



City of Kelowna Public Hearing Minutes

- Date: Tuesday, June 2, 2020
Location: Council Chamber
City Hall, 1435 Water Street
- Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh, Brad Sieben, Luke Stack and Loyal Wooldridge
- Members Participating Remotely Councillor Hodge
- Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming*; Deputy City Clerk, Laura Bentley*; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Legislative Coordinator (Confidential), Clint McKenzie
1. **Due to COVID-19 a Public Hearing Agenda will also Include Regular Council Meeting Items**
 2. **Call to Order the Regular Meeting**
Mayor Basran called the meeting to order at 4:03 p.m.
Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" 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.
 3. **Individual Bylaw Submissions**
 - 3.1 **START TIME - 4:00 PM - (S Of) Academy Way - Vint Road - OCP20-0009 (BL12031) and Z19-0056 (BL12032)**
Staff:
 - Displayed a PowerPoint Presentation summarizing the application.
Gina Palmer - Ave SE Calgary, Applicant, Architect
Dave Cullen, CTQ Consulting
 - Provided introductory remarks.
 - Displayed a PowerPoint presentation.
 - Provided rationale for rental nature of the project.
 - Provided comments on the landscaping.

- The architect provided comments on the form and character.
- Provided comment on issues raised in the correspondence.
- Provided comments on the servicing.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Evan Hansen - Strata President, Deerhurst Estates

- Opposed the application.
- Raised issues with traffic safety concerns and general lack of transit options.

Dave Cullen, CTQ in response

- Commented on the bus service in the area as it is expanding and will continue to expand.
- Recognized there are speed issues on Academy Way, additional traffic will help slow traffic speeds.
- Anticipate continuing growth at UBCO.
- responded to questions from Council.

There were no further comments.

4. **Termination**

The meeting was declared terminated at 4:32 p.m.

5. **Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 4:32 p.m.

6. **Bylaws Considered at Public Hearing**

- 6.1 **START TIME - 4:00 PM - Academy Way, BL12031 (OCP20-0009) - Whitfield Hall Developments Inc., Inc No. A0096060**

Moved By Councillor DeHart/Seconded By Councillor Stack

(Ro416/20/06/02) THAT Bylaw No. 12031 be read a second and third time.

Carried

- 6.2 **START TIME - 4:00 PM - Academy Way, BL12032 (Z19-0056) - Whitfield Hall Developments Inc., Inc No. A0096060**

Moved By Councillor DeHart/Seconded By Councillor Stack

(Ro417/20/06/02) THAT Bylaw No. 12032 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 4:45 p.m.

8. Call to Order the Public Hearing - 4:30 PM - TA20-0014 Amendment to Fencing Regulations

Mayor Basran called the Hearing to order at 4:45 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 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.

9. Individual Bylaw Submission

9.1 START TIME - 4:30 PM - TA20-0014 Amendment to Fencing Regulations

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

10. Termination

The meeting was declared terminated at 4:45 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 4:50 p.m.

12. Bylaws Considered at the Public Hearing

12.1 START TIME - 4:30 PM - BL12030 (TA20-0014) - Amendment to Fencing Regulations

Moved By Councillor Wooldridge/Seconded By Councillor Given

Ro418/20/06/02 THAT Bylaw No. 12030 be read a second and third time.

Carried
Councillor Stack - Opposed

13. Termination

The meeting was declared terminated at 4:50 p.m.

14. Development Permit and Development Variance Permit Reports

14.1 START TIME - 4:50 PM - Uplands Dr 368, BL12002 (Z19-0141) - Nicole Gosselin

Call to order 4:50 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0419/20/06/02) THAT Bylaw No. 12002 be adopted.

Carried

14.2 START TIME - 4:50 PM - Uplands Dr 368, DVP19-0239 - Nicole Gosselin

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

(R0420/20/06/02) THAT final adoption of Rezoning Bylaw No. 12002 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP19-0239 for Lot 2 Section 23 Township 28 SDYD Plan 42738 located at 368 Uplands Drive, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw no. 8000 be granted:

Section 9.5b.1(g): Carriage House Regulations

To vary the maximum height for a carriage house from 4.8m allowed to 7.3m proposed.

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

The meeting adjourned at 4:55 p.m.

The meeting reconvened at 5:10 p.m.

Carried

14.3 START TIME - 5:10 PM - Borden Ave 921, DVP20-0021 - Davara Holdings Ltd., INC. NO. BCo797640

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor DeHart

(Ro421/20/06/02) THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0021 for Lot 1 District Lot 138 ODYD Plan 3242, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw no. 8000 be granted:

Section 8.2.3: Off-Street Parking Regulations – Parking Setbacks

To vary the minimum side yard parking setback from 1.5m required to 0.0m proposed.

Section 8.1.5: General Provisions and Development Standards

To vary the required physical barrier screen for the parallel parking on the flanking lane.

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

Carried

The meeting adjourned at 5:14 p.m.

The meeting reconvened at 5:40 p.m.

14.4 START TIME - 5:40 PM - Abbott St 2318, DVP20-0100 - Lothar and Colleen Sondermann

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

Moved By Councillor Wooldridge/Seconded By Councillor Donn

(Ro422/20/06/02) THAT Council authorizes the issuance of Development Variance Permit No. DVP20-0100 for Lot 5 District Lot 14 ODYD Plan 9305, located at 2318 Abbott Street, Kelowna, BC;

AND THAT variance to the following section of Zoning Bylaw No. 8000 be granted;

Section 13.1.6(e): RU1 – Large Lot Housing – Development Regulations

To vary the required rear yard setback from 7.5m required to 4.4m proposed for the construction of a new covered patio.

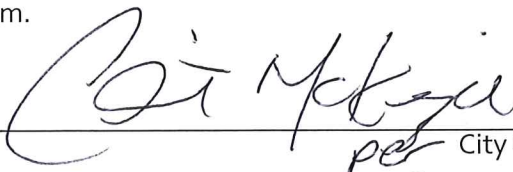
AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

15. Terminate

The meeting was declared terminated at 5:41 p.m.

Mayor Basran


City Clerk

Deputy City Clerk

/cm