



## City of Kelowna Public Hearing Minutes

Date: Tuesday, November 16, 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 Councillors Ryan Donn

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Planner, Kimberly Brunet\*; Legislative Technician, Rebecca Van Huizen

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(\* 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 4:00 PM - Sherwood Rd 639 - Z21-0067 (BL12264) - Yunfang Gao**

Mayor Basran called the Hearing to order at 4:04 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 4:00 PM - Sherwood Rd 639 - Z21-0067 (BL12264) - Yunfang Gao**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning, Applicant Representative

- Displayed a PowerPoint Presentation.
- Spoke to concerns raised in correspondence including parking, sidewalks and infill development being too much for the area.

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

Rob Wilson, Sherwood Court

- Opposed to the proposed rezoning.
- Raised concerns with parking in the neighbourhood and egressing the development.

Birte Decloux, Urban Options Planning, Applicant Representative

- Confirmed that parking will be on site.
- Responded to questions from Council.

No one in the gallery wished to speak.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 4:16 p.m.

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

Mayor Basran called the meeting to order at 4:16 p.m.

**6. Bylaws Considered at Public Hearing**

**6.1 START TIME 4:00 PM - Sherwood Rd 639 - BL12264 (Z21-0067) - Yunfang Gao**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1044/21/11/16 THAT Bylaw No. 12264 be read a second and third time.

**Carried**

**7. Termination**

The meeting was declared terminated at 4:18 p.m.

**8. Call to Order the Public Hearing - START TIME 4:00 PM - 3510 Spectrum Crt - TA21-0013 (BL12284) - Kelowna Motors Investments Ltd., Inc. No. BC 1281822**

Mayor Basran called the Hearing to order at 4:18 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 4:00 PM - 3510 Spectrum Crt - TA21-0013 (BL12284) - Kelowna Motors Investments Ltd., Inc. No. BC 1281822

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Paul Pasutto, Innocept Developments, Applicant

- Displayed a PowerPoint Presentation.
- The August family purchased the building last December.
- Spoke to the proposed development and noted that the text amendment is required to permit automotive sales and vehicle servicing.
- Displayed a site location photograph showing the building's perspective from Highway 97 and Spectrum Road.
- 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 wished to speak.

There were no further comments.

## 10. Termination

The Hearing was declared terminated at 4:23 p.m.

## 11. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 4:23 p.m.

## 12. Bylaws Considered at Public Hearing

### 12.1 START TIME 4:00 PM - 3510 Spectrum Crt - BL12284 (TA21-0013) - Kelowna Motors Investments Ltd., Inc. No. BC 1281822

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R1045/21/11/16 THAT Bylaw No. 12284 be read a second and third time.

Carried

## 13. Termination

The meeting was declared terminated at 4:24 p.m.

## 14. Call to Order the Public Hearing - START TIME 4:30 PM - Doyle Ave 350 - Z21-0061 (BL12286) - City of Kelowna

Mayor Basran called the Hearing to order at 4:30 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.



## 15. Individual Bylaw Submissions

### 15.1 START TIME 4:30 PM - Doyle Ave 350 - Z21-0061 (BL12286) - City of Kelowna

#### Staff:

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

#### Jean Guy Beliveau, Zeidler Architecture and Greg Appelt, Appelt Management

- Displayed a PowerPoint Presentation.
- Provided an introduction to the Development Team.
- Spoke to the RFP process to develop 350 Doyle Avenue.
- Spoke to the project criteria and public engagement that started very early in the process.
- Made comment that the C7r zone will allow realization of the Kelowna Civic Precinct Plan and the Kelowna Official Community Plan.
- Spoke to the Civic Precinct Principles.
- Spoke to the project vision in creating a vibrant and engaging mixed-use urban development that enhances and inspires the Cultural District.
- Provided comments on the Art Walk extension that will create a public open space that provides year-round opportunity for a variety of arts and cultural and entertainment activities; the Art Walk will be extended south to Doyle Avenue.
- Provided a summary of project information and mixed uses.
- Displayed a photo of the final rendering and vision of the project.

