



City of Kelowna Public Hearing Minutes

Date: Tuesday, July 30, 2013
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present Acting City Manager, Doug Gilchrist; Deputy City Clerk, Karen Needham; Manager, Urban Land Use, Danielle Noble; Planner, James Moore*; Manager, Development Engineering, Steve Muenz*; Manager, Sport & Event Development, Don Backmeyer*; and Council Recording Secretary, Arlene McClelland.

(* 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 Deputy City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board of City Hall on July 16, 2013 and by being placed in the Kelowna Capital News issues of July 19, 2013 and July 23, 2013, and by sending out or otherwise delivering 213 letters to the owners and occupiers of surrounding properties between July 16, 2013 and July 19, 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. 10864 (OCP13-0013), Bylaw No. 10865 (Z13-0021) & Bylaw No. 10866 (Road Closure) - 459 Groves Avenue and 437 & 442 Newsom Avenue, P218 Enterprises Ltd.

Staff:

- Summarized the application before Council.

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

- **Letter of Opposition:**
 - Chris Greenway, 453 Groves Avenue
- **Letters of Support:**
 - Bob and Rachel Whitehead, 3010 Abbott Street
 - John Mardall, # 6 - 3775 Springbrook Road
- **Letters of Conditional Support:**
 - Carol and Joe Czech, 431 Newsom Avenue
 - Robert and Jennifer Moore, 430 Newsom Avenue
- **Letters of Concern:**
 - Jack and Carol Campos, 426 Newsom Ave
 - Roy Hulse, 3672 Luxmoore Road

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

Carl Meiklejohn, Meiklejohn Architects, Applicant, 232 Bernard Avenue

- Provided a Power Point Presentation
- Summarized the project, including the original plan started in 2009, recent challenges, and the proposed new direction with a new contractor and management team in place.
- Commented that the main issue is commercial tenancy.
- Pursuing national tenants which require a review of parking, including how to maximize it and maintain all the good qualities.
- Commented that current zoning is multi family residential, medium density and that public parking in the area is tight.
- Outlined public consultation process, input from our neighbours.
- Reviewed many options and layouts and believe the proposal for an addition of 60 stalls is a good solution.

Gallery:

Richard Burroughs, 2425 Taylor Crescent, President of KLO Neighbourhood Association

- Executive has met with Sopa Management Team, and is pleased they are back on track with plans for the mixed use village.
- In support of rezoning and parking.
- Suggested Council look at all avenues of increasing parking in this part of town, including perhaps a second tier on the current flat lot which would help with immediate parking needs in the area.

Lars Patta, 2708 Bath Street

- Lives in close proximity to development.
- Suggested off street parking in the area would impede traffic flows as there would not be enough room for traffic to go thru.
- Believes parking off street has to be provided if commercial is allowed along that road.

Robert Moore, 430 Newsom Avenue

- Displayed photographs of the area around his home and the subject property.
- Lives next to the building site and is pleased to see Sopa Square moving forward.
- Commented that his young family enjoys the neighbourhood and is not opposed to the parking lot.
- Would like to suggest there be no entry or exit along Newsom Avenue, and proposed introducing a hammerhead design at the end of the street adjacent to the proposed parking lot.
- Believes that services such as garbage removal would not be affected.
- Suggested additional Emergency services access be provided by erecting bollards between the street and proposed parking lot.
- Proposed that as there are currently no City services provided in the lane between Newsom and Groves, this part of the lane be closed; similar situation to the lane closure from Abbott and Rose by KGH.
- Requested protection from noise and security issues could be provided through a buffering wall, proper landscaping, and public lighting in the parking lot that is sensitive to neighbours.
- Is supportive of the requested land use.

Staff:

- Commented that the lane is being used by a property to the west of the parking lot which obligates the City to service the garage structure.
- Commented that staff has concerns with a proposed hammerhead on Newsom.

Brenda Wilkinson, 453 Groves Avenue

- Indicated support of Sopa and the proposed parking lot, however, concern since the development started has been the increase in traffic.
- Questioned the safety in the area if there is too much traffic.
- Inquired whether or not traffic could go onto Groves from parking lot.
- Supports the concept of bollards put in at the lane as it would be nice to have some peace and quiet from traffic.
- Suggested a traffic study be undertaken.
- Is the property with a garage on the lane that was referenced by staff.
- Would remove garage doors as the structure is currently used for storage.
- Supports the proposed bollards.

