



City of Kelowna

Public Hearing

Minutes

Date: Tuesday, January 24, 2017
 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, Mohini Singh and Luke Stack

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Terry Barton; Community Planning Department Manager, Ryan Smith; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Real Estate Director, Derek Edstrom; Property Management Manager, Mike Olson; Planner, Adam Cseke; Deputy City Clerk, Karen Needham; and Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

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. 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 January 10, 2017 and by being placed in the Kelowna Daily Courier issues on Friday January 13 and Wednesday January 18, 2017 and by sending out or otherwise mailing 354 statutory notices to the owners and occupiers of surrounding on January 11, 2017.

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 2273-2275 Aberdeen St, BL11332 (Z16-0056) - Robert Anderson and Alexander Kramar

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:

Letters in Favour or Support:

Tim and Mandy deGroot, Aberdeen St.

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

Robert Anderson & Alex Kramer, Aberdeen Street, Applicants

- Purchased the property 2.5 years ago and the suite came with it.
- Advised there have been no complaints from neighbours regarding the suite or parking.
- The suite is very small and suitable only for a single tenant and is within walking distance to several amenities.
- This application is order to comply with city regulations.

No one from the gallery came forward.

There were no further comments.

3.2 Text Amendments, BL11333 (TA16-0005) - Carriage House Regulations & Secondary Suite Definition

Moved By Councillor Donn/Seconded By Councillor Hodge

R071/17/01/24 THAT Council defer Text Amendment No. TA16-0005 (BL11333) to the next Public Hearing, Tuesday, February 7, 2017 starting at 6:00 p.m. in Council Chambers.

Carried

Mayor Basran advised that Item 3.4 would be heard before Item 3.3.

3.4 1330 St. Paul St, BL11338, (Z16-0067) - Burro Developments Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters of Opposition or Concern:

Matt Cameron – CTO Holdings Ltd., Kelowna
Tina Wall-Friesen, Ellis Street
John Dickson, Ellis Street

Letters of Comment:

John Reidt, Ellis Street

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

Hans Neumann, Highland Drive N, Applicant

- Displayed a PowerPoint Presentation.
- Advised that the goal is to be consistent with the surrounding zoning and existing neighbourhood.

- The owners do not want any industrial use for this zone.
- The design is in flux and looking at addressing variances.

Gallery:

Megan O'Neill 1331 Ellis Street (1331)

- Lives directly opposite of this proposal.
- Raised concerns with laneway safety with both use and access.
- Believes the laneway needs to be replaced.
- Raised concern with current traffic as well as increased traffic this development would create.
- Preference would be for the building to not be constructed.

Ed Grifone, St. Paul Street

- Owner of nearby building.
- Raised concerns with the south orientation of the building negatively impacting their proposed 19 storey building and referenced lack of light and the decks in the building design that would face their building.
- Raised concern with the variances, in particular the parking reduction.
- Confirmed the zoning was alright but concerns are with respect to the Development Permit issues.
- Responded to questions from Council.

There were no further comments.

3.3 238 Queensway, BL11335 (OCP16-0026) & BL11336 (Z16-0074)- City of Kelowna

Councillor DeHart declared a conflict of interest due to her employment in the hotel industry, the fact that her employer collects the MRDT tax, and that a colleague is a member of the Tourism Kelowna Board and departed the meeting at 6:29 p.m.

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 and placed the list of names on ELMO. 91 support 202 opposed and 1 letter of comment.

Letters of Opposition or Concern:

Dee Capozzi, Cadder Avenue
 Clark Berry, Bernard Avenue (2)
 David Scott, Yates Road
 Kelowna South Central Association of Neighbourhoods, Bernard Avenue
 Pat Munro – KSAN Chairperson, Bernard Avenue
 Tony and Harmina Jansen, Quail Ridge Boulevard
 Don Henderson, Cameron Avenue
 Brent Warne, Athalmer Road
 Andrew Giffin, Long Ridge Drive
 Landon Bradshaw, Lawrence Avenue
 Anthony Krakau, Morrison Avenue
 Brian Harris, Glenview Avenue
 K. Trevor and Gail Wright, Bray Street
 Kevin McDowell, Spruceglen Drive
 Bill Edgington, Lexington Drive
 Craig Sanford, Magic Drive
 Bill Hedberg, Monashee Place
 George Sherwood, Durnin Road
 Vincent and Marie-Jeanne Fenton, Sexsmith Road
 Edward Davidson, Lillooet Crescent
 James Anderson, Gillard Drive
 Jim Henderson, Denali Court