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 wished to speak.

#### Gallery:

#### Les Bellamy, Ellis Street

- Opposed to this application.
- Raised concerns that the application is not the best use of land and the use should be determined by the community.
- Raised concerns with the lack of adequate public consultation efforts regarding the Civic Precinct Plan, the boundary of the plan includes my home, and was not once made aware of or contacted to participate in this consultation.
- Raised concerns that Council has already pre-determined their decision prior to the Public Hearing this evening.
- This lease agreement will extend for 5 generations; questioned whether this is the best value we can get for this land.

#### Mario Gedicke, Glenmore Drive

- In favour of this application.
- Believes that mixed use is appropriate and needed in this location as it builds and strengthens community.

#### Meghan Cortese, WestPoint Place

- In favour of this application.
- Believes this proposal is further contributing to evolving cultural opportunities in Kelowna.
- Supportive of mixed use that is proposed on this site.

The Applicant declined to respond to questions.

#### Staff:

- Responded to questions from Council.

There were no further comments.

**16. Termination**

The Hearing was declared terminated at 5:04 p.m.

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

Mayor Basran called the meeting to order at 5:04 p.m.

**18. Bylaws Considered at Public Hearing**

**18.1 START TIME 4:30 PM - Doyle Ave 350 - BL12286 (Z21-0061) - City of Kelowna**

Moved By Councillor Singh/Seconded By Councillor Stack

R1046/21/11/16 THAT Bylaw No. 12286 be read a second and third time.

Carried

**19. Termination**

The meeting was declared terminated at 5:22 p.m.

Councillor Sieben disconnected from the Public Hearing at 5:22 p.m.

**20. START TIME 5:15 PM - Richter St 1875 - Z21-0055 (BL12289) - 1243978 BC Ltd., Inc. No. BC1243978**

Mayor Basran called the Hearing to order at 5:22 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.

**21. Individual Bylaw Submissions**

**21.1 START TIME 5:15 PM - Richter St 1875 - Z21-0055 (BL12289) - 1243978 BC Ltd., Inc. No. BC1243978**

Staff:

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

Paul Schuster, Novation Architecture, Applicant

- Displayed a PowerPoint Presentation.
- To clarify, the current owner did not move the house off the land, the previous owner moved the house and sold the land.
- The 2040 Official Community Plan version calls for higher density, however, the owner has no desire to build higher density; the plan is to move forward with the RM3 zone.
- Believes the RM3 zone is best zone for this location as it's near public transit, biking lanes, parks and walking distance to downtown.
- Available for questions.

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

### Ashley Courtney, Richter Street

- In support of the zone but not in support of the proposed tenure and number of bedrooms.
- Raised concern that the proposal appears to resemble a hotel.
- Raised concern with increase in traffic and vehicular access.
- Raised concern with lack of privacy on their property and asked for a guarantee that a fence or trees be erected to mitigate loss of privacy.

### Cheryl Spelliscy, Sutherland Avenue

- Strongly opposed to the proposed rezoning.
- Would support ru7 zone or duplex and row houses.
- Raised concerns with the proposed tenure and the omission of an elevator eliminating the potential for seniors to live in the building.
- This location is a heritage area and not suited for a 20 unit motel like building.
- City policies has seen density on the other side of the street.
- Raised concerns that this zoning will amplify parking and traffic issues.
- Believes this development is in the owner's best interest and not in the best interest of the neighbourhood.

## Gallery:

### Johanna Carey, Rowcliffe Avenue

- Opposed to this application.
- Raised concerns with safe active transportation corridor.
- Raised concerns with pedestrian and cycling safety.
- Supportive of densification in a different form and supportive of intergenerational housing options.
- Raised concern with on-street parking.
- Believes this proposal would decrease safety in the neighbourhood with increased traffic.
- This proposal is at odds with the village feel of the area.

