



## City of Kelowna Public Hearing Minutes

Date: Tuesday, June 24, 2014  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Gail Given, Mohini Singh, Luke Stack and Gerry Zimmermann

Members Absent Councillors Maxine Dehart and Robert Hobson

Staff Present City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Manager, Urban Planning, Ryan Smith; Supervisor, Urban Planning, Lindsey Ganczer; Manager, Subdivision, Agriculture & Environment Services; Todd Cashin\*; Development Engineering Manager, Steve Muenz\*; and Council Recording Secretary, Arlene McClelland

### 1. Call to Order

Mayor Gray called the Hearing to order at 6:09 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 June 10, 2014 and by being placed in the Kelowna Capital News issues on June 13, 2014 and June 17, 2014 and by sending out or otherwise delivering 80 statutory notices to the owners and occupiers of surrounding properties, and 5903 informational notices to residents in the same postal delivery route, between June 10, 2014 and June 13, 2014. 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. 369.

### 3. Individual Bylaw Submissions

3.1. Bylaw No. 10962 (OCP14-0005) and Bylaw No. 10963 (Z14-0006) - 235 Queensway Avenue, 1470 & 1476 Water Street, Portions of Mill Street & Queensway Avenue, Westcorp Holyrood Inc.

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council and responded to questions from Council.

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

Letters of Support

- Curtis Darmohray, Kelowna Chamber of Commerce, Harvey Avenue
- Brad Field, Hidden Ridge Place
- Bob Evans, Lysons Crescent and Leon Avenue
- Bruce and Kim Davis, Viewcrest Court
- John Bachelder, South Wind Drive
- Jeff Stibbard, JDS Mining, Leon Avenue
- Renee Wasylyk, Troika Group, Ambrosi Road
- David Pihl, Pihl Law Corporation, Ellis Street
- Yarden Gershony, Rush Ihas Hardwick LLP, Bernard Avenue
- Meghan O'Mara, Colliers International, Leon Avenue
- Trevor Butler, Campus Court
- Jack Shabbits, Colliers International, Leon Avenue
- Gary Tebbutt, Compass Real Estate Developments Ltd., Lequime Avenue
- Roy Sommerey, Dewdney Road
- Angie Bricker, Uplands Drive
- Rick Pushor, Poplar Point Drive
- Randy Urban, Peridot Place
- John Peacock, Sarsons Road
- Lynn Burkart and Mel Pointer, Cascia Drive
- Barry Johnson, Kelowna
- Brian Hillaby, Kelowna
- Bonnie Simpson, Denali Drive
- Dallas Gray, Chilcotin Crescent
- Luigi Cocco, La Bussola Restaurant, Ellis Street
- Paul Maarschalk, Adastra Corporate Finance Inc., Spall Road
- Jim Hawkins, Diamcor Mining Inc., Dickson Avenue (Ogopogo Rotary Club)
- Dave Ledinski, Western Financial Group, Harvey Avenue
- Luc Schingh, Lakepointe Drive
- Bob Brown, Canadian Western Bank, Bertram Street
- Andrew Bruce, Melcor Developments Ltd., Richter Street
- John Hertay, Academy Way
- Bradley Gay, Stewart Road East
- Cheryl Gillespie, Kelowna
- Ingo Grady, Mission Hill Family Estate, Mission Hill Road, West Kelowna
- Daniel Lobsinger, Associated Property Management, St Paul Street
- Jason Doell, Interior Portable Rentals, Neave Road
- Garry Norkum, Finch Road, Lake Country, (owner of Springfield Road and Acland Road properties)
- Michael Ballingall, Thompson Okanagan Tourism Association
- Martin Cronin, Helios Global Technologies Ltd.
- Fracis Braam, Christina Place
- Nancy Cameron, Tourism Kelowna, Richter Street
- Scott Brown, West Avenue
- Bruce, Andrew and Peter Middleton, Cools Point Management, McCurdy Place
- Jacqueline and Bruce Jones, Abbott Street
- Allison Ramchuk, Lequime Road
- Peggy Athans, Lequime Road
- Layla Miller, Seon Crescent
- Jamie Meyer, CanCADD Imaging Solutions Ltd., Dickson Avenue
- Jeff Hudson, Morrison Avenue
- Amarjit Lalli, McKenzie Road
- Robert Fershau, Ben Walker and David James, MMM Group Limited, Leon Avenue
- Perry Freeman, Colliers International, Leon Avenue
- Debbie Hudson, Morrison Avenue
- Carol Nedham, Viewcrest Court
- Jim Nixon, Grantham

- Joanne Theberge, Longridge Drive
- Jorin and Wayne Wolf, Sutherland Avenue
- Lesley Spiegel, Synergy Events Inc., Richter Street
- Peter Raja, Marona Court
- Ken Ficocelli, BDO Canada LLP, Dickson Avenue
- Shelley Gilmore, Skyland Drive
- Shane Styles, McClure Road

#### Letters of Opposition

- Maria Tokarchuk, Fuller Avenue
- Anita Carpenter, Lanfranco Road
- Beryl Itani, Richter Street

#### Letters of Concern:

- Dina Kotler, Kelowna

#### Correspondence submitted from Applicant

Barry Lapointe, Kelowna Flightcraft Ltd.  
Brad Attwood, Earl's Hollywood on Top Restaurant Ltd.

