



City of Kelowna Public Hearing Minutes

Date: Tuesday, June 26, 2018
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present: City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton; Acting Divisional Director Community Planning & Strategic Investments, Derek Edstrom; Community Planning Department Manager, Ryan Smith; Planner Trisa Atwood; Planner, Kim Brunet*; Legislative Coordinator (Confidential), Clint McKenzie

(*Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:03 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, June 12, 2018 and by being placed in the Kelowna Daily Courier issues on Friday June 15 and Wednesday, June 20 and by sending out or otherwise mailing 150 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 12, 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 **Hwy 33 E 1759, Z17-0065 (BL11625) - Ki-Low-Na Friendship Society, Inc. No. S-10638**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Dirk Welch, Lynrick Road

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

Pat McCuster, Architect, Applicant

The Applicant was present and available for questions.

Endna Terbasket, Executive Director, Ki-Low-Na Friendship Society

- Displayed a PowerPoint presentation.
- Provided an overview of services and community events offered through the Society.

Gallery:

Emily Nan, Lynrick Road

- Raised concern with lack of privacy this development will create.
- Raised concern with safety as neighbourhood already has sufficient density and this will add to the population in a small area.
- Raised traffic concerns the development will bring and limited site access.
- Raised concern with impacts on her view.
- Neighbourhood property already zoned for townhouses would be a preferable option.
- Raised concern with impacts on the environment and water runoff issues.
- Raised concern development will decrease her property value.
- Opposed to proposed building height.
- Responded to questions from Council.

David Crowe, Lynrick Road

- Referenced correspondence circulated to staff in April.
- Raised concerns with environmental impacts and that building appears to be located partially in the riparian area.
- Raised concerns with traffic and site access.
- Opposed to height variance and impacts on existing views.
- Raised concerns with impacts on area parking and not enough visitor parking onsite.
- Raised concerns on where the future educational and care centre will be built on the site.

Cheryl Carlson, Lynrick Road

- Raised concern with parking.
- Raised concern that Black Mountain neighbourhood is changing.
- Raised concerns with impacts on property values.
- Raised concern that use will be low income rental and that this isn't the best location for such a use given the adjacent highway and school.
- Noted lack of bus service in the area.
- Responded to questions from Council.

Pat McCuster, Architect, Applicant

- Confirmed building is not within the riparian area.

- Confirmed all site water will be retained and gradually fed into City system; there will not be any water runoff.
- Responded to questions from Council.

There were no further comments.

3.2 Abbott St 2195, Z18-0041 (BL11626) - Gordon and Karen Lovegrove

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.

The Applicant was present and available for questions.

Gallery:

No one from the Gallery came forward.

There were no further comments.

3.3 Bach Rd 440, Z18-0020 (BL11627) - Richard Therrien and Daniel Good

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:

Pat Moore, Bach Road
Robert Banish, Bach Road

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

Rick Therrien, Applicant

- Confirmed property is currently rented and there have been parking issues in the bike lane.
- Confirmed future tenants will abide by the parking requirements.

Gallery:

Steve Elder - Bach Rd.

- Raised concerns with parking.
- Concerned if building was to be larger than the single story being asked for, no bigger than that.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:55 p.m.

Mayor Basran

City Clerk

/cm