



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

Date: Tuesday, August 24, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Mohini Singh, Luke Stack and Loyal Wooldridge

Members participating remotely Councillors Charlie Hodge and Brad Sieben

Members Absent Councillor Ryan Donn

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*; Urban Planning Manager, Jocelyn Black*

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 - Fraser Rd 605 Leathead Rd 460 - OCP20-0013 Z20-0066 - Supplemental Report Following Neighbourhood Notification**

Mayor Basran called the Hearing to order at 6:07 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 - Fraser Rd 605 Leathead Rd 460 - OCP20-0013 Z20-0066 - Supplemental Report Following Neighbourhood Notification**

Staff:

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

Brad Veenstra, Blue Vision Design Inc., Applicant Representative

- Displayed a PowerPoint Presentation.
- Spoke to the design characteristics of the proposal.
- Spoke to on-site units having tandem parking single garages as well as double car garages and bike storage; accommodating minimum parking requirements as well as minimum visitor parking requirements.
- Confirmed there is no direct access onto Leathead Road.
- Commented on site upgrades the development would trigger such as sidewalks and significant landscape upgrades.
- Believes a development of this size is fitting especially on a main artery.
- Trying to create an alternative to condo living and single family homes for young families.
- Spoke to the proximity of transit, schools and shopping to this site.
- Spoke to neighbourhood communication efforts and outreach to mitigate any concerns.
- Will meet all step code requirements to ensure sustainability.
- Responded to questions from Council.

Tony KuhnKuhn, Applicant

- Spoke to previous neighbourhood consultation and notification errors which brings the application back before Council today.
- Commented on neighbourhood opposition and concerns and urged Council to disregard those concerns that are not near this property.
- 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.

Online Participants

Justin McMichael, Fraser Road

- Made reference to previously circulated correspondence to Council.
- Raised concerns with on-site parking and overflow of on-street parking.
- Raised concerns with loss of large trees and loss of privacy on their property.
- Made reference to the proposed 2040 OCP and would prefer this site be preserved until the proposed OCP is adopted.
- Opposed to this application.

Alena Krizek, Fraser Road

- Raised concern with the numbers of trees that will be removed; suggested trees for replacement are not sufficient.
- Raised concern that construction may negatively impact a large Blue Spruce tree on their property.
- Raised concern with traffic impacts and parking.
- Raised concerns with slope stability.
- Raised fire concerns with the proposed buildings transferring fire to their property.
- Made reference to the correspondence and petition submitted noting all signatures collected were those affected in the neighbourhood.
- Opposed to this application.

Pauline Bonk, The Embassy Church, Leathead Road

- Provided comments on interaction with the applicant that only occurred when the speaker contacted the applicant a week prior to the Public Hearing.
- Congregation had discussed their opposition of the proposed application.
- Made reference to previously submitted correspondence identifying concerns.
- Responded to questions from Council.

Tony KuhnKuhn, Applicant and Brad Veenstra, Applicant Representative

- Expressed desire to work with the neighbourhood regarding suitable tree replacement.
- Made comment that water drainage and fire protection standards will be upheld to code.
- Will work with the adjacent neighbour to ensure their Blue Spruce is not lost during construction.
- Spoke to efforts on communication with The Embassy Church.
- Believes the proposed design fits perfectly with the neighbourhood.
- Spoke to landscaping plans and noted that most concerns raised can be addressed at the development permit stage.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:51 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 6:51 p.m.

6. Bylaws Considered at Public Hearing

- 6.1 START TIME 6:00 PM - Leathead Rd 460 and Fraser Rd 605 - BL12129 (OCP20-0013) - 0725353 BC Ltd, 1032308 Alberta Ltd**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

Ro832/21/08/24 THAT Bylaw No. 12129 be read a second and third time.

Carried

- 6.2 START TIME 6:00 PM - Leathead Rd 460 and Fraser Rd 605 - BL12130 (Z20-0066) - 0725353 BC Ltd, 1032308 Alberta Ltd**

Moved By Councillor Singh/Seconded By Councillor Wooldridge

Ro833/21/08/24 THAT Bylaw No. 12130 be read a second and third time.

Carried

7. Termination

The meeting was declared terminated at 7:01 p.m.

8. Call to Order the Public Hearing - START TIME 6:30 PM - Mantle Crt 1870 Walburn Rd 2903 Gallagher Rd 2975 - OCP21-0005 (BL12258) Z21-0010 (BL12259) - RDCO, David and Laura Geen

Mayor Basran called the Hearing to order at 7:01 p.m.

9. Individual Bylaw Submissions

- 9.1 START TIME 6:30 PM - Mantle Crt 1870 Walburn Rd 2903 Gallagher Rd 2975 - OCP21-0005 (BL12258) Z21-0010 (BL12259) - RDCO, David and Laura Geen**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jordan Hettinga, Kent MacPherson, Applicant

- 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.

No one participating online or in the gallery indicated they wished to speak.

There were no further comments.

10. Termination

The Hearing was declared terminated at 7:06 p.m.

11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:06 p.m.

12. Bylaws Considered at Public Hearing

12.1 START TIME 6:30 PM - Mantle Crt 1870 Walburn Rd 2903 Gallagher Rd 2975 - BL12258 (OCP21-0005) - RDCO, David and Laura Geen

Moved By Councillor Given/Seconded By Councillor Singh

Ro834/21/08/24 THAT Bylaw No. 12258 be read a second and third time.

Carried

12.2 START TIME 6:30 PM - Mantle Crt 1870 Walburn Rd 2903 Gallagher Rd 2975 - BL12259 (Z21-0010) - RDCO, David and Laura Geen

Moved By Councillor Given/Seconded By Councillor Singh

Ro835/21/08/24 THAT Bylaw No. 12259 be read a second and third time.

Carried

13. Termination

The meeting was declared terminated at 7:08 p.m.

14. Call to Order the Public Hearing - START TIME 6:30 PM - TA21-0009 (BL12263) - Section 13 - Urban Residential Zones - Carriage House Text Amendment - City of Kelowna

Mayor Basran called the Hearing to order at 7:08 p.m.

15. Individual Bylaw Submissions

15.1 START TIME 6:30 PM - TA21-0009 (BL12263) - Section 13 - Urban Residential Zones - Carriage House Text Amendment - City of Kelowna

Staff:

- Displayed a PowerPoint Presentation summarizing the application and 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

Gord Lovegrove, Abbott Street

- Supportive of the proposed application.
- Raised concern regarding notification of neighbours and urge staff to let neighbours know before placing a building permit sign to avoid potential neighbour complaints.
- Believes this amendment will have a very positive impact and will provide a solution for people to age in place.

Jocelyn Seabray, Vernon BC

- Supportive of the proposed application.

There were no further comments.

16. Termination

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

17. Call to Order the Regular Meeting

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

18. Bylaws Considered at Public Hearing

18.1 START TIME 6:30 PM - BL12263 (TA21-0009) - Section 13 - Urban Residential Zones - Carriage House Text Amendment - City of Kelowna

Moved By Councillor Stack/Seconded By Councillor DeHart

Ro836/21/08/24 THAT Bylaw No. 12263 was read a second and third time.

Carried

19. Termination

The meeting was declared terminated at 7:31 p.m.

20. Public Hearing will re-open for McKinley Road Item at 7:30 PM

Note: See Tuesday, August 24, 2021 Meeting for Public Hearing minutes for McKinley Road application. [Link to Public Hearing Minutes](#)

Mayor Basran

/acm

City Clerk