Ken and Grace Stickland, Poplar Point Drive
Greg Carter, Turner Road
Bob Dow, Lawrence Avenue
Ryan Roussel, Turner Road
Neal and Avona Christiansen, Mappin Court
Pat Munro, Cadder Avenue
Joy Hlady, Glengarry Street
Al Harrison, Stillingfleet Road
Allan and Diane Dalsvaag, Windermere Road
Dave Russelle, Gallaghers Circle
Al Stewart, Old Okanagan Hwy, West Kelowna
Marie and Barrie Black, Valley Road S.
Ken Reid, Old Meadows Road
Robert Williams, Kelview Street
Marijke Henkemans, Gordon Drive
David Scott, Yates Road
Beatrice Monk, Durnin Road
Josine and Hans Kruiswyk, Lambert Avenue
Marsha and Conard Hales, Sheerwater Court
Glen Wood, Split Rail Place
R.W. Jefferies, Gordon Drive
K. Numminen, Knightsbridge Way
Roxann Bocking and Marlene Salyzyn, Raymer Avenue
Dick Duggan, Gallaghers Parkway
Tony and Gerdie Badior, Yates Road
Mike and Marg Frisque, Pearson Road
Hilary Maranda, Oxford Avenue
George and Kath Ferguson, Kelglen Crescent
Dana Howe, Glenmore Drive
Sue Cosquer, Lanfranco Road
Laurie Sweet, Gallagher's Forest South
Emma Dalsvaag, Patterson Avenue
Ian Crichton, Park Avenue
Walley Lightbody, Abbott Street
Fred Busby, Yates Road
Joyce and Sarah Mainland, Bertram Street
Dave Elliot, Lambert Lane
Buzz W Howie, Walker Road
Bill and Doreen DiPasquale, Mountain Avenue
Annette Howie, Walker Road
Myrna and Bill Nimmo, Rio Drive South
Carol Stein, Bird Place
Rob St. Onge, Creekside Road
Bill and Cindy Thompson, Casa Rio Drive
Helen Brown, Hughes Road
Susan J. McAllister, Burnell Court
Wayne Matthewson, Monashee Place
Stephanie Barnes, Fairway Crescent
Ken Cappos, Casorso Road
Wayne Matthewson, Monashee Place
Rose Lynch, Leon Avenue
M. Enns, Leon Avenue
Dixie Holmes, Eagle Drive
Debby Helf, Marshall Street
Larry McMillian, Valley Road
Karen Hodges, Camelia Road
Jason and Lorna Martin, Riley Court
Denise Scott, Celano Crescent

