



## City of Kelowna Public Hearing Minutes

Date:	Tuesday, May 11, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn*, Gail Given, Brad Sieben* and Loyal Wooldridge
Members participating remotely	Councillors Mohini Singh and Luke Stack
Members Absent	Councillor Charlie Hodge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan*; Planner Specialist, Lydia Korolchuk*
Staff participating remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* 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**

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.

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 Donn joined the meeting at 6:05 p.m.

3. **Individual Bylaw Submissions**
  - 3.1 **TO BE DEFERRED - Lakeshore Rd 4346 - LUCT20-0014 (BL12135) Z20-0101 (BL12136) - British Columbia Telephone Company, Inc. No. 1801A**

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0499/21/04/11** THAT the application for 4346 Lakeshore Road - LUCT20-0014 (BL12135) Z20-0101 (BL12136) - British Columbia Telephone Company, Inc. No. 1801A be deferred to the June 1, 2021 Public Hearing at 6:00 p.m. to be held by electronic means.

**Carried**

Items 4 to 7 were not dealt with due to the above referral.

**8. Call to Order the Public Hearing -START TIME 6:00 PM - Bulman Rd 3770 - LUCT20-0015 (BL12137) - City of Kelowna**

Mayor Basran called the Hearing to order at 6:06 p.m.

**9. Individual Bylaw Submissions**

**9.1 START TIME 6:00 PM - Bulman Rd 3770 - LUCT20-0015 (BL12137) - City of Kelowna**

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.

There were no further comments.

**10. Termination**

The Hearing was declared terminated at 6:08 p.m.

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

Mayor Basran called the meeting to order at 6:08 p.m.

**12. Bylaws Considered at Public Hearing**

**12.1 START TIME 6:00 PM - Bulman Rd 3770 - BL12137 (LUCT20-0015) - City of Kelowna**

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0500/21/04/11** THAT Bylaw No. 12137 be read a second and third time and be adopted.

**Carried**

**13. Termination**

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

**14. Call to Order the Public Hearing - START TIME 6:00 PM - TA20-0015 (BL12193) - Health District Rental Only Subzones - City of Kelowna**

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

**15. Individual Bylaw Submissions**

**15.1 START TIME 6:00 PM - TA20-0015 (BL12193) - Health District Rental Only Subzones  
- City of Kelowna**

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.

Online Participants:

Angela Holmes, Birch Avenue

- Asked for clarification on language regarding residential rental tenure in perpetuity.
- Inquired as to why there is a 10% reduction for parking requirement in a zone within the hospital area.

Staff:

- Provided comments on the residential rental tenure and provided rationale for the parking.

There were no further comments.

**16. Termination**

The Hearing was declared terminated at 6:16 p.m.

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

Mayor Basran called the meeting to order at 6:16 p.m.

**18. Bylaws Considered at Public Hearing**

**18.1 START TIME 6:00 PM - BL12193 (TA20-0015) - Health District Rental Only Subzones  
- City of Kelowna**

Moved By Councillor Given/Seconded By Councillor Wooldridge

**R0501/21/04/11** THAT Bylaw No.12193 be read a second and third time and be adopted.

**Carried**

**19. Termination**

The meeting was declared terminated at 6:17 p.m.

The meeting adjourned at 6:17 p.m.

The meeting reconvened at 6:20 p.m.

**20. Call to Order the Public Hearing - START TIME 6:20 PM - Supplemental Report - TA20-0024  
(BL12203) - Vaughan Ave 889 and Clement Ave 880 890**

Mayor Basran called the Hearing to order at 6:20 p.m.

**21. Individual Bylaw Submissions**

**21.1 START TIME 6:20 PM - Supplemental Report - TA20-0024 (BL12203) - Vaughan Ave  
889 and Clement Ave 880 890**

Councillor Sieben declared a conflict of interest as he provides insurance services to the applicant and departed the meeting at 6:22 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jason Broome, Royal Avenue, Applicant

- Commented on achieving a commercial operation of gummy manufacturing.
- Spoke to their investment in odour control in order to be in compliance with federal regulations.
- Advised that there will be no retail on site .
- Available for questions.

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.

Staff:

- Responded to questions from Council.

Jason Broome, Applicant

- Commented that this building is purpose built for the proposed use.
- Spoke to the differences between the proposed manufacturing and cannabis cultivation.

There were no further comments.

## **22. Termination**

The Hearing was declared terminated at 6:36 p.m.

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

Mayor Basran called the meeting to order at 6:36 p.m.

## **24. Bylaws Considered at Public Hearing**

**24.1 START TIME 6:20 PM - Vaughan Ave 88g and Clement Ave 88o 89o - BL12203 (TA20-0024) - 1568447 Alberta Ltd., Inc.No.Ao093042**

Moved By Councillor Wooldridge/Seconded By Councillor Given

**R0502/21/04/11** THAT Bylaw No. 12203 be read second and third time and be adopted.

**Carried**

## **25. Termination**

The meeting was declared terminated at 6:38 p.m.

