



City of Kelowna Public Hearing Minutes

Date: Tuesday, March 16, 2021
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge

Members participating remotely Councillors Charlie Hodge and Luke Stack

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Urban Planning Manager, Jocelyn Black

Staff participating remotely Legislative Coordinator (Confidential), Clint McKenzie

2. **Call to Order the Public Hearing - START TIME 6:00 PM - Moubray Rd 387 - Z20-0092 (BL12156) - Ravdeep S. Tiwana and Kulwinder K. Khatra**

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 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 - Moubray Rd 387 - Z20-0092 (BL12156) - Ravdeep S. Tiwana and Kulwinder K. Khatra**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

The applicant was not available online for questions.

No one participating online indicated they wished to speak.

4. Termination

The Hearing was declared terminated at 6:07 p.m.

5. Call to Order the Regular Meeting

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

6. Bylaws Considered at Public Hearing

6.1 START TIME 6:00 PM - Moubray Rd 387 - BL12156 (Z20-0092) - Ravdeep S. Tiwana and Kulwinder K. Khatra

Moved By Councillor Donn/Seconded By Councillor Singh

R0314/21/03/16 THAT Bylaw No. 12156 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 6:08 p.m.

8. Call to Order the Public Hearing - START TIME 6:00 PM - Hwy 97 N 2789-2791 - Z20-0098 (BL12168) - Carlyle Holdings Ltd., Inc. No. 273657

Mayor Basran called the Hearing to order at 6:08 p.m.

9. Individual Bylaw Submissions

9.1 START TIME 6:00 PM - Hwy 97 N 2789-2791 - Z20-0098 (BL12168) - Carlyle Holdings Ltd., Inc. No. 273657

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Clint Gavel, Part Nine Designs, Drysdale Boulevard Applicant's Agent,
The applicant was present and available for questions.

Online Participants:

No one participating online indicated they wished to speak.

10. Termination

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

11. Call to Order the Regular Meeting

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

12. Bylaws Considered at Public Hearing

12.1 START TIME 6:00 PM - Hwy 97 N 2789-2791 - BL12168 (Z20-0098) - Carlyle Holdings Ltd., Inc. No. 273657

Moved By Councillor Donn/Seconded By Councillor Hodge

R0315/21/03/16 THAT Bylaw No. 12168 be read a second and third time.

Carried**13. Termination**

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

14. Call to Order the Public Hearing - START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - OCP20-0014 (BL12175) Z20-0067 (BL12176) - P275 Enterprises Ltd. Inc. No. BC1241904

Mayor Basran called the Hearing to order at 6:12 p.m.

15. Individual Bylaw Submissions**15.1 START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - OCP20-0014 (BL12175) Z20-0067 (BL12176) - P275 Enterprises Ltd. Inc. No. BC1241904**

Staff:

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

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Brian Banmn, Align Properties, Applicant

Birte Decloux, Urban Options, Applicant's Agent

- Displayed a PowerPoint presentation summarizing the application.
- Spoke to the rationale for making the application.
- Identified other multi-family developments in the immediate area.
- Spoke to neighbourhood amenities and central location of the proposed development.
- Responded to questions from Council.

Online Participants:

Felix Morin-Dutil, Highland Dr N

- Opposed to the application.
- Raised concerns with impacts on their privacy.
- Invited Council members to see their property in person.
- Opposed to the proposed variances which would further erode their privacy and the impact of the development on their property.
- Responded to questions from Council.

Kelly and Ryan Rustad, Ridgeway Dr

- Opposed to the application.
- Concerned with pedestrian safety and children walking to Glenmore Elementary.
- Raised concern with increase in traffic including the laneway.

Ian Smith, Blondeaux Cr

- Opposed to the application.
- Concerned with traffic on the adjacent laneway.
- Would be supportive of low density multi-family development.
- Concerned that the number of units being proposed is too much for the site and the neighbourhood.

Irene Failes, Calmels Cr

- Referenced correspondence previously submitted.
- Opposed to the application.
- Raised concerns with parking and pedestrian safety.
- Opposed to the proposed density.
- Opposed to the OCP change.

Don and Rosemary Thompson, Pinecrest Lane

- Opposed to the application.
- Concerned with the proposed density.
- Concerned with traffic and the existing congestion in the area during peak travel times.
- Would support low density multi-family housing.

Malcolm Petch, Mountain Ave

- Opposed to the application.
- Questioned the OCP change to medium density.
- Would support low density in the current OCP.
- Raised concerns with traffic.
- Not many commercial amenities within walking distance.

Rhonda Jarvis, Blondeaux Cr

- Opposed to the application.
- Concerned with traffic and pedestrian safety.
- Would be supportive of RU7 or low density multi-family development.

Chris and Chelsea Howanik Triback, Glenmore Dr

- Opposed to the application.
- Concerned with additional traffic and parking that would be created.
- Concerned with the adjacent lane being opened.
- Concerned with safety of neighbourhood children.
- Would be supportive of low density multi-family development.
- Agree with previous speakers who are opposed.

