



City of Kelowna Public Hearing Minutes

Date:	Tuesday, August 13, 2013
Location:	Council Chamber City Hall, 1435 Water Street
Council Members Present:	Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Maxine DeHart, Gail Given, Mohini Singh, Luke Stack and Gerry Zimmermann
Council Members Absent:	Councillor Robert Hobson
Staff Present	Acting City Manager, Rob Mayne; Deputy City Clerk, Karen Needham; Manager, Urban Land Use, Danielle Noble; Planner, James Moore

(*denotes partial attendance)

1. Call to Order

Mayor Gray called the Hearing to order at 6:02 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 at City Hall on July 31, 2013 and by being placed in the Kelowna Capital News issues on August 2, 2013 and August 6, 2013 and by sending out or otherwise delivering 525 letters to the owners and occupiers of surrounding properties between July 30, 2013 and August 2, 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. 10867 (OCP13-0014) and Bylaw No. 10868 (Z13-0023) - 1150 & 1200 Steele Road, No. 21 Great Projects Ltd.

Staff:

- Summarized the application before Council.

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

- Letter of Concern:
 - M. Law, 1168 Bergamot Avenue

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

Dave Lange, No. 21 Great Projects Ltd., Applicant

- Believes that this project is a 'feel good' opportunity as it will create a true neighbourhood and community.
- Displayed a PowerPoint Presentation and provided an overview of the proposed development.
- Advised that the school site was selected by the School District and will be developed as a 'middle school' rather than an 'elementary' school as was previously envisioned.
- Outlined the public process that was undertaken.

Emily Watson, Planner Manager, School District No. 23

- Advised that the timeline for the school is unknown and outlined the steps involved with getting Provincial approval.
- Advised that the proposed school site is No. 2 on the School District's planning priorities list.

There were no further comments.

3.2. Bylaw No. 10872 (Z13-0022) - 1369 & 1375 Bertram Street, John Bauer and Irvin & Linda Cordes

Staff:

- Summarized the application before Council.

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

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

Garry Tomporowski, Architect, Garry Tomporowski Architects Ltd., Applicant

- Advised that the structure will be an upscale, 4-story townhouse, reminiscent of the older projects in other major cities.
- Believes that the style, character and value of the project are reflected in the attention to detail that is found throughout the development.
- Feels it will be a good addition to the downtown.
- Advised that special attention was given to the rooftop garden, parking and other amenities.

Steve Heinman, Partner in the Development

- Believes that the project is a good example of 'urban infill' as it will create something that is neighbourhood-friendly and oriented to the street.
- This will be a vertical 3-storey home, with the 4th floor terrace serviced by a den/office.
- The project will have European flair and architecture.
- Advised that the parking will be located at the back of the project.
- Believes the project will promote downtown living and walkability.
- Provided an overview of the project and advised that there will be 8 units in total.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6.25 p.m.

Mayor

/slh/kn

Deputy City Clerk