



## City of Kelowna Public Hearing Minutes

|                                |   |
|--------------------------------|---|
| Date:                          | Tuesday, June 1, 2021   |
| Location:                      | Council Chamber<br>City Hall, 1435 Water Street   |
| Members Present                | Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben*, Luke Stack* and Loyal Wooldridge  |
| Members participating remotely | Councillors Charlie Hodge and Mohini Singh  |
| Staff Present                  | City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Urban Planning Manager, Jocelyn Black; Legislative Technician, Rebecca Van Huizen |
| Staff participating remotely   | Legislative Coordinator (Confidential), Clint McKenzie  |

(\* 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 - Lakeshore Rd 4346 - LUCT20-0014 (BL12135) Z20-0101 (BL12136) - British Columbia Telephone Company, Inc.No. 1801A**

Mayor Basran called the Hearing to order at 6:01 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.

Councillor Sieben joined the meeting at 6:03 p.m.

3. **Individual Bylaw Submissions**
  - 3.1 **START TIME 6:00 PM - Lakeshore Rd 4346 - LUCT20-0014 (BL12135) Z20-0101 (BL12136) - British Columbia Telephone Company, Inc.No. 1801A**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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.

**4. Termination**

The Hearing was declared terminated at 6:09 p.m.

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

Mayor Basran called the meeting to order at 6:09 p.m.

**6. Bylaws Considered at Public Hearing**

**6.1 START TIME 6:00 PM - Lakeshore Rd 4346 - BL12135 (LUCT20-0014) - British Columbia Telephone Company, Inc.No. 1801A**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R0556/21/06/01** THAT Bylaw No. 12135 be read a second and third time and be adopted.

**Carried**

**6.2 START TIME 6:00 PM - Lakeshore Rd 4346 - BL12136 (Z20-0101) - British Columbia Telephone Company, Inc.No. 1801A**

Moved By Councillor DeHart/Seconded By Councillor Stack

**R0557/21/06/01** THAT Bylaw No. 12136 be read a second and third time and be adopted.

**Carried**

**7. Termination**

The meeting was declared terminated at 6:10 p.m.

**8. Call to Order the Public Hearing - START TIME 6:00 PM - Multiple Addresses, TA20-0023 (BL12144) - Multiple Owners**

Mayor Basran called the Hearing to order at 6:10 p.m.

**9. Individual Bylaw Submissions**

**9.1 START TIME 6:00 PM - Multiple Addresses, TA20-0023 (BL12144) - Multiple Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and 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.

Online Participants:

Penelope Pearson, Glenwood Ave

- Provided comments and support for general agreement with Council's direction regarding planning.

- Concerned with the human scale being lost and heat island effects.
- Supportive of amenities that will enhance the streetscape.

Hillary Pada, Taylor Cr.

- Agrees with previous speaker.
- Raised concern with the size of the buildings and amount of concrete being used in tall building urban design.
- Raised concern with lack of green spaces surrounding the new developments.
- Encouraged the City to look at other cities that have embraced a more open green streetscape.

There were no further comments

**10. Termination**

The Hearing was declared terminated at 6:29 p.m.

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

Mayor Basran called the meeting to order at 6:29 p.m.

**12. Bylaws Considered at Public Hearing**

**12.1 START TIME 6:00 PM - Multiple Addresses - BL12144 (TA20-0023) - Multiple Owners**

Moved By Councillor Stack/Seconded By Councillor Given

**R0558/21/06/01** THAT Bylaw No. 12144 be given second and third reading.

**Carried**

**13. Termination**

The Hearing was declared terminated at 6:30 p.m.

**14. Call to Order the Public Hearing - START TIME 6:00 PM - Bertram St 1451 1469 - OCP21-0006 (BL12147) Z21-0015 (BL12148) - Provincial Rental Housing Corporation, Inc. No. BC0052129**

Mayor Basran called the Hearing to order at 6:30 p.m.

**15. Individual Bylaw Submissions**

**15.1 START TIME 6:00 PM - Bertram St 1451 1469 - OCP21-0006 (BL12147) Z21-0015 (BL12148) - Provincial Rental Housing Corporation, Inc.No. BC0052129**

Councillor Stack declared a perceived conflict of interest with Items 15.1, 18.1 and 18.8 as his employer is working with BC Housing on an unrelated project and left the meeting at 6:31 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Michael Birmingham, Juliet Anderton, Simon Ho and Sheryl Peters, Applicant's Representatives

- Shared a PowerPoint presentation.
- Provided project details.
- Outlined the daycare amenity for the development and the need for such a facility in downtown urban living.
- Spoke to how the development fits in the immediate area.
- Spoke to various form and character and landscaping aspects of the proposal.
- 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.

Online Participants:

Susan Ames, Abbott St.

- Inquired on the number of 3 bedroom units.
- Raised concerns with 25% of the parking stalls being designated as charging stations and encouraged a higher number.

