



## City of Kelowna Public Hearing Minutes

Date: Tuesday, October 6, 2020  
 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; City Clerk, Stephen Fleming; Development Planning Department Manager, Terry Barton; Urban Planning Manager, Jocelyn Black\*; Planner Specialist, Adam Cseke\*; Planning Technician, Jason Issler\*

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 - START TIME 6:00 PM - Lakeshore Rd 3290, 3340 - Z19-0078 (BL12102) - Stober Construction Ltd., Inc. No. 125611**

Mayor Basran called the Hearing to order at 6:00 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 - Lakeshore Rd 3290, 3340 - Z19-0078 (BL12102) - Stober Construction Ltd., Inc. No. 125611**

Staff:

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

Bob Dagenais, Director of Project Development at Stober Group and Mary Lapointe, Community Relations Coordinator

- Displayed a PowerPoint Presentation.
- Spoke to the evolution of plans for the site and the community engagement efforts.
- Identified 9 community input concerns and addressed each concern:
  - Too dense and too big;
  - Place density away from the lake;
  - Streetscape' important;
  - Not enough parking;
  - Traffic;
  - Scale at the street is important;
  - Respect existing neighbourhood character;
  - Kelowna residents should be allowed to purchase units first;
  - No short-term rentals.
- Spoke to the Community Benefits the development would deliver:
  - Enhancing accessibility;
  - Creating communities; and
  - Economic contribution.
- The site has been designated for MXR with a C-4 zone within the Official Community Plan for many years.
- Believes the C-4 zone is the appropriate use for this large centrally located property.
- 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:

Robert Stupka, Scott Road

- Displayed a PowerPoint Presentation.
- Opposed to this application.
- Raised concerns with proposed density and options for the C4 zone.
- Spoke to the future development of the South Pandosy neighbourhood and the need for consistency.
- Raised concern that there is no Pandosy Urban Centre Plan.
- Identified ambiguity between current Official Community Plan (OCP) 2030 and the proposed OCP 2040 with respect to building height and density in the urban area.
- Believes there is a disconnect between the current OCP, public engagement and scenario selected.

Paul Clark, KLO Central Neighbourhood Association

- Commented that it is difficult to accept or support development applications in the absence of a Pandosy Urban Area Plan.
- This neighbourhood already has a higher density than the downtown area.
- Believes this neighbourhood is being asked to absorb a disproportionate number of new housing units.
- Questioned whether the C-3 zone or C-5 zone would be a more appropriate zone for this site.
- Made reference to Imagine Pandosy website and that a majority of visitors are opposed to this application.

Larry Kelly, Pandosy Street

- Opposed to this application.
- Recommended that the C3 or C5 zone would be a more appropriate zone for the site.
- Raised concerns with the long term negative impacts this development would bring to the neighbourhood.
- Provided comments on DCC payments and that they should be higher.
- Encouraged Council to develop an urban plan for the South Pandosy area.
- Thanked staff for their efforts in communicating with neighbours.
- The community would encourage more communication with the Applicant.



- Made reference to the Residents Association website Imagine Pandosy.
- Responded to questions from Council.

#### Matt Ward, Bath Street

- Displayed a PowerPoint Presentation.
- Displayed photos of the what his neighbourhood currently looks like and commented that some of the buildings may not be to everyone's taste but has made a positive difference.
- In support of this application.

#### Dennis Crow, Truswell Avenue

- Has lived in the area for 24 years.
- Did not like the original plans but really like the revised plan the applicant brought forward.
- In supportive of this application.

#### Joanne Warren, Bowes Street

- Resident of Kelowna for 3 years and enjoys the amenities of the lower mission.
- Raised concerns with the impacts on Gyro Beach parking.
- Raised questions regarding parking spot allocations.
- Made comment on the style of the proposed building and questioned why materials and colours already existing in the neighbourhood are not being used.

#### Gary MacQuin, Sopa Square Resident

- In support of this application.
- In support of densification in the neighbourhood.
- Believes the form and mass of the building is world class.

#### Matt Haney, Watt Road

- Speaking on behalf of my family and Mission Bay Strata members.
- Strata is in favour of positive redevelopment.
- Believes change in land use and zoning is appropriate for this site.
- The applicant has considerably improved the development from what was first proposed.
- Raised various concerns with overall project density and size; adverse effect on sunshade and wind flows and environmental impacts on the site.
- Raised concern that nearby property owner's sewer and water service would be impacted by the new development.

#### Don MacLean, Richter Street

- Opposed to this application.
- Proposed structure will negatively impact the enjoyment of his home as his view will be a large mass; the building does not need to be 14 storeys.
- Believes this development will be a significant negative impact on the neighbourhood.
- Was not made aware of this project through any of the means identified by the Applicant.
- Responded to questions from Council.

#### Ian Sisset, Watt Road

- Raised concern that this application changes the rules and is not fair to other developers in the area that abide by the rules.
- Raised concerns with the impacts on Municipal services such as sewage system and fire system; questioned whether there were enough high rise fire trucks.
- Believes the density should change just not to the extent being requested; the height being requested is too high.
- Commented on community concerns that development in the City is being driven by staff rather than Council.

#### Al Janusas, Abbott Street

- Agrees with the previous speakers.
- Kelowna is known for the amount of times Council varies the Zoning Bylaw.