Avona Christiansen, Mappin Court
Zeeda Moilin, Valley Road
Barbara Coughlin, Kent Road
Marilea Sharpe, Speer Street
Chris Jennens, Pinecrest Lane
Cathy Jennens, Pinecrest Lane
Shannon Frank, Enterprise Way
D. Wishlow, Enterprise Way
Gail Osborn, Raymer Ave
D. Osborn, Raymer Ave
Dennis Matthews, Shaunna Road
C. Stack, Kensington Drive
Anne Matthews, Shaunna Road
Robert Stack, Kensington Drive
G. Barr, Kelglen Crescent
Carole Barr, Kelglen Crescent
Isabel Glover, Gordon Drive
C. Nelson, Yates Road
R.V. Carlson, Yates Road
E. Peddle, Enterprise Way
Jim White, Burtch Road
B. Alaric, Enterprise Way
R. Northrup, Enterprise Way
Denis Leblanc, Enterprise Way
Ralph Northrup, Enterprise Way
Murray Alaric, Enterprise Way
C.T. Polley, Yates Road
K. Polley, Yates Road
Kristal Polley, Yates Road
David Laing, Enterprise Way
Glenda Wielgosz, Enterprise Way
Susan Marshall, Enterprise Way
M. Hanson, Lodge Road
Marilea Sharpe, Speer Street
Len W Jordan, Lillooet Crescent
Siebe Kamstra, Scott Crescent, West Kelowna
Susan Robert, Abbott Street
Suzanne Warner, Burtch Road
John Wowk, Glenwood Avenue
Lindsay Perry, Wardlaw Avenue
Don Myles, East Kent Avenue, Vancouver
Lisa Murray, Cavell Place
Shirley Clarke, McDougall Street
James McMullan, Ellis Street (4)
Pamela Ward, Clifton Road North
Wally and Flo Rowney, Hayahsi Road
Richard C. Farvolden, Lawrence Avenue
Sherry Cote, Ryder Drive
Pat Munro, Bernard Avenue
J.E Hanayan, Guisahan Road
Rod Kyle, Stewart Road, West Kelowna
Brenda and Bruce Gillon, Glenmeadows Road
Karen Krout, Burtch Road
Michael W. Trethewey, Manhattan Drive
Colin Clark, McDonald Road
Joan Mathers, Ruston Road
Ted and Marian Grimwood, Deoksen Road
Linda Clark, Bankhead Crescent

Mike and Holly Bate, Abbott Street (count....138)
 Ray and Pat Putman, Truswell Road
 Hilary Maranda, Oxford Avenue
 Neil McKay, Cobble Crescent
 Alexander M. Campbell and J. Fleur Campbell, Cadder Avenue
 Kim Dodds, Liban Court
 Barbara Farvolden, Lawrence Ave
 Mike and Judy Whitaker, Sallows Road
 Shannon Croft, Whitman Road
 Adrian and Edna Reynaud, Peridot Crt.
 Michael, Michele, Trevor and Alicia Neill, Mosaic Books, Bernard Ave
 Ian Macpherson and Anne Ing, Sherwood Road
 Peter H. Wilson, Wintergreen Drive
 Tom Read, McBride Road
 Brian Kuroad, Bernard Avenue
 Lenore Rush, Stillingfleet Rd.
 Brenda Gloster, Coronado Crescent
 Judi Robson, O'Reilly Road
 Jean Githens, Pineridge Place, West Kelowna
 A.Janusas, Abbott Street
 Peter Harshenin, Houghton Road
 Peggy Williams, Mary Court
 Robin and Kathy MacMillian, Barrera Road
 N. Murray, 1410 Lombardy Square
 Jean and Jack Dangerfield, Rimrock Road
 Richard Drinnan, Greene Road
 Josie Barr and Marcel Levesque, Kaslo Court
 Chris Sonntag, Skeena Court
 Sandy MacKay, Francis Avenue
 Robert Cichocki, Kelglen Crescent
 Marilynne Elliott, Raymer Road
 Marguerite Berry – KSAN, Kelowna
 Anne Laurie, Abbott St.
 Neil Mallach, Stafford Road
 Dawn Meier, Mitchell Road
 R. Kim Meier, Mitchell Road
 Milton and Marianne Robinson, Lakeshore Road
 Jesse Fleming, Dehart Road
 Janet Smith, Truswell Road
 Joy Lambrick, Gordon Dr.
 Michael Griffin, Abbott Street
 Gwen Steele, Lambert Avenue
 Peter and Suzanne Woodward, Eldorado Rd.
 Randy Brown, Shadow Creeek Drive
 Heather Hollingworth, St. Paul Street
 Gwen Steele, Lambert Avenue
 Bob and Rachel Whitehead, Abbott Street
 Marguerite Berry – KSAN, Kelowna (2)
 Joyce Mainland, Bertram Street (Petition with 78 signatures)
 Ann Day, Gordon Dr.
 Cheryl Spelliscy, Sutherland Avenue
 Meredith Hahn, Bernard Avenue
 Norm and Lucille Mawhinney, Pine Valley Drive
 Jennifer Thompson, Gibson Road
 Val Attridge, Rosewood St. Burnaby
 Kenneth P. Cappos, Casorso Road
 Margaret-Ann Gfeller Walker Road
 Bruce Wilson, Crestview Road