Councillor Sieben rejoined the meeting at 6:39 p.m.

## **26. Call to Order the Public Hearing - START TIME 6:20 PM - Supplemental Report - TA21-0010 (BL12132) Z20-0032 (BL12133) - 4350 June Springs Rd - Frank Robert Vezer**

Mayor Basran called the Hearing to order at 6:39 p.m.

## **27. Individual Bylaw Submission**

**27.1 START TIME 6:20 PM - Supplemental Report - TA21-0010 (BL12132) Z20-0032 (BL12133) - 4350 June Springs Rd - Frank Robert Vezer**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Rina Jeyakumar, Araya Law, Applicant's Representative

- Made comment that the structure was constructed with permits in 2003 and is structurally the same today.
- Spoke to the septic system concerns and noted the system would be reinspected through building permits for carriage house use.

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.

There were no further comments.

**28. Termination**

The Hearing was declared terminated at 6:46 p.m.

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

Mayor Basran called the meeting to order at 6:46 p.m.

**30. Bylaws Considered at Public Hearing**

**30.1 START TIME 6:20 PM – June Springs Rd 4350 – BL12132 (TA21-0010) – Frank Robert Vezer**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0503/21/04/11 THAT Bylaw No. 12132 be read a second and third time and be adopted.

Carried

Mayor Basran, Councillors DeHart and Singh - Opposed

**30.2 START TIME 6:20 PM - June Springs Rd 4350 - BL12133 (Z20-0032) - Frank Robert Vezer**

Moved By Councillor Sieben/Seconded By Councillor DeHart

R0504/21/04/11 THAT Bylaw No. 12133 be read a second and third time and be adopted.

Carried

Mayor Basran, Councillors DeHart and Singh - Opposed

**31. Termination**

The meeting was declared terminated 6:48 p.m.

**32. Call to Order the Public Hearing - START TIME 6:20 PM - Cedar Ave 417 - Z21-0002 (BL12209) - 0965634 B.C. Ltd., Inc. No. 0965634**

Mayor Basran called the Hearing to order at 6:48 p.m.

### 33. Individual Bylaw Submissions

#### 33.1 START TIME 6:20 PM - Cedar Ave 417 - Z21-0002 (BL12209) - 0965634 B.C. Ltd., Inc. No. 0965634

##### Staff:

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

##### Kevin Edgecombe, KLO Road, Applicant

- Displayed a PowerPoint Presentation summarizing the application.
- Intentions are to rezone the property to the c4 zone; believe it is in keeping with the intended future land use of the area and meets long range planning initiatives.
- Commented on discussions with staff which resulted in new iterations of the plan and attempts to acquire the adjacent property to the east.
- Spoke to the neighbourhood consultation that resulted in positive feedback as well as some concerns with parking being a big concern; however, the parking bylaw has been met.
- Displayed a Parking Analysis and breakdown of stalls required and stalls provided.
- Believes the project and site location fits with the 2030 Official Community Plan and also fits into the Draft 2040 Official Community Plan; provides opportunity for improved density in Urban Centres.
- Spoke to the C4 zone benefits to the community.
- Spoke to the proposed building and its evolution, the floor plans and six variance requirements.
- Displayed proposed building renderings.
- 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:

##### Robert Stupka, Scott Road

- Supportive of the development, concept and scale for the neighbourhood.
- Made comment to the building orientation and context.
- Spoke to the importance for connections along KLO Road and streetscaping.
- Displayed a map and images of the neighbourhood context and questioned whether there would be street parking along Cedar Avenue and what vision and opportunity there is for the Cedar Avenue and Pandosy Street intersection.
- Displayed a Draft 2040 Official Community Plan map of proposed building heights and questioned what the integration would look like to surrounding properties.

##### Kevin Edgecombe, Applicant

- Made comment on the interface between buildings as the development takes form.
- Spoke to the project and product being suitable in an urban environment it is located in and commented that they are not marketing view corridors on this project.

##### Staff:

- Responded to questions from Council.

There were no further comments.

### 34. Termination

The Hearing was declared terminated at 7:27 p.m.

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

Mayor Basran called the meeting to order at 7:27 p.m.

**36. Bylaws Considered at Public Hearing**

**36.1 START TIME 6:20 PM - Cedar Ave 417 - BL12209 (Z21-0002) - 0965634 B.C. Ltd., Inc.  
No. 0965634**

Moved By Councillor DeHart/Seconded By Councillor Sieben

R0505/21/04/11 THAT Bylaw No. 12209 be read a second and third time.

**Carried**

**37. Termination**

The meeting was declared terminated at 7:37 p.m.

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Mayor Basran

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Deputy City Clerk