- Believes the current development should be in accordance with the Official Community Plan (OCP) 2030 rather than the proposed OCP 2040.
- Raised questions of fairness to other developers who follow the rules as this proposal is a huge departure.
- Opposed to the proposed 14 storey height.
- Encouraged Council to undertake an urban community plan for the area.
- Responded to questions from Council.

Robert Stupka, Scott Road

- Made reference to Happy City by Richard Florida and his presentation that Council favoured a few years ago.
  - This is not an example of a Happy City development.
  - Spoke to the Survey from Imagine Pandosy.
  - Identified differences between the OCP 2030 and proposed OCP 2040 with respect to building height.
- Expressed frustration that there is no planning process for the neighbourhood.

Bob Dagenais, Director of Project Development at Stober Group

- Spoke to the efforts to engage the neighbourhood around the question "do you like what you see so far?"; this was not a survey.
- Density is what is before Council this evening, not building height.
- The development plan is a reflection of neighbourhood correspondence that was received.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 7:52 p.m.

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

Mayor Basran called the meeting to order at 7:52 p.m.

**6. Bylaws Considered at Public Hearing**

**6.1 START TIME 6:00 PM - Lakeshore Rd 3290, 3340 - BL12102 (Z19-0078) - Stober Construction Ltd., Inc. No. 125611**

Moved By Councillor Singh/Seconded By Councillor Given

Ro653/20/10/06 THAT Bylaw No. 12102 be read a second and third time.

Carried

**7. Termination**

The meeting was declared terminated at 8:12 p.m.

**8. Call to Order the Public Hearing - START TIME 7:00 PM - Lake Ave 286 - Z20-0058 (BL12099) - Ian James Mackay**

Mayor Basran called the Hearing to order at 8:22 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.

## 9. Individual Bylaw Submissions

### 9.1 START TIME 7:00 PM - Lake Ave 286 - Z20-0058 (BL12099) - Ian James Mackay

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning & Permits, Applicant

- 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.

## 10. Termination

The Hearing was declared terminated at 8:25 p.m.

## 11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:25 p.m.

## 12. Bylaws Considered at Public Hearing

### 12.1 START TIME 7:00 PM - Lake Ave 286 - BL12099 (Z20-0058) - Ian James Mackay

Moved By Councillor Given/Seconded By Councillor Singh

R0654/20/10/06 THAT Bylaw No. 12099 be read a second and third time.

Carried

## 13. Termination

The meeting was declared terminated at 8:25 p.m.

## 14. Call to Order the Public Hearing - START TIME 7:00 PM - Mayfair Ct 694 - Z20-0036 (BL12100) - Brandi J. Watson and Brent F. Watson

Mayor Basran called the Hearing to order at 8:25 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.

## 15. Individual Bylaw Submissions



**15.1 START TIME 7:00 PM - Mayfair Ct 694 - Z20-0036 (BL12100) - Brandi J. Watson and Brent F. Watson**

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.

**16. Termination**

The Hearing was declared terminated at 8:28 p.m.

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

Mayor Basran called the meeting to order at 8:28 p.m.

**18. Bylaws Considered at Public Hearing**

**18.1 START TIME 7:00 PM - Mayfair Ct 694 - BL12100 (Z20-0036) - Brandi J. Watson and Brent F. Watson**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro655/20/10/06 THAT Bylaw No. 12100 be read a second and third time.

Carried

**19. Termination**

The Hearing was declared terminated at 8:29 p.m.

**20. Call to Order the Public Hearing - START TIME 7:00 PM - TA20-0017 (BL12101) - City Of Kelowna**

Mayor Basran called the Hearing to order at 8:29 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.

**21. Individual Bylaw Submissions**

**21.1 START TIME 7:00 PM - TA20-0017 (BL12101) - City of Kelowna**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and 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.

**22. Termination**

The Hearing was declared terminated at 8:32 p.m.

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

Mayor Basran called the meeting to order at 8:32 p.m.

**24. Bylaws Considered at Public Hearing**

**24.1 START TIME 7:00 PM - BL12101 (TA20-0017) - City Of Kelowna**

Moved By Councillor DeHart/Seconded By Councillor Stack

R0656/20/10/06 THAT Bylaw No. 12101 be read a second and third time.

Carried

**25. Termination**

The meeting was declared terminated at 8:33 p.m.

**26. Call to Order the Public Hearing - START TIME 7:00 PM - Frederick Rd 4633 - Z20-0017 (BL12103) - 1232798 B.C. Ltd., Inc. No. BC1232798**

Mayor Basran called the Hearing to order at 8:33 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.

**27. Individual Bylaw Submissions**

**27.1 START TIME 7:00 PM - Frederick Rd 4633 - Z20-0017 (BL12103) - 1232798 B.C. Ltd., Inc. No. BC1232798**

Staff:

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

Owen Brown, Applicant

- Available for questions.
- Praised role of City of Kelowna planning staff.

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.

**28. Termination**

The Hearing was declared terminated at 8:37 p.m.

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

Mayor Basran called the meeting to order at 8:37 p.m.

**30. Bylaws Considered at Public Hearing**

**30.1 START TIME 7:00 PM - Frederick Rd 4633 - BL12103 (Z20-0017) - 1232798 B.C. Ltd.,  
Inc. No. BC1232798**

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro657/20/10/06 THAT Bylaw No. 12103 be read a second and third time.


Carried

**31. Termination**

The Hearing was declared terminated at 8:38 p.m.

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

/acm



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