Judy Stringer, Bernard Ave
 Lawrence Sianchuk, Denali Ct.
 Lori and Cal Filliol, Gallagher Court
 Maxine and Richard Gunoff, Glenmeadows Road
 Neil McBurnie, Bertram Street
 Gerald R. Gobolos, Mitchell Road
 Joseph Caruso, Rose Avenue
 Michael And Cathy Dillon, Cook Road

Letters of Comment:

Alli McNeill – McNeill Communications

Letters in Favour or Support:

Dustyn Baulkham, Glenwood Avenue
 Sonia Withers, Rutland Road South
 Karen Christiansen, Dickson Avenue
 Nikki Csek, Pandosy Street
 Ruth Olsen, Selkirk Drive
 Terry and Ruth Lamb, Carruthers Street
 Mercedes Wright, McClain Road
 Laura Gibbs, Farmers Drive
 Sean Blake, Martin Avenue
 Jeff Gibbs, Farmers Drive
 Stuart Klassen, Morrison Road
 Sean Coward – The Kelowna Motel Association, Cook Road
 Andrea McFadden, Takla Road
 Warren & Mavis Horsnell, Casorso Road
 Neil Schmidt – Tower Ranch Golf Club, Kelowna
 Tony Stewart – Quails' Gate, West Kelowna
 Angela McManus, Lequime Road
 Wayne Wilson, Bernard Avenue
 Jace ma, McKenzie Road
 Danny Coyne - Budget Car and Truck Rentals, Kelowna
 Greg Smart, Lanfranco Road
 Suzanne Nazareno - UBC Conference and Guest Accommodation, Kelowna
 Kathrin and Rolf von Andrian – Myra Canyon Adventure Park, 4675 June Springs Road
 Kelly Watt – Sandman Hotel Group, Kelowna
 Brent Lobson – Impark, Richter Street
 Amy Nunn - Prestige Hotels and Resorts, Abbott Street
 David Stephen, Cavell Place
 R. Michael Wynne – Mission Villas Retirement Community, Gordon Drive
 Ross and Alana Marrington – BCGolfguide.com Inc. – Woodridge Road
 Phyllis Legault, Casorso Road
 Ken Boyd, Old Meadows Road
 Maaik Ammerlaan, Teresa Road, Lake Country
 Amber Hall – WildPlay Element Park, Highway 33
 Douglas Goubault – JV Driver Investments, 82 Avenue, Leduc, Alberta
 Susanne Netz – SuNN Projects, Dilworth Drive
 Chris Gibson, Sunset Drive
 Jason Hallisey, Glengarry Street
 Jordan Coble, Okanagan Hwy
 Lynn Powell, Ufton Court
 James and Bianca Shaw, Twin Creek Place
 Roger Sellick, Mount Royal Drive
 Donna Faigaux, Powell Road
 Greg Salloum, Capozzi Road
 Janet Heavyside, Postill Lake Road
 Kevin Bennett – ZipZone Adventures Ltd., Brenda Mines Road, Peachland

