

Public HearingOctober 31, 2000

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, October 31, 2000.

Council members in attendance were: Mayor Walter Gray, Councillors R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd.

Council members absent: Councillor A.F. Blanleil.

Staff members in attendance were: Acting-City Manager/Director of Planning & Development Services, R.L. Mattiussi; City Clerk, D.L. Shipclark; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

1. Mayor Gray called the Hearing to order at 7:00 p.m.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna Official Community Plan (1994-2013) Bylaw No. 7600" 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.

The City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on October 12, 2000, and by being placed in the Kelowna Daily Courier issues of October 23 & 24, 2000, and in the Kelowna Capital News issue of October 22, 2000, and by sending out or otherwise delivering 312 letters to the owners and occupiers of surrounding properties on October 12, 2000

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8605 (Z00-1043) - Judith, John & Hazel Varey (Len Rubeniuk) – 4379 Gordon Drive - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, D.L. 358, O.D.Y.D., Plan 21365, located on Gordon Drive, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone in order to allow development of the site for uses permitted in the RU1s zone.

Staff:

- The applicant is proposing to remove the existing garage and storage shed at the rear of the property and construct a new accessory building with a secondary suite along with some deck space and storage area.
- The applicant has provided evidence of support from property owners in the area.
- A turn around area will have to be provided on-site so vehicles do not have to back out onto Gordon Drive. That and other issues will be dealt with through the Building Permit process.

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

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

The applicant indicated he had nothing to add at this time.

There were no further comments.

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- (b) Bylaw No. 8609 (TA00-004) - To add the CD14 - Comprehensive High Tech Business Campus zone to City of Kelowna Zoning Bylaw No. 8000 to provide for development of high tech research and high tech product design services in conjunction with complementary uses within a planned business campus.

Mayor Gray advised that this item would be presented concurrently with the next item on the agenda since both relate to the same development.

- (c) Bylaw No. 8610 (OCP00-008, Z00-1020 and Discharge a Portion of Land Use Contract 76-1054 and Land Use Contract 71-1) - Al Stober Construction and Parklane Auto and R.V. Sales Ltd. (Water Street Architecture - Doug Lane) – 1621 & 1717 Harvey Avenue and 1624 Dickson Avenue - THAT Map 15.1 – General Future Land Use of Schedule “A” of the Kelowna Official Community Plan (1994 – 2013) Bylaw No. 7600 be amended by changing the Future Land Use designation of; Lot A, District Lot 129, O.D.Y.D. Plan 2742, located on Harvey Avenue Kelowna B.C., from Commercial to Comprehensive Development Project as shown on Map “A” attached to the report of the Planning and Development Services Department dated September 27, 2000;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding the CD14 – Comprehensive High Tech Business Campus zone to Schedule “B” of Zoning Bylaw 8000 as outlined in Schedule “B” attached to the report of the Planning and Development Services Department dated September 27, 2000;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by text amendment adding reference to the CD14 – Comprehensive High Tech Business Campus zone to the section of Zoning Bylaw 8000 as outlined in Schedule “C” attached to the report of the Planning and Development Services Department dated September 27, 2000;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding the new definitions to the section of Zoning Bylaw 8000 as outlined in Schedule “D” attached to the report of the Planning and Development Services Department dated September 27, 2000;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, D.L. 129, O.D.Y.D., Plan 2742, located on Harvey Avenue, Kelowna, B.C., from the C10 – Service Commercial zone to the CD14 – Comprehensive High Tech Business Campus zone in order to allow development of the site for uses permitted in the CD14 zone.

Staff:

- The CD14 zone is being created to facilitate the development of a high tech business campus. Schedules attached to the bylaw will lay out how the site is to be developed.
- The applicant proposes to develop the site in two phases. Phase 1 would consist of a 6-storey office building, the perimeter landscaping and related parking. Phase 2 proposes a 4-storey building with potential for a residential component.
- The site would be accessed from Dickson Avenue which will be extended to the west boundary of the subject property.
- The application also involves a boundary adjustment to square off the property line. The portions of property being acquired to facilitate the boundary adjustment are under two separate Land Use Contracts which will be quit claimed from the portions of land being consolidated with the subject property but which will remain on the parcel remainders.

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

- letter from Robert Fine, Executive Director, Economic Development Commission
- letter from Al Hildebrandt, CEO, Achievers Choice Technologies
- letter from Thomas Taylor, President and CTO, Workfire.com
- letter from Marlene McCallum, Vice President Administration & Finance, Okanagan University College
- letter from John Kingsmill, Vice President, Legal, Identec Solutions Inc.

All in support on the basis that the proposed development would provide the physical infrastructure needed to support development of high technology industry in Kelowna.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Mark Stober, applicant:

- Kelowna presently lacks a high tech focal point.
- Technology related industry will be tremendous benefit to Kelowna.

Tim Draper, on behalf of Robert Fine, Economic Development Commission:

- The proposed development would enhance the ability to market this area as a high technology centre.

Tom Taylor, founder of Woodfire.com:

- Relocating his business to Kelowna and proposing to occupy about 25,000 sq. ft. of the proposed development.

Doug Lane, Project Architect:

- Classical style of architecture, simple with no add-on ornamentation, intended to accommodate the workforce proposed.

#### 4. TERMINATION:

The Hearing was declared terminated at 7:42 p.m.

Certified Correct:

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Mayor

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City Clerk

BLH/bn