Carl Meiklejohn, Meiklejohn Architects, Applicant, 232 Bernard Avenue

- Clarified that a two storey parkade structure is not financially viable.
- Is supportive of closing lanes as suggested and will work with both the City and neighbours to pursue options.
- Proposed lighting will be sensitive to neighbours, and is designed to be projected from the building in a downward position.
- Provided information on the community car share co-op amenity, which is made possible with the surface parking.
- Confirmed that there will be a no build covenant registered.

There were no further comments.

3.2. **Bylaw No. 10869 (OCP13-0009), Bylaw No. 10870 (Z13-0015) & Bylaw No. 10845 (Road Closure) - 434, 442 & 458 Royal Avenue, Interior Health Authority**

Staff:

- Summarized the application before Council.
- Advised that there is no build Covenant on the property.

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

- **Letters of Opposition:**
 - Jillian Stamp and James Williams, 2083 Abbott Street
 - John and Marion Mardall, #6 - 3775 Springbrook Road
 - Graham March, 459 Glenwood Ave
 - Sharon Shepherd, 410 Viewcrest Road
- **Letters of Concern:**
 - Michael Griffin, 2021 Abbott Street
 - Thomas Hawrelak, 1052 Wintergreen Drive
 - Kevin Bos, 1862 Maple Street.

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

Doug Lavell, Interior Health Authority, Applicant

- Provided a Power Point Presentation: P1 Zone - Royal Avenue Property KGH outlining the proposal to rezone additional lands for use as parking at KGH.
- Commented on Interior Health's challenge being parking shortages and traffic impacts; existing parking location at south end of campus; construction limitations; coming up with potential solutions that deal with multiple parking issues.
- Confirmed a restrictive use covenant is agreed to by IHA; property can only be used as surface parking, if sold the new owner would be subject to same limitations.
- Provided background on parking needs including; increasing emergency visit levels; current parking inventory 1064 stalls, management staff parking waitlist presently has 362 names; master plan provide for broad parking needs in terms of changes in service; current estimate for 2020 requirements is about 1460 parking stalls.
- Noted that there is a challenge to balance these broader needs, however, the intention is to create at least 90 parking stalls to support emergency activities, patients and visitors, and on call staff and physicians.
- Confirmed the lot will be a paid parking lot; a strategy for managing the lot has not yet been defined.
- Confirmed that IHA will be meeting with the neighbours regarding the height of the fence, which is yet to be determined.
- Provided information on information meetings held with the neighbourhood and community.

Gallery:

Jillian Staff, 283 Abbott Street

- Not supportive of the application.
- Concerned that there will be no way to monitor parking for emergency patients use.
- Not supportive of further encroachment on the Heritage Conservation area.
- Believes IHA expansion should be north and not east.

Wally Lightbody

- Noted the original heritage home was build by Mr. Wassen.
- Does not believe the Wassen House should be moved or destroyed, rather used as a doctor's office or other auxiliary use.

- Believes heritage House should be preserved and that IH use only the other 2 lots where houses have already been demolished.
- Believes there should be some consideration of meeting parking demands, but not where they are suggesting.

Lars Padda, 2708 Bath Street

- Believes the proposed parking lot should be made available for those arriving at emergency entrance to the hospital.
- Recommended a ticket given to the driver of a patient for emergency as they arrive that guarantees they do not have to pay for their parking.

Jason Broome 360 Royal Avenue

- Strongly opposed to the application.
- Believes this is not about emergency parking, rather poor planning on part of IHA with more than 20 years of parking deficit.
- Suggested the proposed parking lot will be yet another building.
- Believes that IHA needs to present a comprehensive plan on how to immediately deal with their parking deficit.
- Propose a parkade be constructed within IHA land's existing footprint.
- Suggested a registration process to ensure these spots are dedicated for emergency users only.
- Believes more needs to be done to buffer between the hospital zone and the neighbourhood.
- Believes resident only parking is a must in the neighbourhood.
- Provided information on a survey of the neighbourhood.

Kevin Boss, 1862 Maple Street

- Owner and landlord of 430 Royal Avenue.
- Believes a parking lot in this area is a must and is supportive of the application with assurances they endorse, and recreate a transitional buffer with the neighbourhood.
- Believes buffer could be addressed through zoning changes compatible with the neighbourhood; suggested HD2 or some variation.
- Believes to address the issue of parking, IHA should approach willing sellers.
- Believes living on Royal Ave is no longer realistic, and that creating a buffer zone that Royal Ave once had, prior to 2005, is necessary.
- Suggested parking can be buffer if there is a no build covenant and substantial trees are planted along the north edge for those on Glenwood; this type of transition makes it permanent.

