



PUBLIC HEARING MINUTES

MINUTES OF THE PUBLIC HEARING
HELD AT THE CITY OF WEST KELOWNA COUNCIL CHAMBERS,
2760 CAMERON ROAD, WEST KELOWNA, BC
TUESDAY, MARCH 9, 2021

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnson
Councillor Carol Zanon

Member Absent: Councillor Jayson Zilkie

Staff Present: Paul Gipps, CAO
Mark Koch, Director of Development Services
Allen Fillion, Director of Engineering and Public Works
Warren Everton, Director of Finance/CFO
Jason Brolund, Fire Chief
Sandy Webster, Director of Corporate Initiatives
Brad Savoury, Director of Legal Services
Brent Magnan, Planning Manager
Bob Dargatz, Development and Engineering Manager
Shelley Schnitzler, Legislative Services Mgr/Corporate Officer
Duncan Dixon, Staff Sergeant, RCMP
Mark Roberts, Special Projects Manager

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

The Public Hearing was called to order at 1:36 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 Correspondence received from the following:

- Jim and Bonnie Shields

3. **ADOPTION OF AGENDA:**

It was moved and seconded that the agenda be adopted as amended. The motion carried unanimously.

4. **OPENING STATEMENT:**

In accordance with the Provincial Health Officer Order on Gatherings and Events, members of the public were restricted from attending the public hearing in person. Public participation was available by phone or by written submission and all representations to Council form part of the public record. The 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 bylaw and supporting documentation has 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 Amendment Bylaw No. 154.101.

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 Z 20-13, Zoning Amendment Bylaw No. 154.101, 2500 Tallus Heights Lane

The Planning Manager introduced Zoning Amendment Bylaw No. 154.101 to amend the Zoning Bylaw from Compact Residential Zone (RC3) to a Site Specific Text Amendment for the Compact Residential Zone (RC3) to permit a secondary suite on a parcel less than 550m² located at 2500 Tallus Heights Lane.

The Mayor asked if the owner/agent wished to address Council regarding this application.

Jamie Mullen, Willow Developments

- Understands that the main concerns are parking and safety;
- In order to qualify for a one bedroom suite, one off street parking spot is required;
- The front driveway would be the primary parking location;
- Would be willing to put a secondary parking spot on the side of the house;
- Many people require a secondary suite in order to qualify for a mortgage;
- The subject property is 15 m² too small to permit a secondary suite due to the lane that runs along the property;

- The suite access is proposed to be off the right side of the house between this lot and the adjoining lot;
- The driveway will be wider than the garage so parking will not impede cars in the garage.

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

Brad Elenko

- Concern with parking;
- Does not have an issue with secondary suites;
- There is a covenant to prevent parking on the lane, so people will park on the street instead;
- A proposed solution would be to have the developer provide on-site parking at the lower level;
- This would provide an additional spot for parking and make it easier to access the secondary suite from the street.

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

The Mayor declared the public hearing closed at 2:04 p.m. and Council cannot accept any further information regarding this application.

6. Termination of Public Hearing

The Public Hearing terminated at 2:04 p.m.

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 Amendment Bylaw No. 154.101, 2500 Tallus Heights Lane, held on March 9, 2021.

Legislative Services Manager/Corporate Officer