



City of Kelowna Public Hearing Minutes

Date:	Tuesday, March 20, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Tracy Gray, Brad Sieben*, Mohini Singh and Luke Stack
Members Absent	Councillors Gail Given and Charlie Hodge
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; 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, March 20, 2018 and by being placed in the Kelowna Daily Courier issues on Friday March 9 and Wednesday, March 14 and by sending out or otherwise mailing 142 statutory notices to the owners and occupiers of surrounding properties on Tuesday, March 20, 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.

Councillor Sieben joined the meeting at 6:03 p.m.

3. Individual Bylaw Submissions

3.1 Pandosy St 2565 and 2579, Z17-0113 (BL11562) - 1018545 BC Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Jennifer Clifton, 473 Patterson Avenue

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

Kevin Johnson, Applicant Representative

- Believes the development is a great design and concept and wished it were located in the urban centre in order to build 10 units rather than 9.
- Created in-door parking with the building wrapped around it as to not expose the parking lot.
- There will be two parking stalls per unit.
- Spoke to the form and character of the building.
- Available for questions.

Gallery:

Maurice Garneau, Patterson Road

- Raised concern with the proposed building looking more commercial than residential.
- Raised concern with the height of the building.
- Responded to questions from Council.
- In support of the change in land use to multi-family on this site but is concerned with the structure being proposed.

Graham Wardle, Patterson Road

- Immediate neighbor to this site.
- Raised concerns with the effects this development will have on his adjacent property.
- Raised concerns that a large tree that houses many birds will be removed.

Gord, Wardlaw Avenue

- Raised concerns with a multi-family development as it is not in keeping with the neighbourhood.
- Believes a four-plex is not as intrusive as what is being proposed.
- Believes that this proposal will set a precedent moving forward and those that live in the area will only have the options of selling to the developer or living in the shadow of this project.

There were no further comments.

3.2 Clement Ave 573-603, OCP17-0028 (BL11563) and Z17-0103 (BL11564) - Greenpoint Landscaping Ltd and Okanagan Opportunity GP Inc

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Jacob Pesta, Coronation Ave

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

Roger Green, MQN Architects, Applicant

- Staff did a good job presenting and covered everything.
- Spoke to the density that is being proposed and that it would make the project viable.

Gallery:

Tim Clark, Clement Avenue

- Resides next to door to the proposal.
- In support of land use change to multi-family.
- Raised concerns with the form and character of the building and sight line impacts.

There were no further comments.

3.3 Mugford Ave 135, HD15-0001 (BL11570) - St. Aidan's Church Heritage Designation Bylaw

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters in Support:

Peter J. Chataway, submitted additional support package from 2015

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.

3.4 HWY97 N 3976 Z17-0112 (BL11571) - Sweetwater Management Ltd

Staff:

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

The City Clerk advised that no correspondence was received.

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

Birte Decloux, Urban Options Planning & Permits, Applicant

- Available for questions.

No one from the gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:28 p.m.

Mayor Basran

City Clerk

/acm