



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

Date:	Tuesday, July 26, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Charlie Hodge, Brad Sieben, Mohini Singh, Luke Stack and Loyal Wooldridge
Members participating Remotely	Councillor Ryan Donn
Members Absent	Councillors Gail Given
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Planner II, Trisa Atwood; General Manager, Infrastructure, Mac Logan; Fire Chief, Travis Whiting; Legislative Coordinator (Confidential), Rebecca Van Huizen
Staff participating Remotely	Legislative Coordinator (Confidential), Clint McKenzie

(\* Denotes partial attendance)

**1. Call to Order the Public Hearing - START TIME 6:00 PM - Doyle Ave 550 - TA22-0013 (BL12415) Z21-0110 (BL12416) - Multiple Owners**

Mayor Basran called the Hearing to order at 6:02 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Mayor Basran advised the Boynton Road Application has been withdrawn by the Applicant and will not be heard.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 - Doyle Ave 550 - TA22-0013 (BL12415) Z21-0110 (BL12416) - Multiple Owners

Staff:

-Displayed a PowerPoint Presentation summarizing the application.

Aubrey Kelly, President & CEO, UBC Properties Trust, Langley, Applicant

Lesley Cormack, Deputy Vice Chancellor and Principal, UBCO

Cathy Pratley, UBCO student

Steve DePasquale, Architect, HCMA

Rob Brown, Vice President and COO, UBC Properties Trust

-Introduced applicant team and speakers.

-Spoke to the benefits of the proposal and positive impacts on the community.

-Spoke to the advantages a downtown campus brings to the community.

-Spoke to great need for additional student housing.

-Displayed a PowerPoint presentation.

-Spoke to attributes of the application.

-Showed a video "UBC Downtown Kelowna Presence".

-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.

Suzanne Sutton, Fuller Ave

-Opposed to the application.

-Concerned about the reflection of glass and the length of construction.

Dennis Overstall, Bernard Ave

-Opposed to the application, specifically the height.

-Raised concerns with who will be living in the building.

Raised concerns with Kelowna turning into north Surrey.

Blake Roberts, Denali Dr

-Mixed views on the application.

-Concerned that it is not compliant with the OCP.

-Encouraged with UBC being in Kelowna.

-Concerned with who may be living in the building.

Taylor Vincent, Franklin Rd

-Spoke to concerns over the lack of citation in the research study referenced by the applicant claiming downtown universities are more vibrant and productive.

-Raised doubts as to many of the statements made by the applicant team.

Brenda Sbrozzi, Sunset Dr, participating remotely

-Made reference to "Sweltering Cities" report circulated to Council previously.

-Raised concerns with heat generated by numerous tall buildings in proximity to each other.

-Read excerpts from the Report critical of tall buildings.

Steve Brandel, Malec Rd, participating remotely

-Raised concerns with Kelowna Fire Department staffing levels with respect to fighting a fire in a residential tower.

-Raised concerns with number of KFD calls to UBCO.

Kirin Gray, Bollack Rd

-Recent graduate of UBCO.

-In favour of the development.

- Impressed with the design and benefits to students of a downtown campus.
- Concerned about student, faculty and employee safety in the downtown core.

#### Lisa Somone, Bayview Rd

- Early proponent of UBC coming to Kelowna.
- Has major concerns with the application and its height.
- Design is not appropriate for Kelowna.
- Building is too tall.
- Made comments on developments in other areas of the City.
- Responded to questions from Council.

#### Jennifer Gullens, Glenmore Central

- Made reference to the recently adopted OCP.
- Development demands are not static and Council should be open to changes.
- Spoke to the real need for student housing and the application meeting some of the need.
- Responded to questions from Council.

#### David Buckna, Allstar Ct

- Made reference to a media article on Daily Hive site with respect to parking.
- Opposed to the application and the distance to the main campus.
- Opposed to the location of the tower and the impact on urban planning.
- Raised concerns with the number of stalls and questioned the actual number of stalls.
- Made reference to the OCP and wondered why Council does not adhere to the height requirements.
- Questioned why student housing would be downtown when the campus is out by the airport.
- Wrong location for such a development.
- Made reference to National Film Board film "Boonsville".

#### Audrey Korolchuk

- Concerned with the immediate area.
- Application is premature due to the surrounding land uses.
- Concerned with lack of planning downtown and impact the tower would have.

#### Jack Webster, Lequime Rd

- Concerned with impact of the tower on the number of firefighters and fire protection.
- Concerned with road infrastructure and fire trucks required to fight a tower fire.

