



## City of Kelowna Public Hearing Minutes

Date: Tuesday, July 16, 2013  
Location: Council Chamber  
City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack and Gerry Zimmermann

Council Members Absent: Councillor Andre Blanleil

Staff Present: Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Manager, Urban Planning, Danielle Noble; Council Recording Secretary, Sandi Horning

(\* denotes partial attendance)

### 1. Call to Order

Mayor Gray called the Hearing to order at 6:01 p.m.

Mayor Gray 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 of City Hall on July 2, 2013 and by being placed in the Kelowna Capital News issues of July 5, 2013 and July 9, 2013, and by sending out or otherwise delivering 486 letters to the owners and occupiers of surrounding properties between July 2, 2013 and July 5, 2013.

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. Bylaw No. 10843 (OCP13-0006) & Bylaw No. 10844 (Z13-0007) - 3503 & 3505 Lakeshore Road, 602, 610, 620, 630 & 640 Swordy Road and 3510 Landie Road, Northern Lights Land Development Corporation

Staff:

- Summarized the application before Council;

The City Clerk advised that no correspondence and/or petitions have been received.

Mayor Gray invited the Applicant, and anyone in the public gallery who deemed themselves affected by the proposed application to come forward, followed by comments from Council. The Applicant was present, but did not have anything further to add to staff's comments.

Gallery:

Matt Brisco, 925 Morrison Avenue

- In favour of the Official Community Plan amendment and rezoning.
- Likes all aspects of the proposal and believes that the development will fit very nicely into the neighbourhood.
- Believes that there is ample parking for the residents and any visitors.

There were no further comments.

#### 3.2. Bylaw No. 10860 (OCP13-0010) & Bylaw No. 10861 (Z13-0018), Various Addresses on Central Avenue, Richter Street and Cambridge Avenue, Provincial Housing Corporation

Staff:

- Summarized the application before Council.

The City Clerk advised that the following correspondence and/or petitions have been received:

- o **Letter of Support:**
  - Ross G. Gilley, President, Rotary Club of Kelowna, PO Box 24076, Kelowna, BC

Mayor Gray invited the Applicant, and anyone in the public gallery who deemed themselves affected by the proposed application to come forward, followed by comments from Council.

Bryce Tupper, Manager, Planning Services, Norr Architects Planners, Applicant's Representative

- Introduced Danna Locke from BC Housing and Juliet Anderton from Juliet Anderton Consulting Inc.

Danna Locke, Director, Regional Development, Development Services, BC Housing

- Provided background information regarding the subject project.
- Responded to questions from Council.
- Advised that all 50 of the existing residents will be offered relocation and will be offered a right of first refusal when the units are completed. All of the costs will be covered during the transition period and the rental costs will be guaranteed.

Bryce Tupper, Manager, Planning Services, Norr Architects Planners, Applicant's Representative

- Displayed slides of the proposed site.
- Reviewed the Planning & Redevelopment Principles for the site.
- Explained the sustainable aspect of the project.
- Responded to questions from Council.

Juliet Anderton, Juliet Anderton Consulting Inc.

- Summarized the public engagement process that was followed with respect to the subject application.

Acting City Manager:

- Responded to questions from Council regarding the parcel of land that is not currently part of the project and confirmed that the project has been designed to work around the parcel.

Gallery:

Catherine Comben, President, Pleasantvale Homes Society

- Circulated a pamphlet to Council with respect to the project.
- Provided an overview of the history of the site.
- Supportive of the redevelopment.
- Submitted her speaking notes.

Michael Hanson, 645 Central Avenue

- Expressed a concern with parking in the area and how the increase in density will affect the parking.
- Expressed a concern that the project does not meet the form and character of the surrounding area.
- Believes that the project will obstruct his view of Knox Mountain.
- Expressed a concern that the project is at odds with various policies in the Official Community Plan, particularly Policies 5.39, 5.5 and 14.15.
- Opposed to the Official Community Plan amendment and rezoning.
- Expressed a concern that there was no environmental impact study conducted.
- Submitted his speaking notes.

Saskia Makela, 641 Broadway Avenue

- Advised that she has been involved in all of the public input sessions that were offered.
- Not concerned with the density and height, but expressed a concern with the proposed parking.
- Encouraged by the sustainable aspect of the proposal, but is disappointed with the form and character.
- Expressed a concern with the market housing component of the development.

Bryce Tupper, Manager, Planning Services, Norr Architects Planners, Applicant's Representative

- Advised that a lot of Mr. Hanson's comments were incorporated into the urban design elements of the project.
- Believes that there will be a net increase to the parking provided for the development. Currently less than half of the residents own or operate a vehicle. There will actually be more on-site parking under the proposal than there currently is now.
- Provided the rationale for the townhouse units on the site.
- Advised that BC Housing would be willing to work with the neighbourhood should the market housing component not develop in a timely manner.
- Advised that the affordable apartment building is the first priority and BC Housing is currently seeking an operator to manage the supportive housing and market housing component.
- Advised that BC Housing is not in the business of developing market housing, and therefore will be marketing that component to developer.

There were no further comments.

**3.3. Bylaw No. 10862 (Z11-0051) - 2641 Longhill Road, Richard & Walter Denman**

Staff:

- Summarized the application before Council.

The City Clerk advised that no correspondence and/or petitions have been received.

Mayor Gray invited the Applicant, and anyone in the public gallery who deemed themselves affected by the proposed application to come forward, followed by comments from Council. The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

**4. Termination**

The Hearing was declared terminated at 7:05 p.m.

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Mayor

/slh

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City Clerk