



**City of Kelowna  
Public Hearing and Associated Regular Meeting  
Minutes**

Date:	Tuesday, September 21, 2021
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; Legislative Technician, Rebecca Van Huizen; Community Planning & Development Manager, Dean Strachan; Development Planning Department Manager, Terry Barton
Staff participating remotely	Legislative Coordinator (Confidential), Clint McKenzie; Divisional Director, Planning & Development Services, Ryan Smith

(\* 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 - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - LUCT20-0011 (BL12260) - Multiple Owners**

Mayor Basran called the Hearing to order at 6:02 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 6:00 PM - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - LUCT20-0011 (BL12260) - Multiple Owners**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 6:06 p.m.

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

Mayor Basran called the meeting to order at 6:07 p.m.

**6. Bylaws Considered at Public Hearing**

**6.1 START TIME 6:00 PM - Pandosy St 2949, 2955 and Tutt St 2918, 2970 - BL12260 (LUCT20-0011) - Multiple Owners**

Moved By Councillor Singh/Seconded By Councillor Wooldridge

Ro878/21/09/21 THAT Bylaw No. 12260 be read a second and third time and be adopted.

Carried

**7. Termination**

The meeting was declared terminated at 6:07 p.m.

**8. Call to Order the Public Hearing - START TIME 6:00 PM - Gray Rd 350 - LUCT20-0018 (BL12265) - 0897252 BC Ltd., Inc. No. BCo897252**

Mayor Basran called the Hearing to order at 6:07 p.m.

**9. Individual Bylaw Submissions**

**9.1 START TIME 6:00 PM - Gray Rd 350 - LUCT20-0018 (BL12265) - 0897252 BC Ltd., Inc.No. BCo897252**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

**10. Termination**

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

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

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

**12. Bylaws Considered at Public Hearing**

**12.1 START TIME 6:00 PM - Gray Rd 350 - BL12265 (LUCT20-0018) - 0897252 BC Ltd., Inc.No. BCo897252**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

**Ro879/21/09/21** THAT Bylaw No. 12265 be read a second and third time and be adopted.

**Carried**

**13. Termination**

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

**14. Call to Order the Public Hearing - START TIME 6:00 PM - Knowles Rd 472 - Z21-0026 (BL12266) - Vision Excavating Ltd., Inc. No. BCo707315**

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

**15. Individual Bylaw Submissions**

**15.1 START TIME 6:00 PM - Knowles Rd 472 - Z21-0026 (BL12266) - Vision Excavating Ltd., Inc. No. BCo707315**

Staff:

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

Jason Witt, Sexsmith Rd, Applicant

- Spoke to the landscaping and narrowing of driveways.  
 - Spoke to the site coverage being reduced and the height of the buildings to address concerns from neighbours.  
 - Believes RU2 zoning is consistent with the area.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online Participants

No one came forward.

Gallery:

Steven Kabanuk, Knowles Rd

- Opposed to the application.  
 - Did not receive information about the proposed covenant.  
 - Commented on housing affordability.  
 - Spoke to density and ability to develop under existing RU1 zone.  
 - Concerned with recent RU2 developments in the neighbourhood.  
 - Concerned about pedestrian and vehicle safety.  
 - Responded to questions from Council.

Councillor Sieben joined the meeting at 6:23 p.m.

Roger Hume, Knowles Rd

- Provided a written submission at the public hearing.  
 - Opposed to the application.  
 - Commented on the previous application.  
 - Believes the proposal does not conform to the existing character of the street.  
 - Concerned with impacts on privacy of adjacent properties.  
 - Support subdividing into two lots under existing RU1 zone.  
 - Spoke to lack of trees and landscaping.  
 - Concerned with additional stormwater runoff with more driveways.

- Concerned about traffic and pedestrian and cyclist safety.
- Responded to questions from Council.

Ron Cannan, Applicant's Agent

- Displayed a PowerPoint presentation showing proposed application and existing neighbourhood.
- Commented on previous application.
- Noted public notification completed.
- Spoke to difference in setbacks.
- Commented on landscaping and stormwater management plan.
- Spoke to application conforming to OCP policies and Zoning Bylaw regulations.
- Commented on proposed housing designs.
- Read letter of support from resident on Knowles.
- Responded to questions from Council.

Staff responded to questions from Council.

There were no further comments.

**16. Termination**

The Hearing was declared terminated at 6:53 p.m.

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

Mayor Basran called the meeting to order at 6:53 p.m.

**18. Bylaws Considered at Public Hearing**

**18.1 START TIME 6:00 PM - Knowles Rd 472 - BL12266 (Z21-0026) - Vision Excavating Ltd., Inc. No. BCo707315**

The meeting recessed at 6:56 p.m. for Councillor Sieben to review a written report of the public hearing provided by the Deputy City Clerk.

