



**CITY OF WEST KELOWNA**  
**MINUTES OF THE PUBLIC HEARING**

Tuesday, November 5, 2024  
COUNCIL CHAMBERS  
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

**MEMBERS PRESENT:** Mayor Gord Milsom  
Councillor Tasha Da Silva  
Councillor Rick de Jong  
Councillor Jason Friesen  
Councillor Stephen Johnston  
Councillor Garrett Millsap  
Councillor Carol Zanon

**Staff Present:** Ron Bowles, CAO  
Trevor Seibel, Deputy CAO/Deputy Corporate Officer  
Brent Magnan, Director of Development Approvals  
Brittany Nichols, Long Range Planning Manager  
Carla Eaton, Senior Planner - Long Range

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**1. CALL THE PUBLIC HEARING TO ORDER**

The Public Hearing was called to order at 6:02 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

**2. INTRODUCTION OF LATE ITEMS**

**2.1 Submissions for P 22-08, Zoning Bylaw No. 0320**

Correspondence received from:

- Hilary Turpin
- Raphael Turpin
- Tom Groat

- Tammie Brophy
- Michael Vince
- Gellatly Bay Goats Peak Community Association
- William and Alinda Bowden
- Karen Michaud
- David and Tracy Sheridan
- Beverley Chase
- Heather Kirk
- Shannon Schulz
- Ramona and John Palmatier
- Eldon Evans
- Sally Lorencz
- Robert and Ronda Campbell
- Gerald Esau
- Lois and Randy Schneider
- Carol McDougall
- Lois and Randy Schneider
- Catherine Arnason

**3. ADOPTION OF AGENDA**

It was moved and seconded

**THAT** the agenda be adopted as amended.

CARRIED UNANIMOUSLY

**4. OPENING STATEMENT**

This meeting was open to the public and public participation was available in person, by phone, and by written submission. All representations to Council form part of the public record. This meeting was webcast live and archived on the City's website.

The Mayor read the Public Hearing Opening Statement, advising that the Public Hearing has been advertised, the bylaws and supporting documentation have been made available for inspection at City of West Kelowna offices and on the City's website, and outlined the process for the public hearing.

## **5. PUBLIC HEARING**

The Mayor explained the process of this public hearing being held pursuant to Division 3, Part 14 of the *Local Government Act* for the purpose of hearing representation from those persons who believe their interests may be affected by Zoning Bylaw No. 0320.

The Mayor noted that information has been available for inspection, which includes any written comments received to date for the applications, and that Notice of the Public Hearing was duly advertised in accordance with the requirements of the *Local Government Act*.

### **5.1 P 22-08, Zoning Bylaw No. 0320 (Public Hearing)**

The Director of Development Approvals introduced Zoning Bylaw No. 0320 and provided a presentation on the key changes being introduced, which include:

- 5 new zones aligned with the OCP (Westbank Centre, Boucherie Urban Centre, Neighbourhood Centres)
- Density Bonus Program to capture a portion of the land lift associated with density
- Parking Regulations in relation to items such as bicycles, loading space and electric vehicle charging requirements.
- Minor updates to regulation and interpretation including the Provincial Housing amendments
- Mapping changes associated with the new bylaw

Council asked a few clarifying questions of staff in relation to the presentation.

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding this file.

Tom Groat – #102 2470 Tuscany Drive, West Kelowna

- Believes in West Kelowna. Supports responsible, sustainable development. Doesn't support urban sprawl.

- Land owners and tax payers should be sharing proportionately on infrastructure needs. What is the appropriate balance?
- West Kelowna shouldn't have to go out of its way to entice or encourage development.
- Urban Systems recommended 50% while the UDI recommended 10%. Would ask that Council consider nothing less than a 50% Density Bonusing program.

Dave Patterson - #215 4074 Gellatly Road

- Density Bonus rates in Urban Centres. Urban Systems recommended 50% while the development lobby recommended zero and staff have come forward with 10%. This is a concern.
- Concerns with reasonable notice about the public hearing notices.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file.

Tom Groat - #102 2470 Tuscany Drive, West Kelowna

- Concerned about the difference between the City consultant and the developer request for the percentage attached to the density bonusing program.

The Mayor asked Council if they had any questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration.

Council asked about the reserve for density bonusing. Staff responded that there must be a statutory reserve created for the funds generated from the Density Bonusing program.

Council asked about when the last DCC review was completed. Staff have advised that last major update was in 2023.

The Mayor asked for a third and final time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor declared this portion of the public hearing closed at 7:12 p.m. and Council cannot accept any further information regarding this application.

**6. ADJOURNMENT OF THE PUBLIC HEARING**

The Public Hearing adjourned at 7:13 p.m.

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MAYOR

I hereby certify this to be a fair and accurate summary of the nature of the representations made by the public at the Public Hearing with regard to Zoning Bylaw No. 0320, held on Tuesday, November 5, 2024.

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DEPUTY CAO/DEPUTY CORPORATE OFFICER