



**City of Kelowna  
Public Hearing  
Minutes**

Date: Tuesday, February 25, 2020  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Mohini Singh, Brad Sieben\*, Luke Stack and Loyal Wooldridge

Staff Present Acting City Manager, Genelle Davidson; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Urban Planning & Development Policy Manager, James Moore; Planner Specialist, Alex Kondor; Property Officer Specialist, Ben Walker\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

**1. Call to Order**

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

**2. Individual Bylaw Submissions**

**2.1 Okanagan Rail Trail Landscaping and Screening Regulations TA19-0004 (BL11970) - City of Kelowna**

Staff:

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

Councillor Sieben joined the meeting at 6:12 p.m.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the gallery came forward.

There were no further comments.

**2.2 Gallagher Rd, 2975, TA19-0017 (BL11983), Temporary Farm Worker Housing - David Geen**

Staff:

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

Jordan Hettinga, on behalf of David Geen, Applicant

- Displayed a PowerPoint Presentation.
- One of the main concerns of staff is access to amenities; Black Mountain and Kirschner Mountain have grown over the past decade and not as rural as they once were with a Village Centre on the north side of this area.
- The site is surrounded by neighbourhood parks in the Kirchner Mountain development and bound on 3 sides by a 245 ha Regional Park.
- Concerns were raised regarding inclusive feel for the workers; Kirschner Mountain has an additional 690 unit development remaining that will bring housing adjacent to the site; believes there will be no detachment concerns for the workers.
- The location was chosen as it is in a low lying pocket and least productive land on the property.
- Believes this location will have a positive outcome by increasing safety for residents.
- The 70 units will be located well below Loeth Road that will reduce the visual impact to the surrounding area.
- There will be extensive landscaping that will create a visually appealing area for the farm workers and for the community looking towards the farm.
- Housing workers on this site will drastically reduce the number of van and bus traffic through the neighbourhood also reducing noise.
- If this project is approved the Applicant will be paying to upgrade a portion of easement from Kirschner Mountain to municipal emergency standard to the site to ensure safe access.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the gallery came forward.

There were no further comments.

**2.3 Coronation Ave 1028, 1036, 1044 Z17-0117 (BL11731) - 1136605 BC Ltd., Inc No. BC1136605**

Staff:

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

Jesse Alexander, New Town Architecture & Engineering, Applicant:

- Displayed a PowerPoint Presentation.
- Identified changes to the application compared with the previous application for this site; compared previous concept height and setbacks.
- Was able to remove a rear yard setback variance with this new proposal.
- The new concept narrows and focuses the building footprint in the centre of the site and provides more landscaping along the sideyard.
- The OCP supports locating density close to transit; this site has a 5 minute walk to transit exchanges with active transportation corridors in near proximity.
- Believes apartment/condo form is a better fit and matches the RM5 zone.

Property Owner

- Recognize that there was some disappointment changing from the townhouse format to the condo format and share that disappointment as my intent was to keep one unit for myself and transition to living in Kelowna.
- Since the property was acquired there were changes that affected the proposal with the implementation of the speculation tax that made it economically challenging.
- Elected to refocus on a condo project to cater to a local market and to try to fill the need that is under served in the market.
- This style of 2 bedroom plus den units are very popular with young families that provides entry level accommodation.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the gallery came forward.

There were no further comments.

**2.4 Gordon Dr 5100, OCP-19004 (BL11977) and Z19-0103 (BL11978) - Trailhead Communities Ltd.**

Staff:

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

Adrian Block, Applicant

- The most important aspect as the Applicant is to recognize that this is the fulfillment of the Area Structure Plan.
- In this process we have met with neighbours in a meeting format and took into consideration some of their concerns and worked with staff to mitigate.
- Not only providing the amount of Park space that the OCP requires but increasing the amount of dedicated park with an additional 5 acres to 16.4 acres in total of the site.
- Will be putting in up to 1.3 kilometer of trails as part of the development; public access to the site and through the site will continue.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Tracy Davis, Glencarra Street

- Raised concerns that the location of this development contributes to urban sprawl with no public transportation services in the area.
- Raised concerns that there will be an increase in traffic and an increase in GHG emissions and will add to traffic congestion.
- Personally affected by climate change which has a negative impact on my health issues.

There were no further comments.

**2.5 Pandosy St 2660, Z19-0129 (BL11980) - Southgate Centre Holdings Inc., Inc. No. BC1077192**

Staff:

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

Jordan Hettinga, Applicant

- Confirmed that the Applicant is also the owner of the Hobo Recreation Cannabis store.
- Displayed a map on the ELMO showing the 500 m radius for this location and the other Pandosy area cannabis retail location.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the gallery came forward.

There were no further comments.

**2.6 Cawston Ave 640-650 & Richter St 1284-1292, OCP20-0002 (BL11982) and Z19-0126 (BL11984) - 1145287 B.C. LTD., Inc. No. BC1145287**

**2.7 Cawston Ave 640-650 (BL11967) - Road Closure**

Staff:

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

Paul Pasutto, Innocept Real Estate Outsourcing Ltd., Applicant

- Thanked staff for their report that covered the zoning elements very well.
- Very pleased with the project at this point and noted that it matches the current Official Community Plan.
- Adding medium density to this area of the city and more affordable units to the downtown area.
- Due to past projects in the downtown area believe we have a good firsthand knowledge of what purchasers are looking for.
- This building will have 73 units with a majority being 1 bedroom and studios, breakdown 30 units will be studios, 9 one bedroom units, 15 1 bed plus den and 19 two bedroom units
- Pleased there will be no compact stalls in this development.
- Exceeded the number of parking stalls based on the C7 zoning and managed 80 stalls.
- The C7 zoning supports the live/work component and there are 6 units dedicated to that.
- Held two neighbourhood consultation sessions; majority of feedback was positive.
- Confirmed an upgrade to the laneway from the subject property to Coronation Avenue; putting in storm drainage and the area that borders the property will be upgraded.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:Tim Lalor, Cawston Avenue

- Referred to previously submitted correspondence.
- Opposed to the sale of the laneway.
- Believes the statutory delivery area should be greater than 50 m due to the size and impact of the project on the neighbourhood.
- Raised safety concerns for pedestrians and vehicles using the laneway.
- Raised concerns with street parking.
- Raised concerns with shadow casting impacts.

Paul Pasutto, Innocept Real Estate Outsourcing Ltd., Applicant

- Provided clarification on points made in the petition.
- Economically it is most effective to upgrade the laneway post development.
- Commented on the photos submitted as part of the petition and at least seven will be portions of the laneway to be repaired through our development.

Staff:

- Responded to questions from Council.

There were no further comments.

**2.8 Cadder Ave 338, Z19-0120 (BL11987) - Daniel Konrad**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the gallery came forward.

There were no further comments.

**3. Termination**

The Hearing was declared terminated at 8:01 p.m.

\_\_\_\_\_  
Mayor Basran

/acm

\_\_\_\_\_  
City Clerk



**DRAFT**