



## City of Kelowna Public Hearing Minutes

Date:	Tuesday, January 12, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran*, Councillors Maxine DeHart, Ryan Donn, Gail Given, Mohini Singh, Loyal Wooldridge
Members Participating Remotely	Councillors Charlie Hodge, Luke Stack and Brad Sieben*
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Planner, Andrew Ferguson*; Development Engineering Manager, James Kay*; Development Planning Department Manager, Terry Barton*; Urban Planning Manager, Jocelyn Black*; Legislative Technician, Rebecca Van Huizen
Staff Participating Remotely (* Denotes partial attendance)	Legislative Coordinator (Confidential) Clint McKenzie

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 4:00 PM - Baron Rd 2125 and 2205, Leckie Rd 1830 and 1880 - OCP19-0007 (BL12122) Z19-0115 (BL12123) - Victor Projects Ltd., BC1050457**

Mayor Basran called the Hearing to order at 4:02 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.

3. **Individual Bylaw Submissions**
  - 3.1 **START TIME 4:00 PM - Baron Rd 2125 and 2205, Leckie Rd 1830 and 1880 - OCP19-0007 (BL12122) Z19-0115 (BL12123) - Victor Projects Ltd., BC1050457**

Staff:

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

Bob Evans, WSP Group Applicant

- Introduced the item and the applicant team.
- Shared a PowerPoint presentation outlining the context, transportation improvements and development proposal.
- Spoke to the site layout.

Avi Thiessen, WSP Group, Applicant's Agent

- Reviewed trip counts to Costco during peak times.
- Presented the proposed road improvements with the development.

Michael Thompson, Costco Canada, Applicant:

- Spoke to the history of the existing Costco site and reasons to move to new location.
- Outlined site context.
- Provided comments on Costco's operations in Kelowna.

The Applicant team 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:

Gayle McKaig, Leckie Road, Kelowna

- Opposed to the application.
- Concerned with traffic flow changes and the impact on emergency vehicles access.
- Concerned with traffic impacts of Costco building.
- Spoke to lack of bus stops in the area.

Ron Ready, Strata President Dilworth Green, Leckie Road, Kelowna

- Opposed to the application.
- Spoke to existing and upcoming residential developments in the area.
- Concerned with lack of highway access.
- Concerned with traffic impacts and lack of road infrastructure improvements to support it.
- Believes that all transportation improvements should be completed now, not after the development of Costco.
- Would like to see gradual residential development of the site.

Jean-Claude Gavrel, Dunbar Court, Kelowna

- Opposed to application.
- Concerned about use of property and scarce land availability in the City.
- Spoke to options for more compact and upward commercial development.
- Location farther from downtown would reduce traffic impacts.

Dale Henry, Tanager Court, Kelowna

- Supports application.
- Believes the current Costco site is inadequate.

Garry

- Called on to speak and given permission to unmute.
- Did not speak.

Simone Blais, Solano Townhomes, Parkview Street, Kelowna:

- President of the strata council.
- Already a walkable area with commercial services and Mission Creek Greenway.
- Supports proposal to block access to reduce through-traffic.

-Would like this to be an opportunity to improve pedestrian and cyclist infrastructure in the area.

Corrina Thomsen, Leckie Road, Kelowna

- Strata has been in discussions with Costco.
- Unclear about proposed zone, whether C4 or C10.
- Does not feel C4 is appropriate for warehouse use.
- Concerned that location is not appropriate given traffic impacts and improvements.
- Would like to see improved cyclist connections to Mission Creek Greenway.
- Opposed to MXR Future Land Use designation.

Andre Gagnon, Durnin Road, Bristol Gardens

- Concerned this location does not make sense for Costco given other uses and amenities in area.
- Would like to see Costco remain in Kelowna.
- Concerned with traffic impacts in the area.
- Concerned with existing highway congestion between Spall and Dilworth.
- Transit routes would be impacted by traffic congestion.

William Doyle, Durnin Road, Kelowna

- Opposed to changing OCP to allow this development.
- Concerned with removing large piece of land from future residential development for this area.
- Location is better suited to residential than commercial.
- Concerned with moving from highway corridor to Leckie and Baron Roads.
- Concerned with one-off proposal instead of more comprehensive review.

Garry

- Called on to speak with no response.

No other members of the public indicated they wanted to speak.

Bob Evans, WSP Group, Applicant response:

- Spoke to the intent to extend and rebuild cycling infrastructure.
- Commented on discussions that their development team has undertaken with area stratas.
- Responded to questions from Council.

Avi Thiessen WSP Group Applicant:

- Spoke to the improvements proposed on Leckie. Road.
- Spoke to the intent to take the existing bicycle infrastructure in the area and improve on it.

Omara Escobar, Costco, Applicant:

- Responded to questions from Council.
- Spoke to how employees are commuting to work and the current minimal use of bikes.
- Spoke to the traffic impact study and proposed road improvements.

Staff responded to questions from Council.

No further comments from Council.