Dr. Tom Callahan, Physician, 408 Royal Avenue

- Owned property before heritage zoning went thru.
- Bought specifically next to KGH for physician offices.
- Believes ongoing expansion is unheralded in Canadian history including due to its location on a side street of a city, with a high water table, and Emergency on a side street in a residential area.
- Believes physicians need to have access to patient and families.
- Suggests developing physician offices around the hospital would be very desirable; convenient for patients; and could lead to preservation of heritage buildings.
- Suggested an OCP amendment for redevelopment of heritage homes to office space.
- In support of the proposal, but agrees it will be difficult to designate parking spots for emergency use only.
- In favour of 3 lots for patients, but would encourage looking around the perimeter of the hospital to create permanent buffering for the neighbourhood.
- Believes a registration system for parking across from emergency should not be an issue.

Laura Hooker, 445 Glenwood

- Indicated apprehension with this proposal.
- Unsure of what future zoning applications may be, and what the future look of those properties would be if they were sold.
- Not necessarily against the proposal, but would like any development done in a sensitive way that will not encroach on the rest of the neighbourhood.

Debbie Helf, 1813 Marshall Street, President, Kelowna South Central Neighbourhood Association

- Provided background on the South Central Structure Plan (1993) that designated the Heritage Plan, the Heritage Management Plan (1995), and the OCP amendment in 1998 following provincial government legislation that gave municipalities approval to do heritage conservation.
- Believes this heritage area is a treasure to Kelowna, similar to Big White, Vineyards, etc.
- Concerned that people may erode this precious treasure to Kelowna's heritage.

Ron McClain, 1850 Abbott Street President of FRACAS

- Commented on the changing quality of life for residents in the Pandosy Street to Long Street, Royal Avenue to Glenwood avenue area.
- Provided background on FRACAS activity and involvement in IHA's public meetings.
- Commented that parking issue is far more dynamic and to limit the proposed lot to emergency parking only will leave parking problems on the street.
- Believes if more buildings are built by IHA, there will be more staff and visitors trying to park in this area.
- Suggested building a 10 foot solid fence to help restrict light, noise etc from surrounding neighbours.
- Believes there needs to be a parking lot and a very good buffer zone, if you allow parking lot (all 3 lots) it is a 3 million build.
- Clarified that IHA has taken into account what FRACHAS has suggested.
- Believes a buffer zone from Pandosy to Long through HD3 zoning could lead to re-purposing of existing homes to medical offices.
- Believes the existing back alley is a natural buffer for any zoning changes.

Acting City Manager:

- Confirmed that staff has proposed a planning exercise including public consultation with IHA, neighbours and Residents Associations to determine appropriate transitional areas and prepare recommendations on land use and policy.
- Confirmed that staff will engage IHA further and respond back to council for direction.

Dorothy 381 Glenwood Avenue

- Believes no one wants a parking lot.
- Strongly urged to consider enforcement for emergency use only by patients and visitors.
- Believes IHA needs to ensure there is proper parking facilities provided for staff.
- Suggested resident only parking for a 2 block perimeter around the hospital.

Dr. Lawrence Berg, 465 Glenwood Avenue

- Believes these properties need to be a parking lot and feels there have been good solutions offered thus far.
- Clarified this position is based on only a parking lot and not a parkade.
- Believes this area could accommodate other uses, including doctor's offices, with some kind of buffer zone with mixed use.
- Suggested parking from Pandosy to Long would not work as there is a need to protect heritage values.
- Believes a 90 stall parking lot would not be full if only used for Emergency.
- Believes Resident Only parking should be considered in the area.
- Was in support of positive comments by others with respect to creating a buffer zone.

John Graham, 361, 351 Glenwood Avenue

- Provided background on a petition in the 300 and 400 block to establish curbs and gutters.
- Believes that rounded curbs for access to boulevards be implemented.
- Concerned with the number of people parking in the area getting upset with residents trying to access their properties.

Richard, 475 Glenwood Avenue

- Stated that there are 6 residents who will be immediately affected by the parking lot.
- Requested that there be assistance to help keep their quality of life.
- Commented on living with the uncertainty of where lines will be drawn.

Doug Lavell, Interior Health Authority, Applicant

- Reinforced the key issue behind this proposal is to address the need for emergency parking.
- Believes there were good suggestions, including the notion of working around the house is something that could be considered.
- Referred to the land strategy for IHA; currently there are no future land acquisitions on Royal Avenue; and owners of 5 properties south on Christleton.
- Indicated green space to go with expanded parking has multiple benefits but would come with a cost.
- Confirmed that IHA would agree to an initial meeting with City staff to determine what the City would like to know about IHA strategy to assist in planning for the area.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:53 p.m.

Mayor

Deputy City Clerk

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