



## City of Kelowna Public Hearing Minutes

Date:	Tuesday, October 27, 2020
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge
Members Participating Remotely	Councillor Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan*; Urban Planning Manager, Jocelyn Black*
Staff Participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

### 2. **Call to Order the Public Hearing - START TIME 4:30 PM - East Kelowna Area - LUCT18-0012 (BL11727) - Various Owners**

Mayor Basran called the Hearing to order at 4:34 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 - 4:30 PM - East Kelowna Area - LUCT18-0012 (BL11727) - Various Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 4:38 p.m.

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

Mayor Basran called the meeting to order at 4:38 p.m.

**6. Bylaws Considered at Public Hearing**

**6.1 START TIME 4:30 PM - East Kelowna Area - BL11727 (LUCT18-0012) - Various Owners**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro698/20/10/27 THAT Bylaw No. 11727 be read a second and third time and be adopted.

Carried

**7. Termination**

The meeting was declared terminated at 4:38 p.m.

**8. Call to Order the Public Hearing -START TIME 4:30 - Willow Cr 1715 - Z20-0057 (BL12104) - Faith Jenelle McKenzie and Clint Douglas McKenzie**

Mayor Basran called the Hearing to order at 4:39 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.

**9. Individual Bylaw Submissions**

**9.1 START TIME 4:30 PM - Willow Cr 1715 - Z20-0057 (BL12104) - Faith Jenelle McKenzie and Clint Douglas McKenzie**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

**10. Termination**

The Hearing was declared terminated at 4:40 p.m.

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

Mayor Basran called the meeting to order at 4:40 p.m.

**12. Bylaws Considered at Public Hearing**

**12.1 START TIME 4:30 PM - Willow Cr 1715 - BL12104 (Z20-0057) - Faith Jenelle McKenzie and Clint Douglas McKenzie**

Moved By Councillor Singh/Seconded By Councillor Wooldridge

Ro699/20/10/27 THAT Bylaw No. 12104 be read a second and third time and be adopted.

Carried

**13. Termination**

The meeting was declared terminated at 4:41 p.m.

**14. Call to Order the Public Hearing - START TIME 4:30 PM - Tataryn Rd 916 - Z20-0056 (BL12105) - Tomasius Floire Phoebus**

Mayor Basran called the Hearing to order at 4:41 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.

**15. Individual Bylaw Submissions**

**15.1 START TIME 4:30 PM - Tataryn Rd 916 - Z20-0056 (BL12105) - Tomasius Floire Phoebus**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Robert Chunk, Tataryn Road

- Raised concern that this proposal would make his home feel blocked in and would obstruct his views.
- Want to maintain single family house type of property.
- Would like Council to deny this application.
- Opposed to this application.

Tom Phoebus, Tataryn Road, Applicant

- The whole neighbourhood is surrounded by very large trees; the proposed house will not be over the tree line and will not be obstructing views.
- Responded to questions from Council.
- Indicated the intent is to build a 1 ½ storey carriage house.

- Confirmed that the carriage house will be located at the front of the property and the main house will be located in the back of the property.

Staff:

- Responded to questions from Council.

There were no further comments.

**16. Termination**

The Hearing was declared terminated at 4:48 p.m.

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

Mayor Basran called the meeting to order at 4:48 p.m.

**18. Bylaws Considered at Public Hearing**

**18.1 START TIME 4:30 PM - Tataryn Rd 916 - BL12105 (Z20-0056) - Tomasius Floire Phoebus**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R0700/20/10/27 THAT Bylaw No. 12105 be read a second and third time.

**Carried**

**19. Termination**

The Hearing was declared terminated at 4:50 p.m.

**20. Call to Order the Public Hearing - START TIME 4:30 PM - Pinehurst Cres 1508 - Z20-0054 (BL12108) - David and Marti Gramlich**

Mayor Basran called the Hearing to order at 4:50 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.

**21. Individual Bylaw Submission**

**21.1 START TIME 4:30 PM - Pinehurst Cres 1508 - Z20-0054 (BL12108) - David and Marti Gramlich**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was not present.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

**22. Termination**

The Hearing was declared terminated at 4:52 p.m.