Hilary Pada, Taylor Cr.

- In favour of the project. Supportive of the increased density and increased greenspace and community garden opportunities.

Penelope Pearson, Glenwood Ave

- supportive of the application especially the roof top gardens.

Juliet Anderton, Applicant

- Confirmed 24% are three bedroom units.
- Spoke to green space at grade being an important component of the project.

There were no further comments

**16. Termination**

The Hearing was declared terminated at 7:00 p.m.

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

Mayor Basran called the meeting to order at 7:00 p.m.

**18. Bylaws Considered at Public Hearing**

- 18.1 START TIME 6:00 PM - Bertram St 1451 1469 - BL12147 (OCP21-0006) - Provincial Rental Housing Corporation, Inc.No. BC0052129**

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0559/21/06/01** THAT Bylaw No. 12147 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

**Carried**

- 18.2 START TIME 6:00 PM - Bertram St 1451 1469 - BL12148 (Z21-0015) - Provincial Rental Housing Corporation, Inc.No. BC0052129**

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0559/21/06/01** THAT Bylaw No. 12148 be read a first time.

**Carried**

**19. Termination**

The meeting was declared terminated at 7:10 p.m.

Councillor Stack returned to the meeting at 7:10 p.m.

**20. Call to Order the Public Hearing - START TIME 6:45 PM - Royal Ave 416 426 430 - Z19-0068 (BL12194) - Payam and Sanaz Holdings Ltd., Inc. No. 101155120**

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

**21. Individual Bylaw Submissions**

**21.1 START TIME 6:45 PM - Royal Ave 416 426 430 - Z19-0068 (BL12194) - Payam and Sanaz Holdings Ltd., Inc.No. 101155120**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The applicant was not present.

Debbie Hudson, Morrison Ave

- Spoke to an application on another agenda.

Payam Dehghani, Applicant and Garry Fawley, Applicant's agent were now present

- Displayed a PowerPoint presentation outlining the application.
- Provided project details.
- Identified potential residents.
- Displayed sun shadow results for four different times of the year.
- Read a testimonial from a resident regarding their difficulty finding residency in the hospital area.
- 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.

Online Participants:

Jeannette Mergens & Wayne Ross, Glenwood Avenue, FRACHAS

- Opposed to the application.
- Concerned with the proposed heights.
- Concerned with the impact on traffic congestion in the area.
- Spoke to the need to adhere to the HD1 zoning designation.
- Concerned with the number of units being proposed.
- Responded to the questions from Council.

Penelope Pearson, Glenwood Ave

- Opposed to the application.
- Spoke to the collaborative creation of HD3 zoning and the direction of the application not requiring the rentals to be health care affiliated.

Laura Hooker, Glenwood Ave

- Referenced previously circulated correspondence.
- Opposed to the application.
- Concerned regarding the proposed size of the application.
- Concerned regarding parking in the laneway.

Hilary Pada, Taylor Cr & Cadder Ave

- Supportive of the principle of more rental housing in the neighbourhood.
- Concerned regarding streetscape and interaction at street level of the development.
- Supportive in principle a vibrant neighbourhood with amenities for people who live and work in the area.
- Raised concerns with the gap between the proposal and what actually would be onsite.

Susan Ames, Abbott St, President of KASAN

- Provided background to the opposition regarding the history of the variances being proposed with the HD3.
- Concerned with negative impacts on immediate neighbours.
- Concerned with traffic impact on the lane.
- Outlined the previous ongoing correspondence between the applicant and KASAN.

Applicant in response

- Committed to placing a Section 219 covenant that would require a set percentage of residents to be from the medical community.
- Spoke to the zoning bylaw requiring the entrance to be from the lane and not Royal Avenue.
- The design will reflect the heritage of the neighbourhood.
- Responded to questions from Council.

The City Clerk confirmed that a covenant runs with the land and not the property owner.

- Staff:
- Responded to questions from Council.
- Confirmed that a Section 219 covenant would be a condition of issuing the Heritage Alteration Permit/Development Permit.
- The use of the land and not the user of the land would need to be regulated.
- Confirmed to date there have been three HD3 applications since the zone was created.

There were no further comments

**22. Termination**

The Hearing was declared terminated at 8:30 p.m.

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

Mayor Basran called the meeting to order at 8:30 p.m.

**24. Bylaws Considered at Public Hearing**

**24.1 START TIME 6:45 PM - Royal Ave 416 426 430 - BL12194 (Z19-0068) - Payam and Sanaz Holdings Ltd., Inc.No. 101155120**

Moved By Councillor Stack/Seconded By Councillor DeHart

**R0560/21/06/01** THAT Bylaw No. 12194 be read a second and third time.

**Carried**

**25. Termination**

The meeting was declared terminated at 8:45 p.m.

---

Mayor Basran

---

City Clerk

/cm