Devon, Siebenga, Raymer Ave

- Recently purchased a lot in the area.
- Spoke to the lack of affordable housing in the City.
- This development would help with affordable rentals.
- Supportive of the application.
- Responded to questions from Council.

Jarett Yamaoka, Pinecrest Lane

- Opposed to the application.
- Concerned with the proposed density.
- Would be supportive of low density multi-family development.
- Concerned with pedestrian and traffic safety.

Steve & Joanna Cann, Glenella Pl

- Opposed to the application.
- Concerned with traffic and impact on adjacent lane.
- Raised concern with proposed density.
- Would be supportive of low density multi-family development.
- Raised concern with parking.

Zachary Gauthier, Celano Cr

- Supportive of the application.
- Sees this as a positive change.

Erica Korten, Cook Rd

- Supportive of the application.

Shelly Ward, Calmels Cr

- Opposed to the application.
- Concerned with traffic.
- Would be supportive of low density multi-family development.

Trent Shefsky, Glenmore Dr
- Supportive of the application.

Rob Robinson, Calmels Cr
- Opposed to the application.
- Raised concerns with the lack of sidewalks and pedestrian and bicycle safety, in particular during winter.

Trent & Trudy Johnson, Mountain Ave
- Opposed to the application.
- Proposal does not fit in the neighbourhood.
- Concerned with the way the public input was collected and used.
- Concerned with the number of units and the impact on traffic.
- Would be supportive of low density multi-family development.

Applicant, in response:
- Spoke to the OCP and rezoning portion of the application.
- Provided rationale for unit types being proposed.
- Spoke to the location of neighbourhood walking routes.
- Spoke to neighbourhood consultation efforts, which began in 2020.
- Confirmed proposed parking meets the Zoning Bylaw.
- Responded to questions from Council.

Staff responded to questions from Council.

16. Termination

The Hearing was declared terminated at 8:06 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:06 p.m.

18. Bylaws Considered at Public Hearing

18.1 START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - BL12175 (OCP20-0014) - P275 Enterprises Ltd. Inc. No. BC1241904

Moved By Councillor Donn/Seconded By Councillor Wooldridge

RO316/21/03/16 THAT Bylaw No. 12175 be read second and third time.

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

18.2 START TIME 6:00 PM - Glenmore Dr 1064, 1074, 1084 - BL12176 (Z20-0067) - P275 Enterprises Ltd. Inc. No. BC1241904

The readings of Bylaw No. 12176 were not read, due to Bylaw No. 12175 being defeated.

19. Termination

The meeting was declared terminated at 8:47 p.m.

20. Call to Order the Public Hearing - START TIME 6:45 PM - Sexsmith Rd 2996 - Z19-0072 (BL12177) - Larry L. Cota and Carla C. Cota

Mayor Basran called the Hearing to order at 8:47 p.m.

21. Individual Bylaw Submissions

21.1 START TIME 6:45 PM - Sexsmith Rd 2996 - Z19-0072 (BL12177) - Larry L. Cota and Carla C. Cota

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Birte Decloux, Urban Options, Applicant's Agent

- Provided comments on the merits of the proposed development.
- Spoke to the efforts to control drainage.

Online Participants:

No one participating online indicated they wished to speak.

22. Termination

The Hearing was declared terminated at 8:52 p.m.

23. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:52 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME - 6:45 PM - Sexsmith Rd 2996 - BL12177 (Z19-0072) - Larry L. Cota and Carla C. Cota

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R0317/21/03/16 THAT Bylaw No. 12177 be read a second and third time.

Carried

25. Termination

The meeting was declared terminated at 8:53 p.m.

26. Call to Order the Public Hearing - START TIME 6:45 PM - Sexsmith Rd 3030 - Z18-0116 (BL12178) - Jason G. Witt

Mayor Basran called the Hearing to order at 8:53 p.m.

27. Individual Bylaw Submissions

27.1 START TIME 6:45 PM - Sexsmith Rd 3030 - Z18-0116 (BL12178) - Jason G. Witt

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Birte Decloux, Urban Options, Applicant's Agent

- Spoke to the merits of the application.

Online Participants:

No one participating online indicated they wished to speak.

28. Termination

The Hearing was declared terminated at 8:55 p.m.

29. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:55 p.m.

30. Bylaws Considered at Public Hearing

30.1 START TIME 6:45 PM - Sexsmith Rd 3030 - BL12178 (Z18-0116) - Jason G. Witt

Moved By Councillor Given/Seconded By Councillor Singh

R0317/21/03/16 THAT Bylaw No. 12178 be read a second and third time.

Carried

31. Termination

The meeting was declared terminated at 8:56 p.m.

32. Procedure on each Bylaw Submission

Mayor Basran

sf/cm



City Clerk