Penny Bugera, Ackerman Road, Oyama
 Raghwa Gopal, Arbor View Drive
 Bill Keller, Whitman Road
 Cam McAlpine, Chute Lake Road
 Chris Pinkerton, Terrace Drive
 Gord Hotchkiss, Walker Drive
 Dr. Kyleen Myrah, High Road
 Tracey Fredrickson, Thayer Court
 Leanne Calderwood, Hyak Road
 Deena Lewis, Schaad Road
 Leona Smith, Cook Road
 Wilbur Turner, Mission Springs Drive
 Liz Klingbell, McCurdy Road East
 Lee Ranger, Quartz Cres.
 Jonathan Kadin, Lequime Road
 Laura MacLeod, Skeena Drive
 Linda Theberge, Long Ridge Drive
 Christa Park – The Royal Anne Hotel, Bernard Avenue
 Andy Stefansson – Pacific Restaurant Supply and Design House, Kelowna
 Christina Ferreira – Impact Events and Project Management Inc. Kelowna
 Randy Schueler – Schueler Group Benefits, St. Paul Street
 Patricia Leslie – Sandhill Winery, Richter Street
 Robin Durrant – Capri Insurance, Kelowna
 Michael Saufferer – Kelowna Inn & Suites, Kelowna
 Crystal Davidson, Walnut Street
 Rich Turley, Applebrooke Crescent
 Chris Bingham, Drummond Court
 Daniel Tassoni, Lakeshore Road
 Angela Nagy, GreenStep Solutions, Kelowna
 C. Morley Olsen, Selkirk Drive
 Bryan Pilbeam - Thompson Okanagan Tourism Association, Kelowna
 Dixie Styner, Stockwell Avenue (count....79), re: Rezoning for a New Vi
 Bill Barnes, Blackwood Drive, West Kelowna
 Tom Dyas – Kelowna Chamber of Commerce (Media Release)
 John Jacoby, Crosby Road
 Mark Filatow – Waterfront Wines, Kelowna
 Christopher Greenway, Lequime Rd.
 David and Sharon McGowan, St Paul St.
 Clarissa Pruden, Lake City Casino, Water Street
 Sarah Wallace, Celano Crescent
 Matt McSweeney, St. Paul Street
 Kristi and James Caldwell – Caldwell Heritage Farm, Kelowna
 Jenny McAlpine – Jenny McApline Weddings, Kelowna
 Penny Venables, Lanfranco Road
 Erin Sivucha, Glenburn Street
 Matt Crowell, Cawston Avenue

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

Nancy Cameron, Tourism Kelowna, Applicant

- Displayed a PowerPoint Presentation, re: Rezoning for a New Visitor Centre
 - Construction costs will be 2.8 million paid for by Tourism Kelowna with combination of borrowing and fundraising.
 - Environmental and Geotech costs paid for by Tourism Kelowna.
 - Spoke to the Economic Role of Visitor Centres.
 - Advised that in 2016, residents compiled 23% of the users of the Visitor Centre.

- Spoke to the reasons for relocating and noted highway centres across North America, including Kelowna, are experiencing rapid declines and represents a lost economic opportunity for Kelowna.
- Walk-ins to Centres in primary tourist districts are growing.
- Provided benefits of this location:
 - o Centre will create a lake side promenade where people can walk continuously along the lake.
 - o Sitting area surrounding the building will encourage people to gather.
 - o Centre will be open year-round and for long hours, including evenings, Spring through Fall.
 - o Area will always be activated and more safe which is particularly valuable in the non-peak months.
 - o The Centre will have clean public washrooms paid for and maintained by Tourism Kelowna.
 - o Will be available for community members and organizations to rent for special function and fund raising events.
- Built largely of glass so that it is transparent in many places; people will see through the building to the lake.
- Responded to questions from Council.

Gallery:

Kristi Caldwell, Goodison Road

- In support of this application.
- Believes the location presented is the best location.
- Resident and small farm business owner.
- Believes that the Tourism Centre is important to inform visitors of their business.

Peggy Athans, Executive Director of Downtown Kelowna Association (DKA)

- The DKA fully supports this application and the Visitor Centre in this location.
- Believes this is a critical piece to assist the greater number of residents and visitors to our community.
- Believes there is a need for a functional space to display brochures and to speak with staff directly for a one on one connection.
- Believes there is a great need for public washrooms on the waterfront which will take the burden off of business owners

Celina Manson, Manhattan Drive

- Local business owner for the past 25 years and invested in this community.
- Believes there is a need for an upgraded Visitor Centre but not in this location.
- Raised concern with the height of the building and lack of parking downtown.
- Opposed to any building on this site.

Ian Palmer, Address not provided

- Supports Tourism Kelowna but not in this location.
- The Tourism Kelowna Board represents corporations and am against a building that would support corporate entities.
- This land should be parkland for the citizens.

