



City of Kelowna Public Hearing Minutes

Date:	Tuesday, January 29, 2019
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Mohini Singh, Luke Stack* and Loyal Wooldridge
Members Absent	Councillor Brad Sieben
Staff Present	City Manager Doug Gilchrist; City Clerk, Stephen Fleming; Suburban & Rural Planning Manager, Dean Strachan; Planner Specialist, Adam Cseke, Legislative Coordinator (Confidential) Clint McKenzie

(*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 of City Hall on Tuesday, January 15, 2019 and by being placed in the Kelowna Daily Courier issues of Friday, January 18, 2019 and Wednesday, January 23, 2019, and by sending out or otherwise mailing 145 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 15, 2019.

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 Drummond Court & Barnaby Road - LUCT18-0002 (BL11718) & Z18-0089 (BL11719) - Various Owners

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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 from Council.

No one from the gallery came forward.

There were no further comments.

Councillor Stack joined the meeting at 6:07 p.m.

3.2 Coronation Avenue 1028, 1036, 1044 - Z17-0117 (BL11731) - 1136605 BC Ltd., Inc No. BC1136605

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Gary Topperowski, GTA Architecture, Applicant:

- Provided an overview of the application.
- Spoke to the adjacent zoning on either side of Coronation Avenue.
- Spoke to the highlights of the property for those looking to move into the area.
- Displayed a sketch of the proposed application on the ELMO.

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

Gallery:

Susan Mcoy, Coronation Avenue:

- Concerned with the number of units - 16 being proposed with underground parking. Lane is a major issue with parking already.
- Parking in the lane is an issue; raised concerns with on and off-site parking and lack of available parking.
- Concerned with garbage removal with 16 more residences.
- The alley has sizeable potholes and there is no snow removal in the alley.
- Concerned there are too many residences being proposed for the property.

Richard Brewer, Clement Avenue:

- Concerned about height as the subject property is directly behind. It will be 3.5 storeys which is too high looking down on their property.
- They use the alley for access and with the existing new townhomes it is already busy. The adjacent fourplex also has parking spilling out onto the alley.

Applicant's in response to questions raised:

- Garbage is contained in a separate room and the doors do not cross out into the lane.
- Lane is wider behind the property than a standard lane as agreed to with Planning staff.
- Height across the back of the building - at the two-storey level will be stepping back 7 metres from the property line.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

- Staff confirmed they are tracking two variances: rear yard setback and site coverage.

There were no further comments.

3.3 Taylor Crescent 2414 - Z18-0100 (BL11735) - Mark E. A. Danielson and Erin A. Cram

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Mark Danielson, Owner/Applicant:

- Provided reasons for carriage house proposal.

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

No one from the gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:27 p.m.

Mayor Basran

City Clerk

sf/cm