



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, 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; Divisional Director, Planning & Development Services, Ryan Smith; Suburban & Rural Planning Manager, Dean Strachan Planning Manager, Laura Bentley; Planner Specialist, Adam Cseke; Planner, Lydia Korolchuk; Legislative Coordinator (Confidential), Clint McKenzie

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.
 - The City Clerk advised that no correspondence was received.

Shawn Oh, PC Urban Properties, Applicant

- Displayed a PowerPoint presentation.
- Commented that it is a unique site for industrial in an urban setting and that the building will set a precedent for future development in a transitional area. There will be significant landscaping not typically used in an industrial setting.
- Provided renderings of the proposed building and parking.
- Identified the project timeline.

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, St. Paul Street

Letters of Support:

Ray and Marge Accarias, St. Paul Place, Kelowna

The 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:

- Provided compliments on the working relationship with Development Planning.
- 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:

- Raised concerns with the proposed height of the structure.
- Raised concerns regarding the location and amount of parking being provided.
- Questioned which of the 3 surrounding roads will be designated as a collector road for the additional traffic.

Ed Hall, Applicant:

- 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.

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.

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:

- Looking forward to improving the neighbourhood.
- He is also one of the owners of the building.

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.

Mayor Basran

City Clerk

/cm