Tracey Fredrickson, Thayer Court

- Resident for 27 years.
- In support of this application and the location for the Visitor Centre.
- Supportive of pedestrian focus and a shift away from vehicle focus.
- Access to public washrooms is positive to residents and visitors for safety and cleanliness.

Ezra Cipes, Guisachan Road

- Resident since 1986.
- Speaking as a resident and Summerhill Winery owner.
- In support of this application and Visitor Centre location.
- Believes Tourism Kelowna is not a business but rather a destination marketing organization.
- Believes this will be a great amenity in the park for everyone.

Peter Robin, McTavish Road

- Believes the waterfront is an important public amenity and not an appropriate location for this use.
- Opposed to this application.
- Believes this should be called a business promotion centre.
- Raised concern with lack of parking.

Bruce Taylor, Tronson Court

- Resident for 35 years.
- Tourism volunteer for the past 7 years at Kelowna Airport.
- Supporter of Tourism Kelowna and support this application and location.
- Believes face to face interaction with guests is the best way to satisfy their needs.

Gord Marshall, Arab Road

- Resident for 20 years.
- Opposed to the Visitor Centre in this location.
- Raised concern and questions the statistics of potential foot passengers provided by Tourism Kelowna.
- Opposed to anything being built on public park land.

Patrick Gramiak, Mountain Avenue

- Operates an RV Park in Lake Country and is President of BC Lodging and Campgrounds Association.
- Supports this application and location.
- RV'ers no longer stop by tourism centres to gather information on what to do.
- Responded to questions from Council

Ed Laverock, Merlot Way

- Festivals Kelowna Board President.
- Supports this application and location.
- Believes Tourism Kelowna would enhance Festivals Kelowna efforts in the downtown area.

Don Henderson, Cameron Avenue

- Believes the Tourism Kelowna facility could easily be located elsewhere in the downtown core.
- Questioned statistics of tourism spending and whether building financing is the best use of Tourism Kelowna funds.
- Spoke to other tourist centres in San Francisco, CA where they cannot afford to be on the main street and Victoria, BC where visitors have dropped 50% in the last 8 years.
- Cannot understand why Tourism Kelowna is moving forward with this application at this location.
- Believes this land should be preserved as a park.
- Opposed to this application.

Kevin Edgecombe, Edgecombe Builders Owner

- In-coming UDI President however speaking as a resident and not on behalf of UDI.
- Supports the application and the location.
- Believes pedestrian traffic is a key component and the facility an amenity to the park as the Zamboni Building is an amenity to the Stuart Park skating rink.

Bill Barns, Blackwood Drive West Kelowna

- In support of the application and the location.
- Owner of Kelowna based business since 1999.
- Referenced previously submitted correspondence of support.
- Believes the Visitor Centre will service many visitors and assist many businesses.

Lisa Stephenson, Cavell Place

- Resident for 24 years.
- Supports the application and the location.
- Supportive of the building design.

- Believes the Visitor Centre will become a landmark and natural meeting place.
- Believes it will have a positive impact on employment and the tourism industry.

Sean Coward, President of Hotel and Motel Association.

- The Association is in support of this application and location.
- Believes there is a need for a modern Visitor Centre.
- Guests book in advance and no longer need a highway centre to direct them.
- Guests want to hear from a trusted source that what they see on line is legitimate.
- A Visitor Centre engages and helps visitors with a personal experience.

Terry Schneider, President Prestige Hotel and Resorts

- In support of the application and location.
- Believes highway visitor centres are a thing of the past.
- Attended the Open House for this application and impressed with the building concept and believes it will be a focal point of the city.

Rebecca Leibow, Manager for Kelowna Tickets

- In support of the application and location.
- Believes this new Visitor Centre will help small companies who depend on Tourism Kelowna to promote their businesses.

Jeff Robinson, Woodcrest Court

- Kelowna Chamber of Commerce President.
- In support of this application and the location.
- Believes a modern tourist facility downtown will help the community and improve the visitor experience.

Calvin Lechner, Highland Drive North

- Representative of Troika Developments.
- In support of this application and the location.
- Believes the visitor centre concept plan was intelligently designed.
- Believes the new visitor centre is needed to promote the city.

