



City of Kelowna Public Hearing Minutes

Date:	Tuesday, May 12, 2020
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Mohini Singh and Luke Stack
Members Participating Remotely	Councillors Ryan Donn, Gail Given, Charlie Hodge and Brad Sieben and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 4:30 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 Gordon Dr 1171-1199 - TA19-0021 (BL12005) - Manhattan Properties Ltd., Inc No. 21606

Staff:

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

Birte Decloux, Urban Options Planning & Permits

- Displayed a Power Point Presentation summarizing the application.
- Spoke to neighbouring land uses on site with the small number of customer activity at those businesses.
- Spoke to the anticipated customer numbers and their frequency to the site.
- During the neighbourhood canvas there were no concerns apart from one neighbour.

- Spoke to concerns raised from one neighbour; discussed the site and noted that entrance and exit is being proposed off oh High Road and that there is plenty of space to provide a 2 way drive out as per the Zoning Bylaw; there are 16 stalls along the front along with one accessible parking space with an accessible walkway.
- In the future if there is movement and stores change and there needs to be more movement on the site there is an opportunity to go one way all around site.
- The Applicant is well established in the Kelowna market and have 2 other locations that have been around for some time.
- Available for questions.

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

Gallery:

Ken Sapriken, Coronation Avenue

- Opposed to this application.
- Raised concerns with traffic volume.
- Raised concerns with excessive traffic speeds and traffic speed statistics received from the RCMP.
- Raised concerns that there is an Elementary School within meters of this establishment.
- Responded to questions from Council.

Kelly Ojeman, High Road

- Noted that his driveway is directly across from the proposed entrance to this site.
- Raised concerns with the traffic flow, in particular the entrance and exit to this site.
- Raised concerns with increased traffic.
- Responded to questions from Council.

There were no further comments.

3. Termination

The Hearing was declared terminated at 4:55 p.m.

Mayor Basran

City Clerk

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