



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

Date:	Tuesday, July 12, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart*, Ryan Donn, Charlie Hodge, Mohini Singh, Luke Stack and Loyal Wooldridge
Members Absent	Councillors Gail Given and Brad Sieben
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Planner, Mark Tanner; Planner, Tyler Caswell; Planner Specialist, Wesley Miles
Staff participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order the Public Hearing - START TIME 6:00 PM - Pasadena Rd 1290 - Z22-0015 (BL12373) - Laul Real Estate Group Inc., Inc. No. BC1259351**

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

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

Mayor Basran advised the Boynton Road Application has been withdrawn by the Applicant and will not be heard.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2040 - Official Community Plan Bylaw No. 12300" 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.

**2. Individual Bylaw Submissions**

**2.1 START TIME 6:00 PM - Pasadena Rd 1290 - Z22-0015 (BL12373) - Laul Real Estate Group Inc., Inc. No. BC1259351**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Eddie Yarmuch, Shannon Ridge Drive W. Kelowna, on behalf of Conceptive Homes Inc.

- Displayed a PowerPoint Presentation.
- Spoke to the project owners, Laul Real Estate Group, that has multiple properties in BC and have a vision of redeveloping and propose projects that would be admired.
- Spoke to the Contractor, Conceptive Homes and noted they are an established Kelowna based builder that strives to build high quality housing.
- Displayed a site plan of the current proposed project.
- The purpose of the proposed second house is to deal with new home supply shortage; to develop in alignment with the new City of Kelowna Official Community Plan; to increase housing and rental supply and to revamp an older neighbourhood.
- Responded to questions from Council.

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.

Gallery:

Trevor Tremblay, Pasadena Road

- Displayed a PowerPoint Presentation and video image of the subject property.
- Opposed to the application.
- Representing those who signed the previously submitted petition in opposition.
- Referenced previously submitted correspondence.
- Spoke to the process issues and inconsistent information provided by the applicant.
- Spoke to the loss of privacy into neighbouring yards, pools and bedrooms.
- Made comment that the form of development is not in keeping with the existing character of this established neighbourhood.
- Referenced Policies in the 2040 Official Community Plan.
- Raised concerns with parking.
- Responded to questions from Council.

Online:

Stephen Cathrea, Pasadena Road

- Resident in this neighbourhood for 25 years.
- Opposed to this application.
- Raised concerns with loss of privacy.
- Believes there is a daylighting issue for his residence.
- Spoke to interactions with the applicant and believes there was a dishonest approach.
- Raised concerns with how the property will be used.

Gallery:

Greg Hilts, Pasadena Road

- Opposed to the application.
- Referenced previously circulated correspondence.
- Raised concerns that this proposed second dwelling will negatively impact the character of the neighbourhood.
- Could support a carriage house on the subject property.
- Raised concerns with the interactions with the Applicant and felt the messaging was misleading.

Online:

Ken Hrynew, Pasadena Road

- Lives across the street from the subject property.
- Raised concerns with the interactions with the Applicant and believes they were dishonest.
- Opposed to this application.

Online:

Shelley Cathrea, Pasadena Road

- Opposed to this application.
- Raised concerns with lack of privacy.
- Raised concerns that the proposed building will block direct sunshine.
- Raised concerns with the interactions with the applicant and believes the messaging was misleading.

Gallery:

Kelly Shin, Pasadena Road

- Spoke to the major goals of the Official Community Plan regarding suburb areas.
- Could support a carriage house which the applicant originally stated was being built on the subject property.
- Raised concern with trees young and old being removed for this proposed development.
- Referenced previously submitted correspondence.
- Opposed to this application.

Shin Children, Pasadena Road

- Representing the children living on the cul de sac.
- Commented about what they love about the neighbourhood and that currently the traffic is calm and allows for playing many games on the cul de sac.
- Raised concern with increased traffic.
- Opposed to this application.

Karen Sherstobitoff, Pasadena Road

- Resident since 1991; chose to live in this location due to the proximity of Mission Creek Park.
- Asking that the RU1 zone remain in place as this allows the area to keep a green canopy for the best air quality as well to maintain the privacy that the neighbourhood has been accustomed to.
- Opposed to this application.

Bryce Major, Peck Road

- Property is within view of the subject property.
- Referenced previously submitted correspondence.
- Raised concerns with loss and encroachment of privacy the proposal will have on backyards.
- Opposed to this application.

Jennie Gregg-Lowe, Peck Road

- Resident of the neighbourhood for 49 years.
- Opposed to this application.
- Raised concerns with interactions with applicant and believes the messaging was dishonest.
- Raised concerns with lack of privacy for neighbours; believes this proposal will negatively impact the neighbourhood.

