# City of Kelowna
## Public Hearing
## Minutes

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| Date: | Tuesday, October 17, 2017 |
| Location: | Council Chamber<br>City Hall, 1435 Water Street |
| Members Present | Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given Tracy Gray*, Brad Sieben, Mohini Singh and Luke Stack |
| Members Absent | Councillor Charlie Hodge |
| Staff Present | City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton; Community Planning Department Manager, Ryan Smith; Suburban & Rural Planning Manager, Todd Cashin; Community Planning Supervisor, Lindsey Ganczar; 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, October 3, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, October 6 and Wednesday, October 11, 2017 and by sending out or otherwise mailing 113 statutory notices to the owners and occupiers of surrounding properties on Tuesday, October 3, 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**

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### 3.1 4629 Lakeshore Rd, Amendment to HRA17-0001 (BL11478) - City of Kelowna and JEM HTB Properties Inc.

Staff:
- Provided a summary of 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.

No one from the Gallery came forward.

There were no further comments

### 3.2 2825 Richter St, Z17-0057 (BL11479) - 1018545 BC Ltd

Councillor Gray declared a conflict of interest as she resides in the notification area and departed the meeting at 6:07 p.m.

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

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

**Letters of Comment:**
Ken Cappos, Casorso Road

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

Councillor Gray rejoined the meeting at 6:12 p.m.

### 3.3 1065 & 1075 Leathead Rd and 500 Fleming Rd, Z17-0040 (BL11486) - Balkar Gosal, Ranjit Heer and Satwinder and Amarjit Dhesi

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.

Jesse Alexander, New Town Architecture, Applicant
- Commented that staff provided a great presentation and there wasn't a lot more information to provide.
- Displayed a PowerPoint Presentation, re: Urban Park Townhomes.
- Displayed photographs of the proposed project and noted the location on Leathead and Fleming Roads.

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- Spoke to the OCP Future Land Use Designation being Multiple Unit Residential (medium density) and the current RU1 zoning and the proposed RM4 zoning, Transitional Low Density Housing, as well the surrounding context.
- The project proposal consists of 36 townhome units of 5 rows and confirmed vehicular access is off of Fleming Road.
- The design of the buildings is contemporary with sharp clean lines using quality materials and large windows.
- Spoke to the amenities on site including community gardens, a park with seating areas and landscaped areas in the centre of the site, all units are ground oriented with courtyards, as well visitor parking.
- Spoke to benefits of the proposed project:
    - The project is sensitive to the surrounding community;
    - There are no variances being sought;
    - Consistent with OCP Future Land Use Designation;
    - Providing some on-site amenities, i.e. parks and community gardens;
    - Believes this is a key corner for redevelopment.

No one from the Gallery came forward.

There were no further comments

**4. Termination**

The Hearing was declared terminated at 6:22 p.m.

Mayor

City Clerk

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