City of Kelowna
Public Hearing
Minutes

Date:	Tuesday, July 14, 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 Charlie Hodge
Staff Present	City Manager, Doug Gilchrist*; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan, Planner, Adam Cseke*; Planner Arlene Janousek*; 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 Public Hearing

Mayor Basran called the public hearing to order at 6:02 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 - 6:00 PM - Kyndree Ct, Prince Edward Dr, Clifton Rd N - LUCT19-0027 (12038) - Multiple Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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.

4. Termination

The public hearing was terminated at 6:06 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:06 p.m.

5.1 START TIME - 6:00 PM - Kyndree Ct, Prince Edward Dr, Clifton Rd N - BL12038 (LUCT19-0027) - Multiple Owners

Moved By Councillor Stack/Seconded By Councillor DeHart

(R0460/20/07/14) THAT Bylaw No. 12038 be read a second and third time and be adopted.

Carried

5.2 START TIME - 6:00 PM - Kyndree Ct, Prince Edward Dr, Clifton Rd N - BL12039 (Z19-0096) - Multiple Owners

Moved By Councillor Stack/Seconded By Councillor DeHart

(R0461/20/07/14) THAT Bylaw No. 12039 be read a second and third time and be adopted.

Carried

6. Termination

The regular meeting was terminated at 6:07 p.m.

7. Call to Order the Public Hearing - 6:00 PM - Hwy 33 E 1799 - LUC20-0002 (BL12058) OCP20-0012 (BL12059) Z20-0043 (BL12060) - 1231306 B.C. Ltd., Inc. No. BC1231306

Mayor Basran called the public hearing to order at 6:07 p.m.

7.1 Hwy 33 E 1799 - LUC20-0002 (BL12058) OCP20-0012 (BL12059) Z20-0043 (BL12060) - 1231306 B.C. Ltd., Inc. No. BC1231306

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

Birte Decloux, Urban Options, Applicant's agent 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.

8. Termination

The public hearing was terminated at 6:11 p.m.

9. Call to Order the Regular Meeting

9.1 START TIME - 6:00 PM - Hwy 33 E 1799 - BL12058 (LUC20-0002) - 1231306 B.C. Ltd., Inc. No. BC1231306

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

Moved By Councillor DeHart/Seconded By Councillor Stack

(R0462/20/07/14) THAT Bylaw No. 12058 be read a second and third time.

Carried

9.2 START TIME - 6:00 PM - Hwy 33 E 1799 - BL12059 (OCP20-0012) - 1231306 B.C. Ltd., Inc. No. BC1231306

Moved By Councillor Stack/Seconded By Councillor DeHart

(R0463/20/07/14) THAT Bylaw No. 12059 be read a second and third time.

Carried

9.3 START TIME - 6:00 PM - Hwy 33 E 1799 - BL12060 (Z20-0043) - 1231306 B.C. Ltd., Inc. No. BC1231306

Moved By Councillor Stack/Seconded By Councillor DeHart

(R0464/20/07/14) THAT Bylaw No. 12060 be read a second and third time.

Carried

10. Termination

The regular meeting was terminated at 6:12 p.m.

The meeting was adjourned at 6:12 p.m.

11. Call to Order the Public Hearing - 6:20 PM - Landsdowne Pl 1990 - Z19-0116 (BL12052) - Raul Holdings Inc., Inc. No. BC0968428

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

11.1 Landsdowne Pl 1990 - Z19-0116 (BL12052) - Raul Holdings Inc., Inc. No. BC0968428

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Debora Williams and Gerald Bugera, Applicants
- Displayed a PowerPoint presentation showing the property and application.
- Spoke to the security plan.

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.

12. Termination

The public hearing was terminated at 6:30 p.m.

13. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:30 p.m.

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13.1 START TIME - 6:20 PM - Landsdowne Pl 1990 - BL12052 (Z19-0116) - Raul Holdings Inc., Inc. No. BC0968428

Moved By Councillor Singh/Seconded By Councillor Wooldridge

(R0465/20/07/14) THAT Bylaw No. 12052 be read a second and third time.

Carried

14. Termination

The regular meeting was terminated at 6:30 p.m.

15. Call to Order the Public Hearing - START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 OCP18-0005 (BL12053) Z18-0019 (BL12054) TA18-0011 (BL12055) - Reid's Crossing Development

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

15.1 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 OCP18-0005 (BL12053) Z18-0019 (BL12054) TA18-0011 (BL12055) - Reid's Crossing Development Inc. Inc. No. BC1165652 and City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Gary Fawley, Denciti Developments, Applicant
- Displayed a PowerPoint application.
- Spoke to the proposed uses and site development.

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.

16. Termination

The public hearing was terminated at 6:42 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:42 p.m.

17.1 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 BL12053 (OCP18-0005) - Reid's Crossing Dev. Inc & City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0466/20/07/14) THAT Bylaw No. 12053 be read a second and third time.

