



## City of Kelowna Public Hearing Minutes

Date: Tuesday, June 27, 2017  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillor 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, Community Planning Department Manager, Ryan Smith; Suburban & Rural Planning Manager, Todd Cashin\*; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Legislative Coordinator (Confidential), Arlene McClelland

(\* denotes partial attendance)

### 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 13, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, June 16, 2017 and Wednesday, June 21, 2017 and by sending out or otherwise mailing 752 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 13, 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

3.1 861 Rose Ave, Z17-0012 (BL11411) - Pillar West Developments Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited 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.

Ken Capos, Casorso Road

- Comments made will apply to all three applications on Rose Avenue.
- Raised concern with the existing density and believes the area is overdeveloped.
- Raised concern with traffic congestion and pedestrian safety.
- Questioned whether these developments are merely cash grabs by the owners.

There were no further comments.

### **3.2 775 Rose Ave, Z17-0013 (BL11412) - Wes and Tammy Jones**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited 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.

Gallery:

Ken Capos, Casorso Road

- Comments made apply to all three applications on Rose Avenue.
- This proposed application is in my neighbourhood.
- The adjacent areas to the south, east and north already house very large structures.
- Raised concerns with density, increased vehicles and traffic impacts.

Sid Molenaar, Applicant

- Canvassed the neighbourhood and did not receive any opposition; neighbours expressed that they loved the design.

There were no further comments.

Mayor Basran advised that Item 3.4 would be heard next.

### **3.4 815 Rose Ave - Z16-0022 (BL11416) - Paul Neufeld and Douglas Kirk**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited 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.

Gallery:

Ken Capos, Casorso Road

- Comments made apply to all three applications on Rose Avenue.
- Spoke to four area neighbours most affected who raised concerns and are opposed to this application.
- There are already higher density homes in the immediate area.
- Raised concerns with density and traffic impacts.
- Suggested that it would be nice if some of these applications were for students or social housing at a reduced monthly rent.

There were no further comments.

**3-3 300 & 310 Dougall Rd N, Z17-0014 (BL11413) - Nadeem Hussain**

Staff:

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

The City Clerk advised that no correspondence had been received.

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

Keith Funk, New Town Planning, Applicant

- Displayed a PowerPoint Presentation, re: Mixed Use Corner – Dougall Road & McIntosh Road
- Commented that the C<sub>4</sub> zone complies with the Official Community Plan forecast.
- The laneway will be closed at McIntosh Road to provide a safer public interface.
- Made comment on the developer's obligation for improvements and the obligations of the gas tax funds upgrades.
- Very pleased with the design interaction with staff.

No one from the gallery came forward.

There were no further comments.

**3-5 614 Barnaby Rd, Z16-0070 (BL11417) - Brent Hancock and Whitney Smith**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

**Letters in Support:**

Dr. Rafael Perini, Lakeshore Pl  
Ruth & Bruce Benedict, Barnaby Rd  
Chris & Nicole Thomson, Barnaby Rd

Mayor Basran invited 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.



**3.6 1700 & 1638 Tower Ranch Blvd, OCP16-0005 (BL11418) & Z16-0078 (BL11419) - Emil Anderson Construction Inc. 0935343 BC Ltd**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited 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.

**3.7 1420 Inkar Rd, Z17-0008 (BL11420) - Bruno and Christine Cloutier**

Staff:

- Displayed Map Viewer on the City's website identifying the subject property and an OCP Map of the area.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited 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.

Gallery:

Ken Capos, Casorso Road

- Recommended that there be a social housing development fee in the future.
- No objection to this application.

There were no further comments.

**3.8 1360 Belaire Ave, Z17-0023 (BL11421) - Gurpreet Pannu**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

**Letters in Support:**

Bob Ens (Okanagan Halfway House Society, Chandler St)  
Tom Smithwick, (Freedom's Door, Centennial Cres)

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

Keith Funk, New Town Planning, Applicant

- Displayed a PowerPoint Presentation, re: Attainable Infill Housing
- Each neighbouring property hosts Transition/Recovery Home and confirmed that neither property owner is interested in selling their property to create a larger land assembly.

