



City of Kelowna

Public Hearing

Minutes

Date: Tuesday, June 18, 2019
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present	Mayor Colin Basran Councillor Maxine DeHart Councillor Ryan Donn Councillor Gail Given Councillor Charlie Hodge Councillor Brad Sieben Councillor Mohini Singh Councillor Luke Stack Councillor Loyal Wooldridge
Staff Present	City Clerk, Stephen Fleming Legislative Coordinator (Confidential) Doug Gilchrist

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, June 18, 2019 and by being placed in the Kelowna Daily Courier issues on Friday June 7 and Wednesday, June 12 and by sending out or otherwise

mailing 691 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 18, 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 Clement Ave 816, TA18-0006 (BL11711), Z18-0059 (BL11712) - PC Urban Clement Holdings Ltd., Inc. No. BC1099980

Staff:

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

The City Clerk advised that no correspondence was received.

Shawn Lo, PC Urban Properties, Applicant:

- presented a PowerPoint presentation
- transitional area set precedent for future development in the area.
- unique site for industrial as it is in an urban area.
- breezeway to promote pedestrian walkability and break down the length of the building.
- significant landscaping not typically used in an industrial setting.
- provided an overview of the materials being used on the exterior of the building.

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

Gallery:

No one from the gallery came forward.

There were no further comments

3.2 St. Paul St 1310, Z19-0024 (BL11822), Vibona Enterprises Ltd., Inc. No. BCo458875

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:

Cindy Stratychuk, 409-1327 St. Paul Street

Letters of Support:

Ray and Marge Accarias, St. Paul Place, Kelowna

Jordan Hettigna, Kent Mapherson, 2681 Ellis Road Applicant's agent was present and available for questions.

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

3.3 Valley Rd 330, OCP19-0002 (BL11830) and Z19-0041 (BL11831) - Springdale Properties Ltd., Inc. No. BCo864963

Staff:

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

The City Clerk advised that no correspondence was received.

Ed Hall, Screenbuild Properties Ltd, Applicant:

The Applicant was present and available for questions.

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

Gallery:

Bill Holland, Drysdale Boulevard:

- concerned with the height of the structure.

- questions regarding parking, will there be enough.

- Which of the 3 surrounding roads has been designated as a collector road for the additional traffic.

Ed Hall, Applicant response:

- worked with planning department to double the parking to 123 stalls. Their senior developments have experienced the need for additional parking.

The supportive housing is not anticipated to require additional parking and will also utilize shared co-op vehicle and additional biking parking.

Responded to questions from Council.

Staff:

Responded to questions from Council.

There were no further comments

3.4 Lawrence Ave 1100, LUC19-0001 (BL11846) and Z19-0031 (BL11847) - M.R.D. Holdings Inc. No. BCo681200

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:

Olwyn Mooney, Strata President, Royal Oak Condo, 1610 Gordon Drive

Peggy Acheson, Strata Council, Royal Oak Condo, 1610 Gordon Drive

Mike Schmidt, Gordon Avenue, Applicant:

- one of the owners of the building

- Looking forward to improve the neighbourhood

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 6:30 p.m.

City Clerk

Mayor