



City of Kelowna Public Hearing Minutes

Date:	Tuesday, July 16, 2019
Time:	6:00 pm
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine Dehart, Gail Given, Charlie Hodge, Mohini Singh, Luke Stack and Loyal Wooldridge
Members Absent	Councillors Ryan Donn and Brad Sieben
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Suburban & Rural Planning Manager, Dean Strachan; Legislative Coordinator (Confidential), Clint McKenzie

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. Individual Bylaw Submissions

2.1 Commerce Ave 1675-1677, Z19-0004 (BL11855) - Braemar Properties Ltd, Inc No BC1023360

Staff:

- Displayed a PowerPoint presentation summarizing the application.

Debra Williams, Gerald Bugera: Applicant, Owner

- Displayed a PowerPoint presentation
- The applicant noted the owner is an established business owner who currently operates several local liquor stores with over 100 employees.
- Reviewed the access and parking available.
- Displayed various views of the subject property. Windows will be frosted so people cannot view inside the store from outside.
- Displayed the proposed inside layout. Locked display cases will be used to display products.

- Reviewed the proposed security plan.
- Neighbourhood consultation was done in May and received positive feedback from most of the neighbours.

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 Benvoulin Ct 2175, Z18-0091 (BL11856) - Jabs Construction Ltd., Inc. No. BCoo60327

Councillor Stack declared a conflict of intent as his employer owns the two adjacent properties to the subject property and left the meeting at 6:15 p.m.

Staff:

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

Gary Tomporowski, Applicant

- Reviewed the variances required for parking.
- Provided an overview of the landscaping to be provided and indicated the plans are still in their infancy.
- Indicated there will be some changes in the number of one versus two- and three-bedroom units based on feedback from the neighbourhood.
- Feedback from the neighbourhood also indicated the neighbourhood is looking for something more modern.
- Responded to questions from Council.

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 returned to the meeting at 6:32 p.m.

3. Termination

The Hearing was declared terminated at 6:32 p.m.

Mayor Basran

City Clerk

/cm