**4. Termination**

The Hearing was declared terminated at 5:54 p.m.

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

Mayor Basran called the meeting to order at 5:54 p.m.

**6. Bylaws Considered at Public Hearing**



- 6.1 START TIME 4:00 PM - Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12122 (OCP19-0007) - Victor Projects Ltd., No. BC1050457**

Moved By Councillor Donn/Seconded By Councillor Given

(R0042/21/01/12) THAT Bylaw No. 12122 be read a second and third time.

Carried  
Opposed – Councillors Hodge and Wooldridge

- 6.2 START TIME 4:00 PM - Baron Rd 2025, 2125 and Leckie Rd 1830, 1880 - BL12123 (Z19-0115) - Victor Projects Ltd., No. BC1050457**

Moved By Councillor Donn/Seconded By Councillor Singh

(R0043/21/01/12) THAT Bylaw No. 12123 be read a second and third time.

Carried  
Opposed – Councillors Hodge and Wooldridge

**7. Termination**

The meeting was declared terminated at 6:30 p.m.

Councillor Sieben left the meeting at 6:30 p.m.

The meeting recessed at 6:30 p.m.

The meeting reconvened at 7:17 p.m.

**8. Call to Order the Public Hearing - START TIME 7:15 PM - McCurdy Rd 335 - Z20-0053 (BL12117) - Mohan Lal Madurai**

Mayor Basran called the Hearing to order at 7:17 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.

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**9. Individual Bylaw Submissions**

- 9.1 START TIME 7:15 PM - McCurdy Rd 335 - Z20-0053 (BL12117) - Mohan Lal Madurai**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

No applicant indicated an intent to speak.

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.

**10. Termination**

The Hearing was declared terminated at 7:21 p.m.

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

Mayor Basran called the meeting to order at 7:21 p.m.

**12. Bylaws Considered at Public Hearing**

**12.1 START TIME 7:15 PM - McCurdy Rd 335 - BL12117 (Z20-0053) - Mohan Lal Madurai**

Moved By Councillor Donn/Seconded By Councillor Wooldridge

(R0044/21/01/12) THAT Bylaw No. 12117 be read a second and third time.

Carried

**13. Termination**

The Hearing was declared terminated at 7:22 p.m.

**14. Call to Order the Public Hearing - START TIME 7:15 PM - Rodondo Pl 1295 - Z20-0028 (BL12120) - Janis Wiens**

Mayor Basran called the Hearing to order at 7:22 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.

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**15. Individual Bylaw Submissions**

**15.1 START TIME 7:15 PM - Rodondo Pl 1295 - Z20-0028 (BL12120) - Janis Wiens**

Staff:

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

Alf & Jan Wiens, 1295 Rodondo Place, Applicant:

-Confirmed the location of existing fence not being on the property line.  
-Indicated there is more than 15m as a riparian setback.

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.

**16. Termination**

The Hearing was declared terminated at 7:29 p.m.

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

Mayor Basran called the meeting to order at 7:29 p.m.

**18. Bylaws Considered at Public Hearing**

**18.1 START TIME 7:15 PM - Rodondo Pl 1295 - BL12120 (Z20-0028) - Janis Wiens**

Moved By Councillor Donn/Seconded By Councillor Stack

(R0045/21/01/12) THAT Bylaw No. 12120 be read a second and third time.

Carried

**19. Termination**

The meeting was declared terminated at 7:30 p.m.

**20. Call to Order the Public Hearing - START TIME 7:15 PM - Elliot Ave 535 - Z20-0033 (BL12121) - Robert T. Groholski and Michalina J. Groholski**

Mayor Basran called the Hearing to order at 7:30 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.

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**21. Individual Bylaw Submissions**

**21.1 START TIME 7:15 PM - Elliot Ave 535 - Z20-0033 (BL12121) - Robert T. Groholski and Michalina J. Groholski**

Mayor Basran declared a conflict of interest because he is part owner of property in the notification area and left the meeting at 7:31 p.m.

Deputy Mayor Singh took over the meeting at 7:31 p.m.

Staff:

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

Keith Funk, St. Paul Street New Town Services, Kelowna, Applicant:

The Applicant participated online and was available for questions.

Deputy Mayor Singh 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.

There were no further comments from Council.

**22. Termination**

The Hearing was declared terminated at 7:35 p.m.

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

Deputy Mayor Singh called the meeting to order at 7:35 p.m.

24. Bylaws Considered at Public Hearing

24.1 START TIME 7:15 PM - Elliot Ave 535 - BL12121 (Z20-0033) - Robert T. Groholski and Michalina J. Groholski

Moved By Councillor Donn/Seconded By Councillor Wooldridge

(R0046/21/01/12) THAT Bylaw No. 12121 be read a second and third time.

Carried

25. Termination

Mayor Basran returned to the meeting at 7:40 p.m.

The meeting was terminated at 7:41 p.m.

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Mayor Basran

/cm



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Deputy City Clerk

DRAFT