



City of Kelowna Public Hearing Minutes

Date: Tuesday, December 5, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Tracy Gray, Brad Sieben*, Mohini Singh and Luke Stack

Councillors Charlie Hodge and Ryan Donn

Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner Emily Williamson*; Planner, Lydia Korolchuk*; Legislative Coordinator (Confidential), Arlene McClelland

(*Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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.

2. Notification of Meeting

The City Clerk advised that Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on Tuesday, November 21, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, November 24 and Wednesday, November 29 and by sending out or otherwise mailing 11 statutory notices to the owners and occupiers of surrounding properties on Tuesday, November 21, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

Councillor Sieben joined the meeting at 6:06 p.m.

3. Individual Bylaw Submissions

3.1 1083-1089 KLO Rd, OCP17-0017(BL11512), TA17-0011 (BL11513) & Z17-0069 (BL11514) - Sole on KLO Developments Ltd

Staff:

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

The City Clerk advised that the following correspondence had been received:

Letter of Opposition:

George Kroker, Chairperson Strata Corporation K750, Lanfranco Rd.

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

Kevin Edgecombe, KLO Road, Applicant

- Acknowledged that this application is a land use only matter and spoke to the reasons behind applying for the C4 zone and believes this is a good use for the area.
- Parking above grade as opposed to below grade made economic sense.
- Confirmed that neighbouring parcel owners were contacted to try and acquire land adjacent for additional parking but was unsuccessful.

Gallery:

George Kroker, Chairperson Strata Corporation K750, Lanfranco Road

- Speaking on behalf of Strata.
- Opposed to this application.
- Raised concerns with the height and massing of the proposed structure.
- Spoke to staff currently working on RM5 amendments and believes this is a quick fix to making planning viable and pushing the application through before property guidelines are available.
- Raised concerns with the proposed text amendments and believes more work needs to be completed prior to Council's consideration of this application.
- Responded to questions from Council.

Kelly Hutchinson, Kelowna

- Displayed a PowerPoint Presentation summarizing concerns with the Text Amendments.
- Raised concerns with parking vision for this application.
- Provided details on the applicant's interpretation of the Local Government Act Section 940 with respect to the Parking in Lieu Program.
- Opposed to parking in lieu for this application.
- Brought forward solutions he thought would be amenable.
- Opposed to this application.

Kevin Edgecombe, KLO Road, Applicant

- Believes the cash in lieu process is a tried and true process to deal with some of these issues; was very much prepared to spend more money on additional land to provide more parking.
- Confirmed a car share program will be in place and believes that will assist in mitigating any issues.

Staff:

- Responded to questions from Council.

There were no further comments

4. Termination

The Hearing was declared terminated at 6:35 p.m.

Mayor

City Clerk

/acm