The meeting reconvened at 6:58 p.m.

Moved By Councillor Singh/Seconded By Councillor Wooldridge

**Ro880/21/09/21** THAT Bylaw No. 12226 be read a second and third time.

**Carried**  
Opposed – Councillor Hodge, Stack

**19. Termination**

The meeting was declared terminated at 7:07 p.m.

**20. Call to Order the Public Hearing - START TIME 6:40 PM - Cawston Ave 604-626 - OCP21-0020 (BL12267) Z21-0069 (BL12268) - Sole Cawston Developments Ltd., Inc.No. BC1270856**

Mayor Basran called the Hearing to order at 7:07 p.m.

**21. Individual Bylaw Submissions**

**21.1 START TIME 6:40 PM - Cawston Ave 604-626 - OCP21-0020 (BL12267) Z21-0069 (BL12268) - Sole Cawston Developments Ltd., Inc.No. BC1270856**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Kevin Edgecombe, KLO Rd., Applicant

- Displayed a PowerPoint presentation summarizing the project background, building design, and breakdown of uses.
- Spoke to the unique location on the multimodal corridor.
- Provided an overview of the units, setbacks, building height, parking and bicycle storage.
- Reviewed the floor plans and renderings and roof top drawings.
- Reviewed the landscape plan.
- Displayed a video showing the proposed building.
- Spoke to the urban center residential school.
- Responded to questions from Council.
- Spoke to the enrollment of the residential school being approximately 60 students.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online Participants

No one came forward.

Gallery:Aaron Hussier, DeHart Ave

- Founder and principal of Balsam School.
- They have another school currently located at 540 Cawston Ave.
- Commented on importance of the location to grow the school in the downtown.
- Spoke to activities and opportunity for children and families.

There were no further comments.

**22. Termination**

The Hearing was declared terminated at 7:33 p.m.

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

Mayor Basran called the meeting to order at 7:33 p.m.

**24. Bylaws Considered at Public Hearing**

- 24.1 START TIME 6:40 PM - Cawston Ave 604-626 - BL12267 (OCP21-0020) - Sole Cawston Developments Ltd., Inc. No. BC1270856**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

**Ro881/21/09/21** THAT Bylaw No.12267 be read a second and third time.

**Carried**

- 24.2 START TIME 6:40 PM - Cawston Ave 604-626 - BL12268 (Z21-0069) - Sole Cawston Developments Ltd., Inc. No. BC1270856**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

**Ro882/21/09/21** THAT Bylaw No. 12268 be read a second and third time.

**Carried**

**25. Termination**

The meeting was declared terminated at 7:38 p.m.

26. **Call to Order the Public Hearing - START TIME 7:20 PM - Springfield Rd 1994 - OCP21-0009 (BL12269) Z21-0035 (BL12270) - 1295991 B.C. Ltd., Inc. No. BC1295991**

Mayor Basran called the Hearing to order at 7:38 p.m.

27. **Individual Bylaw Submission**

- 27.1 **START TIME 7:20 PM - Springfield Rd 1994 - OCP21-0009 (BL12269) Z21-0035 (BL12270) - 1295991 B.C. Ltd., Inc. No. BC1295991**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Corey Makus Still Pond Place, Applicant

- Displayed a PowerPoint presentation summarizing the project location, applicant team and building design.

-Commented on the site and the surrounding neighbourhood.

-Spoke to the initial proposal and neighbourhood consultation.

- Commented on building amenities and design.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online Participants

Jim and Jan McBurney, Ambrosi Rd

-Commented on concerns raised at public consultation process.

-Concerned with parking.

Gallery:

Arthur Davis, Ambrosi Rd

- Agreed with previous speaker's traffic concerns.

-Concerned with increase in on-street parking and site access.

Applicant, Corey Makus

-Spoke to parkade access alignment being the safest approach.

-Commented on building height meeting regulations.

-Responded to questions from Council.

There were no further comments.

28. **Termination**

The Hearing was declared terminated at 7:56 p.m.

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

Mayor Basran called the meeting to order at 7:56 p.m.

30. **Bylaws Considered at Public Hearing**

- 30.1 **START TIME 7:20 PM - Springfield Rd 1994 - BL12269 (OCP21-0009) - 1295991 B.C. Ltd., Inc. No. BC1295991**

Moved By Councillor DeHart/Seconded By Councillor Stack

**Ro883/21/09/21** THAT Bylaw No. 12269 be read a second and third time.

**Carried**

30.2 START TIME 7:20 PM - Springfield Rd 1994 - BL12270 (Z21-0035) - 1295991 B.C. Ltd., Inc. No. BC1295991

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro884/21/09/21 THAT Bylaw No.12270 be read a second and third reading.

Carried

31. Termination

The meeting was declared terminated at 7:58 p.m.

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Mayor Basran

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Deputy City Clerk

/cm