



City of Kelowna Public Hearing Minutes

Date: Monday, November 29, 2016
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray*, Charlie Hodge, Brad Sieben, Councillor Mohini Singh and Luke Stack

Staff Present City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton*; Planner Specialist, Ross Soward*; Policy & Planning Department Manager, James Moore*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:04 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 November 15, 2016 and by being placed in the Kelowna Daily Courier issues on Friday, November 18, 2016 and Wednesday, November 23, 2016 and by sending out or otherwise delivering 41 statutory notices to the owners and occupiers of surrounding properties between November 15 and 18, 2016

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

Mayor advised that Items 3.2, 3.4, 3.5 and 3.6 have been deferred from the Public Hearing.

3.1 Civic Precinct Plan Policy Implementation

Staff:

- Displayed a PowerPoint Presentation summarizing the application and noted sites in the Precinct plan where height amendments would occur.
- Responded to questions from Council.

The Deputy City Clerk advised that no correspondence or petitions had been received.

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

Gallery:

Arlene Huxtable, Edgehill Avenue

- Disappointed that the RCMP site was not identified to expand the Community Theatre; believes the size of this community warrants a larger theatre to serve cultural needs.
- Suggested a larger Community Theatre with a rooftop restaurant for patrons to enjoy the lake view.
- Raised concern with the building heights being proposed.
- Believes the City of Vernon and Penticton are doing a better job with their Community Theatres and promoting culture.

Staff:

- Confirmed discussions through the planning process included a performing arts centre; there is an opportunity to expand the Community Theatre on the existing site and this has been identified as the best long term plan.
- Confirmed there is a placeholder for the expansion of the Theatre and staff will provide a feasibility study, however, there is no funding identified at this time.
- Confirmed that the proposed heights are identified as maximum building heights and there is no certainty the buildings will achieve maximum build out.
- Clarified the reconfiguration of the Art Walk through the existing RCMP site. The Theatre and RCMP are currently part of the same lot and will be subdivided.

3.2 C7 Zone Amendments and Harmonization

Item withdrawn from the Agenda.

3.3 875 & 885 Mayfair Road, Z16-0035 - 0872645 BC Ltd.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Deputy City Clerk advised that no correspondence or petitions had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.4 Infill Challenge Implementation

Deferred to the December 13, 2016 Public Hearing

3.5 Removal of Development Permit Areas

Deferred to the December 13, 2016 Public Hearing

3.6 Rezoning and Text Amendment – Infill Challenge

Deferred to the December 13, 2016 Public Hearing

4. Termination

The Hearing was declared terminated at 6:35 p.m.

Mayor

Deputy City Clerk

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