Carried

17.2 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 - BL12054 (Z18-0019) - Reid's Crossing Dev. Inc & City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0467/20/07/14) THAT Bylaw No. 12054 be read a second and third time.

Carried

17.3 START TIME - 6:20 PM - Old Vernon Rd 175, Rutland Ct 2053, 2065 and 2115 OCP18-0005 BL12055 (TA18-0011) - Reid's Crossing Dev. Inc & City of Kelowna

Moved By Councillor Singh/Seconded By Councillor Wooldridge

(R0468/20/07/14) THAT Bylaw No. 12055 be read a second and third time.

Carried

18. Termination

The regular meeting was terminated at 6:43 p.m.

The meeting was adjourned at 6:43 p.m.

19. Call to Order the Public Hearing - START TIME 6:50 PM - Fitzpatrick Road 729 - Z20-0016 (BL12050) - Marian Beatrice Gruber

Mayor Basran called the public hearing to order at 6:51 p.m.

19.1 START TIME 6:50 PM - Fitzpatrick Road 729 - Z20-0016 (BL12050) - Marian Beatrice Gruber

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options, Applicant's Agent:
-Displayed a PowerPoint presentation.
-Described the recycling business operations.
-Confirmed that the site will not involve the shredding of tires.
- 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.

No one from the Gallery came forward.

Staff responded to questions from Council.

20. Termination

The public hearing was terminated at 6:59 p.m.

21. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:59 p.m.

21.1 START TIME 6:50 PM - Fitzpatrick Road 729 - BL12050 (Z20-0016) - Marian Beatrice Gruber

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0469/20/07/14) THAT Bylaw No. 12050 be read a second and third time.

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Carried

22. Termination

The regular meeting was terminated at 7:01 p.m.

The meeting was adjourned at 7:01 p.m.

23. Call to Order the Public Hearing - START TIME 7:20 PM - Knowles Rd. 472, Z20-0029 - Amarjit S. Hundal, Jaswinder S. Nahal, Harminder S. Dhillon and Gurdip K. Dhillon

Mayor Basran called the public hearing to order at 7:20 p.m.

23.1 START TIME 7:20 PM - Knowles Rd. 472, Z20-0029 - Amarjit S. Hundal, Jaswinder S. Nahal, Harminder S. Dhillon and Gurdip K. Dhillon

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.

Gallery:

Patrick Jamieson, Knowles Road:
-Opposed to the application based on the OCP.
-List of 18 names in the neighbourhood in official petition opposing the development.
-Does not consider 3 lot subdivision acceptable, understands 2 lot subdivision like others previously done in the area.
-Consider area more rural and beautifully landscaped.
-Spoke to size of lots being smaller than others in the neighbourhood.
-Concerned with driveways taking up width of narrower lots.

Hugh Phillip, Knowles Road:
- Referred to objectives 5.22 and 5.38 of OCP regarding sensitive infill, healthy communities, neighbourhood impact, existing neighbourhood context.
-Semi-rural character with significant greenspace and attractive landscaping.
-Driveways and houses taking up lawns and trees.
-Concerned with potential for reduced property value.
-Proposed subdivision does not follow established lot pattern.
-Only benefits outside developers, not existing neighbourhood residents.
-More traffic on narrow street with no sidewalks.
-Responded to questions from Council.

Roger Hume, Knowles Road:
- Referred to Chapter 14 of OCP regarding infill neighbourhood design guidelines.
-Concerned landscaping will be minimal due to lot size constraints.
-Road is narrow and sloped and has existing drainage issues.
-Community is against a 3 lot subdivision.
-Subdivision is inconsistent with OCP guidelines and would create a precedent.
-Environmental concerns around groundwater absorption and greenhouse gas sequestering.
-Not approached by the developer.

Nathan Waterhouse, Ecora Engineering, Applicant:
-Responded to questions from Council
-Stated the Zoning Bylaw will be followed, specifically regarding site coverage and setbacks.
-Confirmed that development will follow stormwater management plan.

-No renderings for the proposed development.
-Confirmed letters were sent to area residents.

Staff responded to questions from Council.

24. Termination

The public hearing was terminated at 7:58 p.m.

25. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:58 p.m.

25.1 START TIME 7:20 PM - Knowles Rd 472 - BL12043 (Z20-0029) - Amarjit Hundal, Jaswinder Nahal, Harminder and Gurdip Dhillon

Moved By Councillor Wooldridge/Seconded By Councillor Singh

(R0470/20/07/14) THAT Bylaw No. 12043 be read a second and third time.

Defeated
Councillors DeHart, Hodge, Sieben, Singh, Stack, Wooldridge - Opposed

The meeting was declared terminated at 8:26 p.m.

Mayor Basran

Deputy City Clerk

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