signs per business from 2 non-illuminated Fascia or Window Signs permitted to 1 non-illuminated Fascia sign and 3 Window Signs proposed.

Section 10.3(b)g.: Major Commercial Zones, Signage Regulations

To vary the maximum number of illuminated Fascia Signs per business from 2 illuminated Fascia Signs permitted to 10 illuminated Fascia Signs proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit and Development Variance Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried
Councillors Hodge and Lovegrove - Opposed

7. Termination

The meeting was declared terminated at 6:36 p.m.

8. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 6:36 p.m.

9. Individual Bylaw Submissions

9.1 START TIME 4:30 PM - Amendments to Secondary Residences in the ALR - TA23-0006 (BL12560)

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Deputy City Clerk 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 On-line or in the Gallery wished to speak.

Staff:

- Responded to questions from Council.

There were no further comments.

10. Termination

The Hearing was declared terminated at 6:38 p.m.

11. Call to Order the Regular Meeting

Mayor Dyas called the meeting to order at 6:38 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 4:30 PM - Amendments to Secondary Residences in the ALR - BL12560 (TA23-0006)

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Bylaw No. 12560 be read a second and third time.

Carried

13. Termination

The meeting was declared terminated at 6:39 p.m.

14. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 6:39 p.m.

Mayor Dyas declared a conflict of interest as the applicant is a client of a business his son operates and left the meeting at 6:40 p.m.

City Manager made comment about living near the subject property and left the meeting 6:40 p.m.

Ryan Smith took over as Acting City Manager at 6:40 p.m.

Deputy Mayor Singh took over the Chair at 6:40 p.m. and made comment regarding her residence in the Kettle Valley area and not having a conflict of interest.

15. Individual Bylaw Submissions

15.1 START TIME 5:00 PM - Providence Ave 410 - OCP23-0001 (BL12523) Z23-0001 (12524) - Kettle Valley Holdings Ltd., Inc. No. 551772

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Paul Fenske, Principal Placemark Design Studio Inc., Applicant

- Displayed a PowerPoint Presentation.
- Commented on the history of the property and the land use designations.
- Spoke to the community engagement process and timeline.
- Commented on ensuring privacy with either new park or landscape screening and preserving lake views.
- Provided a summary of responses to community questions regarding uses, density, environment impacts, transportation and wildfire risk.
- This plan is in alignment with the Official Community Plan, City housing needs and the community engagement that created it.

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

Gallery

Lesley Moshuk, Providence Avenue

- Opposed to this application.
- Mother lives directly across the street from the proposed development.
- Raised concern with infrastructure and services in the area as well as other developments along Lakeshore Road.

- Raised concern regarding long wait times for emergency vehicles in the case of emergencies with only one way in and out.
- Believes that South Perimeter Way does not provide relief to Kettle Valley.

John Moshuk, Providence Avenue

- Opposed to this application.
- Commented on previously submitted correspondence with concerns regarding construction traffic.
- Believes there could be thousands of dump trucks for infill on the property.
- Currently there are seven large multi-family developments under construction and would like those completed before additional permits are issued.
- Raised concern with increased traffic.
- Raised concern that the area could be under construction for 10 years.
- Responded to questions from Council.

Len McFarlane, Providence Avenue

- In support of this application.
- Lives directly across the street from the proposed development.
- Resident for 24 years and Chair of the Kettle Valley Neighbourhood Association and coordinated the regular Upper Mission publication.
- Commented on the developer engagement with the community and their commitment to hear our feedback.

Nancy Jebb, Tulameen Road

- Opposed to this application.
- Frustrated with the process and number of public hearings with similar proposals.
- Density has increased since the previous proposals despite neighbourhood opposition.
- Would like an actual compromise from the original Master Plan.
- Raised concern with commuter traffic.
- Believes the applicant is not working with the School District.
- Raised concern with Tulameen Road encroachments.
- Raised concern with views being impacted.

Charles Jebb, Tulameen Road

- Opposed to this application.
- Home backs onto the proposed greenway area and expected it to remain; did not have an issue with the school.
- Raised concern with the wildfire emergency access and egress.
- Raised concern with increased traffic by adding more units to the neighbourhood.
- Does not believe the developer listened to the community.

JP Letnick, Thalia Street

- Resides across from the proposed development.
- In support of this application.
- Believes higher density duplex style development will attract young families.
- Have had no issue driving down or up the road outside of school hours.
- The greenspace looks incredible; this plan allows for a lot more use with many trails and crown land nearby.
- Do not want a school across from their residence.

Kay Gowan, Providence Avenue

- Opposed to this application.
- Believes space is not being saved for how the land was intended to originally be used.
- Unable to work this year due to inability to find childcare and lack of licensed childcare in the neighbourhood.
- Spoke to Official Community Plan Policies to support daycare use.
- Land is being rezoned for housing only and would like to see balanced zoning.
- Young families who move into proposed development will need childcare and recommended that P2 zoned land be saved.

Mary Poelzer, Quilchena Drive

- Opposed to this application.
- Resident since 2002 and was there during the 2003 Okanagan Mountain fire.
- Raised concern regarding evacuation in case of a wildfire with limited exit from the Upper Mission.
- Believes infrastructure is needed before placing more people in the area.

Sonja Dirnberger, Quilchena Drive

- Opposed to this application.
- Resident since 2015 but not directly affected by this development.
- Raised concern with the number of vehicles that will be generated from the development due to existing traffic issues.
- Raised safety concerns with the narrow roads and risks to school children.
- Raised concerns with emergency vehicles accessing the area.

