



City of Kelowna Public Hearing Minutes

Date:	Tuesday, August 9, 2016
Location:	Council Chamber City Hall, 1435 Water Street
Council Members Present:	Deputy Mayor Brad Sieben and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Luke Stack*
Members Absent	Mayor Colin Basran
Staff Present:	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Development Engineering Manager, Purvez Irani; and Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Deputy Mayor Sieben called the Hearing to order at 6:01 p.m.

Deputy Mayor Sieben 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.

Councillor Stack joined the meeting at 6:03 p.m.

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 July 26, 2016 and by being placed in the Kelowna Capital News issues on Friday July 29 and Wednesday August 3 and by sending out or otherwise delivering 151 statutory notices to the owners and occupiers of surrounding properties between July 26 and July 29.

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 1975 Kane Road, BL11261 (Z16-0026) - Terrance & Joan Raisanen

Staff:

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

The City Clerk advised that the following correspondence or petitions had been received:

Letter of Support/Concern:
Donna Harling, Whitman Rd

Letters of Concern:
William Bonn, Churchill Rd
Shirley Hooker, Witman Rd

Letters of Opposition:
Nel Dreger, Kane Rd
Suzanne McKay, Whitman Rd

Deputy Mayor Sieben invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Adam Cooper, Development Manager of Seymour Pacific Properties Ltd., Applicant

- Displayed a PowerPoint presentation summarizing the application
- Provided background information on companies Seymour Properties Development and sister company Broadstreet Properties and referenced their 30 years of experience across Canada.
- Believes they offer the best rental experience to clients as possible with high quality units.
- This development will have month-to-month leasing options, pet friendly buildings with a 24/7 call centre for assistance.
- Provided CMHC data regarding Kelowna's declining vacancy across most unit types.
- Displayed a map of the Glenmore Valley and noted all amenities within a short walking distance to the proposed building site.
- Spoke to the neighbourhood consultation process.
- Advised that the fifth storey is necessary in making this a successful rental property.
- Responded to questions from Council.

Gallery:

Ron Ecker, Valley Road

- Opposed to additional height of 5 storeys.
- Raised concerns with respect to parking.
- Raised concerns with increased southbound traffic volumes on Valley Road that will intensify with the additional vehicles from this development.
- Responded to questions from Council.

Steven Bonn, Terrace Drive

- Advised that family owns various nearby rental properties.
- Opposed to parking variances.
- Raised concerns that there currently is a lack of parking in the area.
- Opposed to the incentives the Developer may apply for; believes benefits received could pay for a larger parkade.
- Believes there is adequate land available for additional parking on site.
- Responded to questions from Council.

Emma Rantucci, Yates Road

- Raised concerns with lack of parking in the area.
- Opposed to parking variances.

William Bond, Churchill Road

- Owns some rental apartment buildings in the area.
- Spoke to incentives the Applicant could apply for and commented that the current zone will have a minimal tax rate.

Elmer Rantucci, Yates Road

- Not opposed to development however raised concerns with infrastructure and inadequate road network in Glenmore; need better access to the highway.
- Opposed to any parking variance.
- Responded to questions from Council.

Margaret Bowser, Valley Road

- Raised concern with increased traffic from this development.
- Raised concern with existing traffic volumes.
- Raised concern with traffic safety and significant amount of cyclists using this road network.
- Responded to questions from Council.

Adam Cooper, Applicant

- Have been working closely with City staff regarding traffic flow and traffic safety on Valley Road; the round-about and future improvements to the road should address concerns.
- Believes the City's parking requirements are outdated with respect to the number of parking stalls required and that a fewer stalls per unit regulation should be implemented.
- The City created incentive programs in order to deliver such projects as there's currently a rental housing challenge.
- Believes the development will not have a negative impact on parking in the neighbourhood.
- The application is asking for a 13% reduction in parking.

Staff:

- Spoke in general regarding tax incentive programs available to developers.
- Engineering staff have monitored existing traffic volumes and advise that traffic increase due to this application is minimal.
- Traffic safety measures would be part of this development.
- The Official Community Plan calls for a multi-family development on this site.
- Responded to questions from Council.

There were no further comments.

3.2 1555, 1547 & 1543 Bedford Avenue (now known as 1545 Bedford Avenue), BL11262 (Z16-0019) - Al Stober Construction Ltd.

Staff:

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

The City Clerk advised that the following correspondence or petitions had been received:

Letter of Concern:

Monica McArthur, Dunn St

Letter of Support/Concern:

Heather Brewer, Bedford Ave

Deputy Mayor Sieben invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Jim Meiklejohn, Applicant Architects

- Displayed a rendering and aerial photographs of the proposed development.

- Advised that the project is a four storey rental property.
- Spoke to the elevation and materials and commented that there are ground oriented units.
- Advised that underground parking is not possible due to the high water table.
- Spoke to the need for rental housing in Kelowna.
- Spoke to the requested variances and noted they are required in order to construct the development. Advised that 12 variances are quite minor: 3 are due to shared sites; 4 are due to parkade enclosed parking; 4 are due to minor parking design issues being stall count and size; 1 is due to road standard variance.
- Advised that the project has been worked on for 9 months.
- Responded to questions from Council.

Gallery:

Monica McArthur, Dunn Street

- Referenced correspondence that had been submitted requesting sidewalks.
- Believes the usage and density in the area warrant sidewalks and crosswalks and spoke to the challenges for pedestrians in the area.
- Believes that street parking worsens the situation and adds to pedestrian safety concerns.
- Believes that the number of variances requested is excessive.
- Spoke to the need for more greenspace.
- Responded to questions from Council.

Heather Brewer, Bedford Avenue

- Adjacent property owner that is directly impacted by this development.
- This development will have a significant impact on her quality of life.
- Raised concern with the proximity of the proposed parkade to her house and yard.
- Raised concerns with the impact on her privacy, noise level as well as visual impact.
- Responded to questions from Council.

There were no further comments.

4. Termination

Hearing was declared terminated at 8:12 p.m.

Mayor

City Clerk

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