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

Mayor Basran called the meeting to order at 4:52 p.m.

**24. Bylaws Considered at Public Hearing**

**24.1 START TIME 4:30 PM - Pinehurst Cres 1508 - BL12108 (Z20-0054) - David and Marti Gramlich**

Moved By Councillor Sieben/Seconded By Councillor DeHart

**Ro701/20/10/27** THAT Bylaw No. 12108 be read a second and third time and be adopted.

**Carried**

**25. Termination**

The meeting was declared terminated at 4:52 p.m.

The meeting adjourned at 4:53 p.m.

The meeting reconvened at 5:00 p.m.

**26. Call to Order the Public Hearing - START TIME 5:00 PM - Abbott St 3031 and 3041 - OCP20-0004 (BL12106) Z20-0007 (BL12107) - 1176909 B.C. Ltd., Inc. No. BC1176909**

Mayor Basran called the Hearing to order at 5:00 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.

**27. Individual Bylaw Submissions**

**27.1 START TIME 5:00 PM - Abbott St 3031 and 3041 - OCP20-0004 (BL12106) Z20-0007 (BL12107) - 1176909 B.C. Ltd., Inc. No. BC1176909**

Staff:

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

Aaron Whalen, Ellis Street, Bluegreen Architecture Inc.

- Displayed a PowerPoint Presentation.
- Outlined the neighbourhood context
- Spoke to the proposed building design and uses which include 24 residential condominium units, 3 commercial units with secure underground parking, landscaped terrace podium and rooftop terrace.
- Spoke to the proposed parking stalls on site with 2 accessible stalls that require a variance for accessible van height.
- Displayed the proposed site plan, rendering, elevations and landscape plan.
- Responded to questions from Council.

Mayur Arora, Surrey BC, Developer

- Canvassed the immediate area over the last several weeks and received a lot of support with some expressing concerns over commercial.
- Described the proposed mix of residential and commercial units and noted that the nature of the commercial component is not a destination retail but for small businesses to serve the neighbourhood.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Paul Clark, Abbott Street

- Raised concern with jeopardizing the success of commercial uses elsewhere in the neighbourhood.
- Raised concern that this property is not directly across from the park entrance and that there could be conflict with inadequate parking in the area.
- Raised safety concerns for cyclists and pedestrians.
- Increased site coverage with commercial uses means there will be less greenspace and believes will congest the whole area.
- Spoke to the success of Pandosy Village using older buildings for commercial purposes and believes this proposal being a modern building changes the character of the area.
- Opposed to this application.
- Responded to questions from Council.

David Loft, Sunset Drive

- In support of this application.
- Believes that commercial spaces allow residents to walk to services.

Barbara McHughes, Sunset Drive

- In support of this application.
- Believes that having commercial mixed with residential serves both residents and community.

Staff:

- Responded to questions from Council.

There were no further comments.

**28. Termination**

The Hearing was declared terminated at 5:44 p.m.

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

Mayor Basran called the meeting to order at 5:44 p.m.

**30. Bylaws Considered at Public Hearing**

**30.1 START TIME 5:00 PM - Abbott St 3031 and 3041 - BL12106 (OCP20-0004) - 1176909 B.C. Ltd., Inc. No. BC1176909**

Moved By Councillor Stack/Seconded By Councillor Sieben

**R0702/20/10/27** THAT Bylaw No. 12106 be read a second and third time.

**Carried**  
Councillors Hodge, Sieben, Singh and Stack - Opposed

30.2 **START TIME 5:00 PM - Abbott St 3031 and 3041 - BL12107 (Z20-0007) - 1176909 B.C. Ltd., Inc. No. BC1176909**

Moved By Councillor Sieben/Seconded By Councillor Stack

R0703/20/10/27 THAT Bylaw No. 12107 be read a second and third time.

Carried  
Councillors Hodge, Sieben, Singh and Stack - Opposed

31. **Termination**

The meeting was declared terminated at 6:04 p.m.

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Mayor Basran

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Deputy City Clerk

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