Lesley Moschuk, Providence Avenue, finishing earlier comments

- Raised concern with construction traffic.
- Raised concern with unfinished developments that should be finished prior to adding more development in the area.
- Raised concerns with so many developments along Lakeshore Road.
- Raised concerns with traffic on Chute Lake Road.
- Commented that there is limited community uses in Kettle Valley and options for seniors to remain in the neighbourhood.

Gary Athans, Tulameen Road

- Opposed to this application.
- Resident in Kettle Valley for 13 years; engaged with the development group over the last 7 years, more engagement in the last year.
- Believes the land should be a park if not a school.
- The land was zone for institutional uses and would like to see that explored.
- Believes the density is too high for that space.

Online:

Nima Algooneh, Providence Avenue

- Opposed to this application.
- Speaking on behalf of Steven Bergg, Okaview Road.
- Works as a Realtor and writes for the Upper Mission magazine.
- Have not spoken to one supporter of this application.
- Commented that there are enough homes for sale already and do not need anymore.
- Raised concern with fire emergencies with only 2 roads out.
- Commented that area schools are already overcrowded.
- There are reasons the land was zoned for a school and those reasons have not changed.
- Asked Council to reject this proposal.

Amanda Worms, Upper Booth Road

- Opposed to this application.
- Owner of Little Owl Academy in Kettle Valley and Executive Director of a non-profit childcare company.
- Commented that there are 1,015 families in Kettle Valley seeking childcare.
- Commented that it is difficult finding spaces that fit childcare needs with the lack of zoned property.
- Asked Council to consider the impact of removing the P2 zoning in terms of the ability to create childcare spaces.
- Raised concern with current traffic levels and near misses with young children.

Richard Stewart, Tulameen Road

- Opposed to this application.
- Resident since 2006.

- Would like to see multiple institutional uses under the P2 zone.
- Encouraged the current landowner to pursue other opportunities to better serve the community with services.
- Raised concern with community services being too far away.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Council continue the Public Hearing past 8:00 p.m.

Carried

The meeting adjourned at 8:01 p.m.

The meeting reconvened at 8:16 p.m.

Online:

Leanne Foster, Trumpeter Road

- Opposed to this application.
- Office is 8 kilometers from home and during the school year it can take 45 minutes to travel 8 kilometers.
- Raised concern with increased volume of traffic with the number of housing units being added.
- A community centre would create activities for children and teens and a daycare would reduce the need to travel for childcare.
- Believes there are so many opportunities with the current zoning in place.

Jessica Moffat, Quilchena Drive

- Opposed to this application.
- The area is already zoned for the needed services and should be upheld.
- Questioned adding more people when other services are needed for the existing residents.
- Raised concerns regarding emergency service access and wildfire evacuation.
- Believes there are opportunities for space as institutional use.

Tanya Muir, Mountainside Court

- Spoke on behalf of other community members who live and work in the area.
- Listened to both sides of those in support and not in support, originally here in support.
- In support of the developer moving forward with a plan but not necessarily this plan.
- There needs to be a commitment from the City to upgrade roads regardless of the project.

Tracy Campbell, Hedeman Court

- Opposed to this application
- Commented that there are no daycares in an expanding area and there isn't anything for kids to do.
- Spoke to difficulty in finding a school for her child.
- Raised concern with vehicle congestion.
- Raised safety concerns with wildfire evacuation.
- Did not purchase in the area due to congestion and wildfire risk.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

THAT Council continue the Public Hearing past 8:30 p.m.

Carried

Gallery:

Shane Styles, McClure Road

- In support of the application.
- Am a Realtor but not involved with this project professionally.
- The homes planned for this area is an ideal mix for young families in Kelowna.
- Spoke to the reduced wildfire risk since the 2003 Okanagan Mountain Park fire.

- Commented that it is a Provincial matter regarding the building of schools.

Keith Pinder, Tulameen Road

- The developer listened to Council and consulted with the neighbourhood after the last Public Hearing.
- The site could serve as institutional uses as much as residential uses.
- Raised concern regarding wildfire risk as there is still a lot of fuel on the south slopes.
- Raised traffic concerns and noted that one accident can cause gridlock.

Online

Bradly Gibbert, Goldfinch Place

- In support of this application.
- This is the needed missing middle housing in Kelowna and Kettle Valley.
- This will meet the demand for first time homebuyers and those downsizing.

Applicant in Response:

- Commented that this project would be a 2 to 3 year development.
- Commented on the 2003 wildfire and noted that through talks with city staff and foresters their assessment is that the land in question is low risk.
- Most childcare facilities are sponsored or subsidized; there are 7 acres of public land for the city to do whatever they want with it.
- Quilchena Drive is a connector road with a bus route, it is not a narrow road.
- There is a national housing problem and it is not accurate to say that Kettle Valley does not.
- The market needs smaller homes, townhomes and duplexes.

Staff:

- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Wooldridge

THAT Council continue the Public Hearing past 9:00 p.m.

Carried

Applicant in Response:

- Responded to questions from Council.

There were no further comments.

16. Termination

The Hearing was declared terminated at 9:21 p.m.

17. Call to Order the Regular Meeting

Deputy Mayor Singh called the meeting to order at 9:21 p.m.

18. Bylaws Considered a Public Hearing

18.1 START TIME 5:00 PM - Providence Ave 410 - BL12523 (OCP23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12523 be read second and third time.

Carried
Councillor Cannan - Opposed

18. Bylaws Considered a Public Hearing

18.2 START TIME 5:00 PM - Providence Ave 410 - BL12524 (Z23-0001) - Kettle Valley Holdings Ltd., Inc. No. 551772

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw No. 12524 be read a second and third time.

Carried
Councillor Cannan - Opposed

19. Reminders – Nil.

20. Termination

The meeting was declared terminated at 9:57 p.m.

Mayor Dyas

Deputy City Clerk

Deputy Mayor Singh

lb/acm