Nancy Smith, Pasadena Road

- Born and raised in Kelowna and raised a family in this neighborhood since 1983.
- Raised concerns with increased traffic, noise, loss of privacy, and aesthetics of the neighbourhood.
- Opposed to the Ru6 zone and agree with what neighbours have previously stated.

Cheryl Hilts, Pasadena Road

- Opposed to this application.
- Referenced previously submitted correspondence.
- Agree with all previous comments from neighbours.
- Raised concerns with interactions with the applicant.
- Could support a carriage house which the applicant originally stated was being built on the subject property.

Online:

Kristin Major, Peck Road

- Audio was not working.

Gallery:

Davis Kyle, Stewart Road West

- Does not reside in this neighbourhood.
- In support of this application.
- Believes this is a gentle increase in density.
- Made comment on the need for student housing.

Online:

Kristin Major, Peck Road

- Audio was not working and provided comments through Teams chat.
- Opposed to this application.
- Raised concerns with loss of privacy.

Wendy Swarbrick, Pasadena Road

- My understanding is that everyone in neighbourhood opposes this application.
- Believes this is an unsuitable area for this application.
- Bought current home in 2013 due to the unique neighbourhood and raised concern that this proposal will change the character of the neighbourhood.
- Opposed to this application.

Gallery:

Tom Stockdale, Pasadena Road

- Raised concerns with parking.

Eddie Yarmuch, on behalf of Conceptive Homes Inc.

- Was unable to answer questions from Council as he was filling in at the last minute for the applicant and does not have the background information to respond.

There were no further comments.

### **3. Termination**

The Hearing was declared terminated at 6:58 p.m.

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

Mayor Basran called the meeting to order at 6:58 p.m.

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

- 5.1 **START TIME 6:00 PM - Pasadena Rd 1290 - BL12373 (Z22-0015) - Laul Real Estate Group Inc., Inc. No. BC1259351**

Moved By Councillor Hodge/Seconded By Councillor Singh

**R0552/22/07/12** THAT Bylaw No. 12373 be read a second and third time.

**Defeated**  
Mayor Basran, Councillors DeHart, Hodge, Singh, Stack and Wooldridge - Opposed

## 6. Termination

The meeting was declared terminated at 7:15 p.m.

## 7. Call to Order the Public Hearing - START TIME 6:00 PM - Fleet Court 3480, 3508 - OCP20-0003 (BL12388) Z20-0006 (BL12389) - Midwest Venture Ltd., Inc. No. BC0046021

Mayor Basran called the Hearing to order at 7:15 p.m.

## 8. Individual Bylaw Submissions

### 8.1 START TIME 6:00 PM - Fleet Ct 3480, 3508 - OCP20-0003 (BL12388) Z20-0006 (BL12389) - Midwest Venture Ltd., Inc. No. BC0046021

Councillor DeHart declared a conflict of interest on items 8.1, 11.1 and 11.2 due to her employer being in competition with the proposed hotel and departed the meeting at 7:16 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jody Martens, Development Manager, Angus Properties Ltd., Applicant

- Displayed a PowerPoint Presentation.
- Spoke to background of the Argus company serving the Kelowna market for over 50 years and their varied portfolio of businesses and property.
- Provided rationale for the proposed OCP amendment and proposed zone.
- A potential traffic impact on the area was reviewed by the Ministry of Transportation, the assessment determined the site represented a negligible impact on the 97 intersection and overall traffic network.
- Provided a project overview and noted that public feedback for the project has been positive to date.
- The project aligns with several 2040 Official Community Plan Policies and Objectives.
- Displayed photographs of Argus's hotel portfolio and similar Marriott Courtyard hotels.

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.

Staff:

- Responded to questions from Council.

There were no further comments.

## 9. Termination

The Hearing was declared terminated at 7:28 p.m.

## 10. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:28 p.m.

## 11. Bylaws Considered at Public Hearing

### 11.1 START TIME 6:00 PM - Fleet Ct 3480, 3508 - BL12388 (OCP20-0003) - Midwest Ventures Ltd., Inc. No. BC0046021

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

R0553/22/07/12 THAT Bylaw No. 12388 be read a second and third time.

Carried

**11.2 START TIME 6:00 PM - Fleet Ct 3480, 3508 - BL12389 (Z20-0006) - Midwest Ventures Ltd., Inc. No. BC0046021**

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0554/22/07/12 THAT Bylaw No. 12389 be read a second and third time.

Carried

**12. Termination**

The meeting was declared terminated at 7:28 pm

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Mayor Basran

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City Clerk

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