### Terra Reindl, Rowcliffe Avenue

- Opposed to this application.
- Believes this proposal will have a negative impact on the Rowcliffe village feel of the neighbourhood.
- Displayed a map of those opposed to this proposal in the immediate area.
- Believes this is not sensitive infill and the proposed building is shaped like a box.

### Paul Vogel, Sutherland Avenue

- Owned home since 1992.
- Strongly opposed to this rezoning.
- Raised concern with the bike lane reducing parking by half; can no longer park in front of our home.
- Raised concern with the bike lane cutting off two access points to the alley.
- Raised concern with the impacts to pedestrian safety.
- Raised safety concern with increased traffic this development will bring.

### Valerie Hallford, Sutherland Avenue

- Lives adjacent to the subject property.
- Opposed to this application.
- Raised concern with the previous move of the heritage house to another part of the City and the loss of trees on the subject property.
- Raised safety concerns for pedestrians and traffic using the laneway.
- Would support 2 units or duplexes to mitigate loss of privacy as well development of a smaller footprint would allow for more greenspace.
- Raised concerns with the impacts of traffic congestion and parking.

Colleen Ellis, Sutherland Avenue

- Grew up in this area which is a very family oriented vibrant neighbourhood with character.
- Strongly opposed to this development and rezoning.
- Raised concern with increased traffic and parking issues.
- Raised concern that this proposal would increase traffic considerably and would impede leaving their own home as the only access to their property is through the laneway.
- Raised concern with impacts to their privacy and increased noise.
- Raised concerns that this proposal does not have elevators and those with mobility issues will not be able to access.
- Raised concern that this proposal looks like a hotel and does not fit within the family oriented neighbourhood.

Karen Vogel, Sutherland Avenue

- Opposed to this application.
- Raised concerns with impacts on traffic in the laneway.
- Made comment on the Sutherland bike lane and expressed disappointment that beautification of that bike lane did not take place as indicated by the city.

Dan Spelliscy, Sutherland Avenue

- Opposed to this application.
- Raised concern with the proposed density.
- Believes this is the wrong development for this location.
- Questioned whether short term rentals were allowed.

Susan Ames, Kelowna South Central Association of Neighbourhoods (KSAN) President

- Speaking on behalf of KSAN.
- This proposal is within the KSAN area.
- Spoke to the future land use for the site proposed in the 2040 Official Community Plan.
- Made comment that the previous policy of limiting density along one side of Richter Street should be maintained.
- Believes this is not an example of sensitive infill housing as called for in the Official Community Plan.
- Made comment that one bedroom units are not family friendly.
- Proposed a lower height building that allows for more greenspace, play areas for children and more family sized units.
- Believes this is inappropriate density, zone and project for this property.

Herman Reindl, Rowcliffe Avenue

- Made reference to the Petition with 104 signatures of opposition submitted previously that should be considered.

Lyle McKenzie, Richter Street

- Lives across from the proposal.
- Raised concerns with impacts on parking in the neighbourhood.
- Raised concerns with impacts on traffic congestion.

Resident, Sutherland Avenue

- Lived at this residence for 25 years.
- Opposed to this application.
- Appreciates there is an urgent need for rentals but believes Central Green will meet this need once built out.
- Raised concerns with parking and traffic impacts.

Ian Jackson, Rowcliffe Avenue

- Opposed to this application.
- Raised concerns with traffic impacts and lack of space for larger trucks in the laneway.

Paul Schuster, Novation Architecture, Applicant

- Responded to questions from Council.

Staff:

- Responded to questions from Council.

**22. Termination**

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

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

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

**24. Bylaws Considered at Public Hearing**

**24.1 START TIME 5:15 PM - Richter St 1875 – BL12289 (Z21-0055) - 1243978 BC Ltd., Inc.  
No. BC1243978**

Moved By Councillor Singh/Seconded By Councillor Stack

R1047/21/11/16 THAT Bylaw No. 12289 be read a second and third time.

**Carried**  
Councillor Hodge - Opposed

**25. Termination**

The meeting was declared terminated at 7:16 p.m.

Mayor Basran

/acm

  
City Clerk