Resident, Baron Road

- Small business operator.
- Tourism Kelowna is vital to their successful business operation.
- In support of the application and the location.

Diana Varga, Penticton BC

- Former Kelowna resident currently living in Penticton.
- Opposed to the application and development of the waterfront.
- Not against a tourism facility however against giving up parkland for this building.
- Spoke to the destination marketing mandate of Tourism Kelowna and that this use would turn the site into a commercial entity with on-site merchandising.
- Raised questions and concerns with the proposed zone and whether this application fits into any of the proposed zoning principle uses.
- Suggested the bylaws before Council are not legal as the application does not fit the OCP nor the Zoning Bylaw.

Ken Cappos, Casorso Road

- Made reference to previously submitted correspondence.
- Opposed to this application.
- Believes there are many other alternatives for this visitor centre.
- Raised comments on Council member conflicts with this application.
- Stated statistics that those opposed outnumber those in favour by a ratio of 22 to 1.
- Requested that Council table this application until the October 2018 election and put the question to a referendum.
- Suggested the tourism centre could be located elsewhere in the downtown area.

Robert Mellalieu, Webber Road, West Kelowna

- Interim Regional Representative, BC Green Party
- Opposed to the application and the use of parkland for a visitor centre.
- Stated that Council has failed at representing the public and interests of the citizens who elected them.
- Referenced the Simpson Covenant and its intent.
- Suggested Council was not doing anything about the homeless.

Wayne Matthewson, Monashee Place

- Opposed to the application and the location.
- Raised concerns with the poor methodology behind the Tourism Kelowna survey and is skeptical of the results.

Michael J. Ballingall, Redgewood Road

- Resident since 1982.
- In support of the application and location.
- Believes this beautiful building will add to the destination experience.

Bill Walraven, Silverberry Road

- Opposed to the location and size of the building being proposed.
- Asked Council to reconsider this application.
- Understands the wishes of Tourism Kelowna to be closer to the people but does not want to see another waterfront parkland lost.
- Believes there is commercial space on Bernard Avenue to enable Tourism Kelowna to be closer to the people.

Chelsea Managle, Casorso Road

- Resident and Okanagan College Business student.
- In support of the application and location.
- Believes Tourism Kelowna will create job opportunities.

Dustyn Baulkham, Glenwood Avenue

- President, Okanagan Pride
- In support of the application and location.
- Tourism Kelowna brings many large event to the city and the downtown location will help delegates to get out into the city.

The meeting recessed at 9:04 p.m.

The meeting reconvened at 9:16 p.m.

Heather Whittaker, Clifton Road

- Was uncertain about this application but based on what was heard now believes this is a good idea.
- In support of the application and the location.
- Believes this will be an improvement on the parking lot that is currently there.
- Encourages more walking and less driving.

Andrea McFadden, Takla Road

- Owner of Okanagan Lavender Herb Farm.
- In support of the application and location.
- Believes tourism is critical to our economy.
- Believes this will improve safety between Stuart and Kerry Parks.

George Barns, Resident

- Resident since 1958.
- Retired architect and former Chair of the Advisory Planning Committee.
- Opposed to a building in a public space.

- Believes there are spaces in other buildings that Tourism Kelowna could use.

Richard Ainsworth, Sandstone Community Gordon Drive

- Believes this application is creating a dangerous precedent.
- Opposed to this location.
- In support of some kind of tourism facility but not in this location.

Amber Nedelec, Wardlaw Avenue

- Suggested this Public Hearing should have been in a larger venue and at an earlier start time.
- Questioned the justification of rezoning our parkland for a tourist building and stated that residents would not use the building.
- Believes this site should remain park.
- Not against a tourist office but not on the parks and beach fronts.
- Should recognize we are on unceded First Nation lands.

Clarissa Pruden, Water Street

- Lake City Casinos General Manager
- In support of the application and the location.
- Commented that Tourism Kelowna employs our residents.

Ann Laurie, Abbott Street

- Opposed to any more waterfront buildings.
- Opposed to the application and location.
- This building will block the view through to the lake from Queensway.
- Agreed that a new Visitor Centre is needed downtown but not in this location.