#### Catharine Gibson, Sunset Dr, participating remotely

- Referenced Provincial regulations for new institutional buildings for that address climate change.
- The application would qualify for Provincial funding for climate impacts.
- Development will create a heat island effect and climate change should be one of the lenses used when making decisions.
- Concerned about wind tunnels and heat dome issues the development will create.
- Requested more focus be on climate change in the development.

#### Lucas Simon, St. Paul St

- Spoke to their university experience in Europe with everything being accessible by bicycle.
- Spoke to the bicycle infrastructure improvements being made in Kelowna.
- Spoke to most students not having a car.
- Believes having students downtown really helps build a city.

#### Trevor Butler, Campus Ct

- Believes the application raises the standard for green buildings.
- Security element to people living in a building they are working in.
- Spoke the advantages to students working next to businesses downtown.

#### Ryan Malcolm Tulameen Rd

- Great opportunity for the city and the region.
- Supportive of the application.

Ellen Overstall, Bernard Ave

- Concerned with more students being downtown.
- Opposed to increased density.

Peter Truch, Court

- Excited to see UBC come downtown.
- Opposed to the application.
- Raised concern with the information staff is providing Council.
- Raised concerns with lack of fire protection in the City and an inability to fight a fire in such a tall tower.
- Concerned with senior City staff and how they are playing with the truth.
- Announced they will be running for Council in the upcoming election.

Debbie Taylor, St. Paul, participating remotely

- Supportive of the application.
- Spoke to the benefits to nursing students being able to live and study in the area.
- Concerned with underground parking and potential construction impact on their building.
- Raised concerns with density, parking and fire protection.
- Concerned with ongoing security in the downtown.

Cheryl Spelliscy, Leon Ave, participating remotely

- Supportive of the student housing and hopes it remains below market value.
- Raised concern with building height and fire protection.
- Concerned with traffic increases and would like to see a traffic study.

Tracey Davis, Lake Ave, participating remotely

- Concerned with the urban heat island effect.
- Encouraged Council to consider this as part of their decision making process.
- Spoke to the heat warning effect and the City readiness plan. It is not sufficient to deal with immediate needs now which serves as an indicator for the community that we are not ready for this level of growth.
- Concerned with the height of the building being too much and there needs to be more community input.
- In favour of a downtown campus but not as presented.

Suzanne Aimes, Abbott St

- Opposed to the application. Concerned with the height of the building.
- Spoke to the height being well over what the 2040 OCP allows.
- Spoke to the lack of academic uses in the overall makeup of the tower.
- Raised doubts as to how many students will actually live in the building.
- Raised concern with underground parking impacts.
- Spoke to the revenue generation focus of the building versus it being a campus.

Davis Kyle, Stuart Rd West

- Supportive of the application.
- Requested Council pass a motion to amend that all residential applications be for students only and address the affordability of housing directly.

Moshaya Rawoski, Stockwell Ave

- Spoke to growth in Kelowna being out of step with the community.
- Spoke to the need of addressing ecology in the needs of the community.
- Requested Council consider improving the existing infrastructure needs of the community before more towers are built.

Aubrey Kelly, Rob Brown, Steve DePasquale, Applicants in response:

- Spoke to the security programs and student mental health supports that would be offered being similar to those on other existing UBC campuses.
- Spoke to the unit mix for student housing being primarily studios with a kitchen.
- Spoke to bicycles being allowed in each studio.

-Spoke to parking being underground and the efforts that will be made to ensure there are no negative impacts on neighbouring properties.  
 -Responded to questions from Council.

Staff:

-Responded to questions from Council.  
 -Confirmed 603 bedrooms being constructed with 500 units.  
 -Confirmed a traffic impact study is currently underway and required by the Province.

There were no further comments.

**3. Termination**

The Hearing was declared terminated at 8:46 p.m.

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

Mayor Basran called the meeting to order at 8:46 p.m.

**5. Bylaws Considered at Public Hearing**

**5.1 START TIME 6:00 PM - Doyle Ave 550 - BL12415 (TA22-0013) - Multiple Owners**

Moved By Councillor Stack/Seconded By Councillor Sieben

Ro608/22/07/26 THAT Bylaw No. 12415 be read a second and third time.

Carried  
Councillor Hodge – Opposed

The Mayor ordered two unruly members of the public to leave the gallery at 9:15 p.m.

**5.2 START TIME 6:00 PM - Doyle Ave 550 - BL12416 (Z21-0110) - Multiple Owners**

Moved By Councillor Sieben/Seconded By Councillor Stack

Ro609/22/07/26 THAT Bylaw No. 12416 be read a second and third time.

Carried  
Councillor Hodge - Opposed

**6. Termination**

The meeting was declared terminated at 9:21 p.m.

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Mayor Basran

sf/cm

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City Clerk