



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Tuesday, January 16, 2024
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Maxine DeHart, Gord Lovegrove, Mohini Singh, Rick Webber and Loyal Wooldridge

Members Participating Remotely Councillors Ron Cannan and Charlie Hodge

Members Absent Councillor Luke Stack

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning, Climate Sustainability and Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Legislative Technician, Natasha Beauchamp

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 Webber.

3. Confirmation of Minutes

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT the Minutes of the Public Hearing and Regular Meeting of November 21, 2023 and November 28, 2023 be confirmed as circulated.

Carried

- 4. Call to Order the Public Hearing**
Mayor Dyas called the Hearing to order at 4:02 p.m.
- 5. Individual Bylaw Submissions**

**5.1 START TIME 4:00 PM - Lynrick Rd 1702 - OCP23-0011 (BL12603) Z22-0028 (BL12604)
- Varro Developers Inc., Inc. No. BC1285726**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Ruchir Dhall, Architecture Panel Inc., Applicant

- Displayed a PowerPoint Presentation.
- The proposal is for 38 Townhome units on the subject property; the gross site area is 100,000 square feet, with 35,000 square feet dedicated to environmental and 65,000 square feet for the MF-2 zone; the proposal is conforming to the Zoning Bylaw with no variances requested.
- Spoke to the challenges imposed by the site and how the design accommodates these with the guidance from city staff.
- The amenity areas are inward looking to not cause issues for surrounding neighbours.
- Spoke to the site plan and style of the units that will add value to the neighborhood.
- Spoke to the Landscape Plan that will provide enough landscape buffering; used hardscape features and elements to provide good way finding and pedestrian network to provide safety and interest.

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:

Jim Browning, Lynrick Road

- The proposed development backs into their backyard.
- Raised concern with the placement of the dumpster in this development being next to his yard.
- Raised concerns with parking and increased traffic on Lynrick Road.
- Raised concern and inquired about buffering between the development and adjacent properties.

On-Line

Stephanie Arduini, Lynrick Road

- Raised concern with parking especially with lack of parking currently.
- Raised concerns with increased traffic and speeding; suggested placing speed bumps on Lynrick Road for traffic calming.
- Raised concern with the impacts and protection of Gopher Creek.

Applicant in Response:

- Advised that sufficient parking is available on site as per the Zoning Bylaw requirements and project design.
- There is adequate landscape buffering between the dumpster and adjacent properties; could look into other locations for the dumpster or create a bigger screen.
- Have tried to be sensitive to design and space and do not anticipate pollutants going into Gopher Creek; have consulted with city staff regarding rehabilitation with planting that will provide a richer biodiversity than what it is currently.

Staff:

- Responded to questions from Council.

Applicant:

- Responded to questions from Council.

There were no further comments.

6. Termination

The Hearing was declared terminated at 4:39 p.m.

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

City Clerk called the meeting to order at 4:39 p.m.

8. **Bylaws Considered at Public Hearing**

8.1 **START TIME 4:00 PM - Lynrick Rd 1702 - BL12603 (OCP23-0011) - Varro Developers Inc., Inc. No. BC1285726**

Moved By Councillor Lovegrove/Seconded By Councillor DeHart

THAT Bylaw No. 12603 be read a second and third time.

Carried

8.2 **START TIME 4:00 PM - Lynrick Rd 1702 - BL12604 (Z22-0028) - Varro Developers Inc., Inc. No. BC1285726**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Bylaw No. 12604 be read a second and third time.

Carried

9. **Reminders – Nil.**

10. **Termination**

The meeting was declared terminated at 4:43 p.m.

Mayor Dyas

sf/acm


City Clerk