- The project proposal supports various Council Policy objectives contained in the OCP and provides the following:
  - o 17 affordable households;
  - o 16 rental homes and a caretaker's unit;
  - o Micro suite dwellings with balconies and terraces
  - o Energy and water conservation standards.
- Spoke to the floor area ratio vs. households/Ha for determining density.
- The proposal meets the RM5 requirement without variances.
- The proposal is supported by abutting neighbours.
- This is a unique opportunity to build low cost affordable housing that is sustainable.
- Responded to questions from Council.

Gallery:

Ken Capos, Casorso Road

- Compliments to the Applicant and Planners on this application.
- Believes this area is most eclectic in the City.
- While generally opposed to increased density and development, am supportive of social housing initiatives.
- As there is public transportation nearby suggested that there be no parking for tenants.
- Believes similar projects to this one should be looked into but in a different neighbourhood.

Darren Schlepp, Resident

- Believes that the benefits of this project outweigh density concerns raised by staff.

Keith Funk, New Town Planning, Applicant

- Confirmed this proposal is close to transit.
- Available for further questions.

There were no further comments.

**3.9 2446 Harvard Rd, Z17-0011 (BL11422) - Wayne and Denise Henney**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited 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.

**3.10 1187 Sunset Dr, Z16-0077(BL11423) - Sunset Drive Properties Ltd**

Staff:

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

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

**Letters of Concern:**

Adinet Lock and Clare Koning, Sunset Drive



Glenn Martin, Sunset Drive

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

Henry Bereznicki, McKinley Beach and Don Kasian, Applicant

- Introduced the Applicant team.
- Spoke to the insight behind the design.
- Displayed a PowerPoint Presentation, re: ONE Okanagan Urban
- The project direction received from the client was Okanagan Urban blending world class design and components for the community and residents.
- Made comment on materials and forms that are very urban looking as well as colour pallets, lighting and transparency from indoor and outdoor.
- Spoke to outdoor amenities including fully landscaped area, pool and pool deck.
- The length of the perimeter on Sunset Drive, Ellis and Water Street is all ground level streetscaping; intention is to make this a very interesting place for retailers.
- Provided many setbacks and will be attractive for people to walk around the site.
- Both towers are strategically placed and are taller and thinner with many view corridors.
- The towers will be sculptural and different heights which is more attractive than being identical.
- Available for any questions.

Gallery:

Daniel Jameson, Raymer Street

- Speaking on behalf of a relative who lives on Sunset Drive.
- Supportive of the development in general but raised concerns regarding guest parking.
- Raised concern with the fate of the marmots who reside on site and suggested they be relocated rather than exterminated.

Glenn Martin, Sunset Drive

- Spoke to correspondence previous submitted.
- The topic of development in this area was discussed at a recent strata meeting.
- Raised concerns with parking and access.
- Had asked for a parking study from the developer but notes there is now one in the agenda package.
- There are some concerns regarding height and shadowing.
- The Strata would like to work with the developer and the City to identify and resolve any issues.

There were no further comments.

**3.11 4975 Buckhaven Ct, OCP16-0017 (BL11424) and Z16-0058 (BL11425)- Vincent and Pamela Blaskovich**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Dave Lange, Land Manager of the Project, Applicant

- Displayed a PowerPoint Presentation summarizing the proposal.
- Provided comment on area development and site context.
- With plan refinement and lot line adjustment the net result is benefit of park space.
- The plan conforms with the Official Community Plan and Area Structure Plan with the road and trail systems and land use coinciding from those documents.

No one from the gallery came forward.

There were no further comments.

**3.12 437 Bay Ave, TA17-0007 (BL11428)- Carbon Capture Mini Storage**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Carlo DiStefano, Jaud Architecture

- Displayed a PowerPoint Presentation re: EcoLock Self Storage
- Spoke to the different land uses in the I4 and I2 zones and commented that Ellis Street reflects diversity.
- Spoke to the potential customer base and use of self-storage within the site.
- Spoke to the environmental stewardship and green design aspects of the project.

No one from the gallery came forward.

There were no further comments.

Council:

- Inquired as to modifying staff report recommendation for Item 3.3.

**4. Termination**

The Hearing was declared terminated at 8:26 p.m.

Mayor

/acm

  
City Clerk