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

#### Applicant, Gail Temple, Director of Development, Westcorp Properties Inc. & Michael McDonald, Westcorp:

- Displayed a PowerPoint Presentation with an overview of the development.
- Advised that this has been a hotel site since the 1920's.
- Advised there would be a pedestrian connection to Stuart and Kerry Park.
- Advised that public use of the loading bay will be protected by Statutory Right of Way.
- Advised that many public consultations were held as well as many one on one meetings with landlords and tenants in the area.
- Advised that Traffic and Civil Consultants were also in attendance.
- Displayed a Video of the proposed development on the subject properties.

#### Gallery:

##### Richard Burroughs, Taylor Crescent

- Praised community use of the Pier.
- Appreciate Westcorp and their design team efforts on the proposal as it is phenomenal from every perspective and is the appropriate use for this location.
- Believes investment by the private sector is essential to a community.
- Full support of this development.

##### Bob Evans, Leon Avenue

- Recognized the effort and time required to get the project to this point and excited to see a landmark hotel of this caliber for downtown Kelowna.
- Height done well within the space.
- Supports this development.

#### Applicant, Gail Temple, Director of Development, Westcorp Properties Inc

- Submitted two more letters of support from Barry Lapointe and Brad Attwood.
- Advised that there will be no pre-load on the site and that the project will be an 18 to 22 month process.

There were no further comments.

### **3.2. Bylaw No. 10972 (Z14-0014) - 890 Mayfair Road, Henry & Ingrid Janzen**

#### Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.

- Clarified that the existing accessory building, a shed, will be torn down and replaced with a carriage house.

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

Letter of Opposition:

- Doug and Maricel Rhodes, Hollywood Road North

Applicant, Henry Janzen, Danube Court

- Advised that the hedge along the front has been removed. The small hedge between the neighbor and subject property will remain.
- The house is in good condition but not suitable to make into a duplex. Applied instead for a carriage house.

There were no further comments.

**3.3. Bylaw No. 10973 (Z14-0015) - 2248 Abbott Street, Susan Bennett**

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.

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

Letter of Opposition:

- Vicki Presley, Abbott Street

Applicant, Steve Nixon, Long Street

- Advised that the existing home is old with many additions.
- Has lived in the area for 12 years and is aware of the parking issues; allowed for parking on site.
- Advised that the neighbourhood has been canvassed with a positive response to the design.

Gallery:

Brian Woinoski, Abbott Street

- Advised that they are extremely happy with the proposal.
- The Applicant has done a good job engaging and showing us the designs.
- Supportive of this application.

There were no further comments.

**3.4. Bylaw No. 10960 (OCP13-0003) and Bylaw No. 10961 (Z13-0004) - 1800 Crosby Road, DRS Ventures Ltd.**

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council and responded to questions from Council.

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

Letters of Opposition:

- Maya Moessner, Moubray Road
- Irene Hawrysh, Whitman Road

Letter of Concern:

- Kris and Erika Kohut, Ranchmont Crescent

Applicant, Dawn Williams DE Pilling & Associates

- Met with neighbours to address concerns.
- Revised the proposal as a result of Council's concerns at initial reading.

- Advised that the property to the north was undevelopable and it has now been dedicated to park. Will provide public access to the park.
- Reduced the footprint to actual footprint of the road excavation. Protects road below, as well as the existing trail and homes to provide some security.

Gallery:

Resident, Ranchmont Crescent

- Live adjacent to proposed development.
- Met with Dawn Williams and understood the development was for 12 homes and believes it is now 24 homes.
- Raised concerns with access and egress issues with potential increase in traffic.
- Raised concerns with parking.

Staff:

- Clarified that this is only a 12 lot subdivision, not 24.

Brent Stadnyk, Cosens Court

- Advised that he had not been spoken to regarding the development.
- This development will be right behind his home.
- Raised safety concerns for young children with construction traffic on the narrow street.
- Concerned with removal of trees, water and drainage affecting his property, and the damage potential due to the disturbance of land.

Development Engineering Manager:

- Advised that drainage will be controlled through road system; curb and gutter.

Applicant, Dawn Williams DE Pilling & Associates

- Clarified communication with neighbours. Provided a two page handout with contact information to homes within 50 meters of the proposal which included the last speaker. If the owner was not home for discussion the package was left at the residence. Signage for the proposal was erected.
- Advised that drainage will be controlled through road system; curb and gutter.
- Confirmed there have been no changes to the proposal since last conversation with neighbours; 12 lot subdivision.
- A geotechnical study determined no blasting is required. There will be no removal of trees.
- Confirmed dedication of current pathway.

There were no further comments.

#### 4. Termination

The Hearing was declared terminated at 7:44 p.m.

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Mayor

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Deputy City Clerk