Sherry Chung, Ethel Street

- Believes there needs to be compromise in our city growth.
- The current use is a parking lot which is not good land use.
- Agrees that there is a need for an updated and relocated tourism centre.

Bob Hayes, Mountainview Street

- Resident for 62 years.
- Opposed to this application and location.
- Agrees there is a need for a new and modern tourism facility located downtown but not on a lakefront.
- Believes there are available spaces on Bernard Avenue to rent for the centre.
- Raised concern with lack of parking and washroom access.
- Raised concern with the proposed building height and the impact on the lake view.
- Would like to see Kerry park re-developed with trees and benches added.

Richard Wensink, Blondeaux Crescent

- Raised concern with rezoning the site from park to institutional.
- Believes there are other locations downtown that the tourism facility could operate.
- Opposed to this application and the location.

Joyce Mainland, Bernard Avenue

- Opposed to this application and the location.
- Agreed that there is a need for a new, modern tourism facility but believes there are other suitable locations downtown.
- Responded to questions from Council.

Julie Daniels, Glenmore Drive

- Raised concerns with the venue and time the Public Hearing began and noted that some elderly and disabled citizens had to leave.
- Opposed to this application and the location; believes there are many vacancies on Bernard Avenue that could be used for this visitor centre.

- Read from a letter composed by Richard Drinnan that had been previously published in one of the local newspapers noting his reasons for opposing this application and location.

Walley Lightbody, Abbott Street

- Opposed to this application and the location.
- The waterfront and parkland are jewels to Kelowna and no buildings should be placed on the shoreline.
- Made comment on the Public Hearing for the CD21 zone which was defeated by the citizens.
- Made comment to the Simpson Covenant supported by the Courts.

Angela McManus, Lequime Road

- In support of the application and the location.
- Supports public access to and along the waterfront.

Andre Blanleil, West Kelowna

- In support of the application and location.
- Believes this is a welcoming and interactive space that would benefit from having a tourism facility located on it.
- Spoke to the important role tourism provides in the local economy.

Tom Read, McBride Road

- Opposed to the application and the location.
- Does not want a change to the present land use.
- Recommended a referendum be held regarding this building.

Leslie Jean Cagnoni, Mountain Avenue

- Opposed to the application and the location.
- Opposed to any development on park land.
- Recommended a different location be found.

Wes Kemet, Rowcliffe Avenue

- Opposed to the application and the location.
- Raised concern with the hidden city costs and lack of information on these costs.
- Raised concern that Council is committing an illegal act with putting this development on parkland.
- Raised concern with the height of the proposed building and it blocking the lake view.
- Made comment on various issues not pertaining to this application.

Frank Motchco, Resident

- Opposed to the application and the location.
- The Queensway jetty is one of the last remaining open pieces of vacant park land and should remain.
- There are many here this evening that are business oriented with vested interests.

Jim McMullen, Ellis Street

- Opposed to the application and the location.
- Agreed that there is a need for a new and modern tourism facility but not in this location.
- Raised concerns with the total costs of the project and claimed the City would have to pay \$10 million.
- Displayed costs and figures supporting his claims on the ELMO.
- Raised concerns that 4 members of Council are each in an undeclared conflict of interest.

The Mayor and City Clerk each made comments on conflict of interest provisions in the Community Charter and stated the conflicts claimed by Mr. McMullen are unfounded.

Gary Athans, Tulameen Road

- Lifetime Resident.
- Is in support of a Tourism Centre downtown and suggested the site near the old aquatic centre in the City Park area.
- Opposed to the proposed location of this facility.

Daniel Bibby, Applicant, Tourism Kelowna Chair, in response to questions from the Gallery

- Believes the facility will animate the walkway and create a safe area.
- The goal is to improve access to the waterfront
- Believes the parking lot disconnects the two green spaces and will now activate it and transform into a place for people and sees this as a benefit.
- Believes this facility will be an international draw to the city.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 10:31 p.m.

Mayor

/acm

City Clerk

DRAFT