



City of Kelowna Public Hearing Minutes

Date: Tuesday, April 6, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Members participating remotely Councillors Charlie Hodge*, Luke Stack* and Loyal Wooldridge

Members Absent Councillor Brad Sieben

Staff Present City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Urban Planning Manager, Jocelyn Black; Planner, Aaron Thibeault*

Staff participating remotely City Manager, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items.**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - Glenmore Dr 888 and 892 - Z20-0071 (BL12184) - A and S Infinity Homes Ltd., Inc. No. BC1159817**

Mayor Basran called the 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.

Mayor Basran advised that in accordance with the Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only.

3. Individual Bylaw Submissions

- 3.1 **START TIME 6:00 PM - Glenmore Dr 888 and 892 - Z20-0071 (BL12184) - A and S Infinity Homes Ltd., Inc. No. BC1159817**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jesse Alexander, New Town Architecture & Engineering, Applicant's Agent

- Spoke to concerns that were raised in the correspondence received.
- Believed there would be minimal traffic impacts from the proposed 10 townhomes and provided comment on road improvements.
- Spoke to on-site parking for residents and confirmed that all units will have double garages and guest parking on site.
- Spoke to proposed density in the area that is in keeping with the Official Community Plan.
- 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.

No one participating online indicated they wished to speak.

There were no further comments.

4. Termination

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

5. Call to Order the Regular Meeting

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

6. Bylaws Considered at Public Hearing

6.1 START TIME 6:00 PM - Glenmore Dr 888 and 892 - BL12184 (Z20-0071) - A and S Infinity Homes Ltd., Inc. No. BC1159817

Moved By Councillor Given/Seconded By Councillor Singh

R0366/21/04/06 THAT Bylaw No. 12184 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 6:19 p.m.

8. Call to Order the Public Hearing - START TIME 6:00 PM - Valley Rd 368 - Z20-0097 (BL12190) - Gregory S. Baytalan

Mayor Basran called the Hearing to order at 6:19 p.m.

9. Individual Bylaw Submissions

9.1 START TIME 6:00 PM - Valley Rd 368 - Z20-0097 (BL12190) - Gregory S. Baytalan

Councillor Stack declared a conflict of interest as their employer submitted an application under the same Provincial Request for Proposal and disconnected from the meeting at 6:20 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Kim McKechnie and Mike Culos, Culos Development, Applicant's Agent

- Responded to questions from Council.
- Spoke to their BC Housing application and continued intent of the property to provide affordable rental housing.

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

No one participating online indicated they wished to speak.

There were no further comments.

10. Termination

The Hearing was declared terminated at 6:27 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:27 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 6:00 PM - Valley Rd 368 - BL12190 (Z20-0097) - Gregory S. Baytalan

Moved By Councillor Singh/Seconded By Councillor Given

R0367/21/04/06 THAT Bylaw No. 12190 be read a second and third time.

Carried

13. Termination

The Hearing was declared terminated at 6:32 p.m.

The meeting adjourned at 6:32 p.m.

Councillor Stack reconnected to the meeting at 7:01 p.m.

14. Call to Order the Public Hearing - START TIME 7:00 PM - Infill Neighbourhood and RU7 Zone Changes

Mayor Basran called the Hearing to order at 7:01 p.m.

15. Individual Bylaw Submissions

15.1 START TIME 7:00 PM - Infill Neighbourhood and RU7 Zone Changes

Staff:

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

Councillor Hodge declared a conflict of interest as he believes his property is zoned RU7 and disconnected from the meeting at 7:06 p.m.

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

No one participating online indicated they wished to speak.

There were no further comments.

16. Termination

The Hearing was declared terminated at 7:07 p.m.

17. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:07 p.m.

18. Bylaws Considered at Public Hearing

18.1 START TIME 7:00 PM - BL12185 (TA21-0004) - Amendment to Chapter 14 - Urban Design DP Guidelines

Moved By Councillor Given/Seconded By Councillor Singh

R0368/21/04/06 THAT Bylaw No. 12185 be read a second and third time.

Carried

18.2 START TIME 7:00 PM - BL12186 (TA21-0003) - Amendment to Section 13 - Urban Residential Zones - RU7 - Infill Housing

Moved By Councillor Singh/Seconded By Councillor Given

R0369/21/04/06 THAT Bylaw No. 12186 be read a second and third time.

Carried

19. Termination

The meeting was declared terminated at 7:09 p.m.

Councillor Hodge reconnected to the meeting at 7:09 p.m.

20. Call to Order the Public Hearing - START TIME 7:00 PM - Pacific Ave 1220 1230 - Z20-0094 (BL12191) - Great A and A Properties Ltd., Inc. No. BCo888141

Mayor Basran called the Hearing to order at 7:10 p.m.

21. Individual Bylaw Submissions

21.1 START TIME 7:00 PM - Pacific Ave 1220 1230 - Z20-0094 (BL12191) - Great A and A Properties Ltd., Inc. No. BCo888141

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jamela Van Steinburg, VLS Developments, Applicant's Agent

- Worked with staff in advance of selecting an appropriate zone in this area.
- Available for questions.

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

No one participating online indicated they wished to speak.

There were no further comments.

22. Termination

The Hearing was declared terminated at 7:15 p.m.

23. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:15 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME 7:00 PM - Pacific Ave 1220 1230 - BL12191 (Z20-0094) - Great A and A Properties Ltd., Inc. No. BCo888141

Moved By Councillor Given/Seconded By Councillor Singh

R0370/21/04/06 THAT Bylaw No. 12191 be read a second and third time.

Carried

25. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0371/21/04/06 THAT the Minutes of the Public Hearing and Regular Meetings of March 16, 2021 be confirmed as circulated.

Carried

26. Reminders – Nil.

27. Termination

The meeting was declared terminated at 7:17 p.m.

Mayor Basran

/acm

Deputy City Clerk