



City of Kelowna Public Hearing Minutes

Date: Tuesday, August 13, 2019
Location: Council Chamber
City Hall, 1435 Water Street

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

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Urban Planning and Development Policy Manager, Laura Bentley; Development Planning Department Manager, Terry Barton; Policy & Planning Department Manager, Danielle Noble-Brandt; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

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. Individual Bylaw Submissions

2.1 Vaughan Ave 889, Z19-0025 (BL11866) - 1568447 Alberta Ltd

Staff:

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

Steve Hyndman, Applicant

- Displayed a project rendering; providing a strong curb appeal with high standard finishes.
- Planning to open the store in April or May 2020.
- This will be a premier cannabis store in Kelowna.
- Available to answer any 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

2.2 *DEFERRED* - Glenwood Ave 455, Z19-0038 (BL11914) - Mark Procknow

Moved By Councillor Donn/Seconded By Councillor Sieben

R797/19/08/13 THAT Rezoning Application Z19-0038 (BL11914), at 455 Glenwood Avenue be deferred to the August 27, 2019 Public Hearing.

Carried

2.3 Fitzpatrick Rd 249, Z19-0064 (BL11915) - Patrick and Hendrika Hayden

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning & Permits

- Displayed photos of the subject property.
- Displayed a site plan showing the location of the accessory building to be converted to a carriage house.
- Advised that the carriage house is 962 square feet.
- Seeking a conversion of an accessory building constructed with permits to be converted to the carriage house.
- A variance is sought to allow the upper floor to be larger than 75% of the lower floor; to increase the permitted site coverage for accessory structure from 90 m2 to 102.32 m2.
- There is ample private outdoor space.
- Available to answer 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

2.4 Gordon Drive 1450 and Lawson Avenue 1094, Z19-0058 (BL11916) - 1094 Lawson Avenue Ltd. Inc. No. BC1176688

Staff:

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

Jesse Alexander, New Town Architecture & Engineering Inc.

- Advised that the Development Permit that has been applied for has no variances.
- Spoke to the servicing agreement requirements including street frontage improvements.
- The proposed building has a mix of studio, 1 bedroom and 2 bedroom units.
- Spoke to the number of parking stalls and underground parking all on-site.

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

Gallery:

Joel Hubert, Springfield Road

- Advised that his in-laws live in front of the subject property.
- Made reference to a petition of opposition submitted to Council.

- Raised concerns with parking with the street being so narrow.
- Raised concerns with density as the area is currently dense with other condos in the area.
- Raised safety concerns regarding trades parking during construction of the project.
- Opposed to this application.

Megan Woodruff, Gordon Drive

- Raised concerns with access between her house and the subject property as the alley is so very narrow.
- Raised concerns with proposed parking stalls and entrance to parkade for this development on a very narrow alley way.
- Raised safety concerns with vehicles pulling into and backing up and trying to turn left in an already narrow lane way.
- Raised concerns with impacts to their privacy with a multi-story project across the lane from their home.
- Inquired as to how the developer will mitigate disruptions during construction.
- Inquired about tenure and construction timelines.
- Responded to questions from Council.

Resident, Gordon Drive

- Raised concerns with the lack of visitor parking stalls.
- Raised concerns with traffic safety on Lawson Avenue.
- Inquired if there is a plan for visitor parking in the development.

Lisa Robazza, Martin Avenue

- Share the laneway at the back with the proposed project.
- Raised safety concerns with the narrowness of the laneway.
- Raised concerns whether the laneway is wide enough for the proposed traffic volumes.
- Inquired if there was a plan to remove foliage east of the laneway for better visibility.
- Inquired if the laneway could be widened to accommodate more vehicles.

Jesse Alexander, New Town Architecture & Engineering Inc.

- On-street parking does sound like an existing issue; we are not asking for a parking variance and will provide what the Zoning Bylaw requires on site.
- The laneway requires sufficient width for turning into and out of the site.
- The laneway is city owned property; the city could restrict access to right-in, right-out onto Gordon Drive.
- The petition submitted seemed resistant to density; to the east there are RU7 lots that have increased density in this area.
- The visitor parking on-site is according to the Zoning Bylaw requirements.
- The building setback from the laneway is significant; could look into adding landscape screening for the property to the north.
- The owner anticipates selling the units at this point but it's based on market conditions.
- There are too many variables to accurately determine the construction timeline.
- Construction parking is to be on-site.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.
- Confirmed future land use designations for the immediate neighbourhood.
- Advised that the laneway currently has full movement access and there are no current plans for the laneway to be right-in and right-out only.
- The laneway will be monitored by staff as with any other such intersection between road and laneway.

There were no further comments

3. **Termination**

The Hearing was declared terminated at 6:50 p.m.

Mayor Basran

/acm

City Clerk