



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 6, 2018
Location: Council Chamber
City Hall, 1435 Water Street

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

Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Planner Emily Williamson; Planner Specialist, Adam Cseke; Legislative Coordinator (Confidential), Arlene McClelland

(*Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:01 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, January 23, 2018 and by being placed in the Kelowna Daily Courier issues on Friday January 26 and Wednesday, January 31 and by sending out or otherwise mailing 310 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 23, 2018.

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.

3. Individual Bylaw Submissions

3.1 OCP Amendment OCP17-0027 (BL11527) & Rezoning Application Z17-0107 (BL11536) – Boundaries Amendments

Councillor Singh declared a conflict of interest as one of the impacted properties is in her immediate neighbourhood and departed the meeting at 6:04 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter of Comment:

Ken Cappos, Casorso Rd (3 letters & speech)

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

No one from the Gallery came forward.

There were no further comments

Councillor Singh rejoined the meeting at 6:08 p.m.

3.2 McIntosh Rd 360, Dougall Rd N 345 & 365 Z17-0041 (BL11528) - Unik-Town Development Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter in Support:

Len Suchocki, Chriscan Construction, Spiers Rd.

Letter of Concern:

Ken Cappos, Casorso Rd

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

Pat Yang, Pacific West Architecture, Applicant

- Displayed a PowerPoint Presentation.
- The subject property is located in the Rutland Urban Centre which makes it an ideal site for increasing density.
- The new building and increasing number of population will give more benefits to the business and services in the Rutland Urban Centre.
- Believes this project will be one more reason to make the Rutland Urban Centre a more healthy and inclusive community.
- By increasing the density this project will help to create compact urban form to maximize the use of existing infrastructure and contribute to energy efficient settlement patterns.
- This building will be a sensitive project by reflecting the character of the neighbourhood and respecting of design, height and siting.
- Spoke to the positive walk and transit score rating.
- Made comment on the landscape plan for the project.

Gallery:

Eileen Martell, Dougall Road

- Current renter of one of these properties for several years and inquired if there would be any assistance for current renters who will be displaced by this rezoning application.

Pierre Martell, Dougall Road

- A long time renter of one of these properties; raised concerns with being displaced.

Pat Yang, Pacific West Architecture, Applicant

- Responded to questions from Council.
- Confirmed that he is the Architect and not the property owner.
- Agreed to pass along to the owner that rules governing tenants impacted by redevelopment are under Provincial jurisdiction.

There were no further comments

3.3 Lakeshore Rd 5076, LUCT16-0001 (BL11529) & Z16-0027 (BL11531) - Stewart Storie and Gloria Heung

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter of Concern:

Ken Cappos, Casorso Rd

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

The Applicant was not present.

No one from the Gallery came forward.

There were no further comments

3.4 DeHart Rd 644, Z17-0097 (BL11533) - Ricardo & Patricia Tomic

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter of Concern:

Ken Cappos, Casorso Rd

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.5 Glenmore Rd 621, Z17-0106 (BL11535) - Mehdi Tehrani & Mandana Ghanyei

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.6 Rutland Rd N 1308 & 1324, Z17-0047 (BL11537) - 1121911 BC Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter in Support:
Ken Cappos, Casorso Rd

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.7 Moberly Rd 3439, Z17-0090 (BL11538) - Steven and Colleen Hall

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.8 Christleton Ave 344, Z17-0102 (BL11539) - Christopher and Sara Eddy

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was not present.

There were no further comments.

3.9 Maple St 1847, Z17-0070 (BL11541) - Robert and Marianne Law

Staff:

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

The City Clerk advised that the following correspondence was received:

Letter of Concern:
Ken Cappos, Casorso Rd

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

The Applicant was not present.

No one from the Gallery came forward.

There were no further comments.

3.10 Pitcairn Ct 911, Z17-0084 (BL11542) - Glen and Charmaine Manlove

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter of Opposition:
Ken Cappos, Casorso Rd

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.11 Treadgold Ct 5059, Z17-0029 (BL11543) - Travis Shipka

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was not present.

No one from the Gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:43 p.m.

Mayor Basran

City Clerk

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