



## City of Kelowna Public Hearing Minutes

Date: Tuesday, April 9, 2013  
Time: 6:00 pm  
Location: Council Chamber  
City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Basran, Blanleil, DeHart, Given, Hobson, Singh, Stack, and Zimmermann

Staff Present: City Manager, Ron Mattiussi; Acting General Manager of Community Sustainability, Doug Gilchrist; City Clerk, Stephen Fleming; Acting Manager, Urban Land Use, Alec Warrender; Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Gray called the Hearing to order at 6:03 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 at City Hall on March 27, 2013 and by being placed in the Kelowna Capital News issues on March 29, 2013 and April 2, 2013, and by sending out or otherwise delivering 4557 letters to the owners and occupiers of surrounding properties between March 27, 2013 and April 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.

This meeting is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

### 3. Individual Bylaw Submissions

#### 3.1. Bylaw No. 10820 - Rezoning Application No. Z13-0010 - Blenk Development Corporation - Various Wilden Properties

Staff:

- Summarized the application before Council and responded to questions from Council.

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

Mayor Gray invited anyone in the public gallery who deemed themselves affected to come forward followed by comments of Council. No one came forward.

There were no further comments.

#### 3.2. Bylaw No. 10815 - Rezoning Application No. Z13-0001 - The Mission Group - 674 Old Meadows Road

Staff:

- Summarized 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:

- Linda Keil, 634 Armour Crescent
- Richard Drinnan, 669 Greene Road

Letters of Concern:

- Brenda Thomson, 4223 Gordon Drive

Letter of Support:

- Mark Thompson, Okanagan Mission Residents Association

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

#### Luke Turri, Applicant

- Displayed a PowerPoint presentation and responded to questions from Council.
- Confirmed that they are working with staff through the natural environment development permit process as well as the DP and DVP process.
- Advised that an Open House took place and that they met with the Okanagan Mission Residents Association. The Okanagan Mission Residents Association provided a letter of support.
- Advised that they've provided 20% more parking than is required.
- Confirmed there will be a traffic signal at Gordon and Old Meadows Road.

Gallery:

#### Heather White, 644 Armour Crescent

- Submitted letter from Linda Keil, who was unable to attend this evening's public hearing.
- Raised a concern with water table for Thompson Creek as it is high and seeps into neighbouring basements or crawl spaces.
- Raised concerns with setbacks.
- Raised concerns with pedestrian safety of school children.

There were no further comments.

3.3. Bylaw No. 10809 - Rezoning Application No. Z12-0068, Supplemental Report  
- Meiklejohn Architects Inc. - 1121, 1131, 1141 and 1151 Brookside Avenue

Staff:

- Summarized the application before Council and responded to questions from Council.

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

Correspondence Received Prior to March 12 PH (Item was withdrawn by Applicant prior to Public Hearing)

Letters of Opposition:

Dorothy Murray-Dixon, 206-1249 Pacific Avenue  
Betty Geddes, 1937 Pasnak Street

Additional information including a letter of opposition from Strata K608 and a petition of opposition signed by 13 owners/occupants of the surrounding properties as submitted by Andrew Pulvermacher, Strata K608, 3-1167 Brookside Avenue

Additional information including a petition of opposition signed by 52 owners/occupants of the surrounding properties and letters of opposition from Stratas K608, K-638 and KAS 674 as submitted by Joerg Klaemt, 2-1209 Brookside Avenue

Correspondence received for this Public Hearing:

Letters of Opposition:

Barbara Hay, 2-1167 Brookside Avenue  
Andrew Pulvermacher, Strata K608, 3-1167 Brookside Avenue (2)  
Milton and Monica Black, 1111 Brookside Avenue and Michael Jackson, 2021 and 2026 Gordon Drive  
Milton and Monica Black, 1111 Brookside Avenue

Letters of Concern:

Lee Ann Greenwood, 1235 Brookside Avenue  
Gladys Markin, 6-1171 Brookside Avenue

Petitions of Opposition:

Petition of Opposition signed by 13 owners/occupants of the surrounding properties as submitted by Andrew Pulvermacher, Strata K608, 3-1167 Brookside Avenue.

Petition of opposition signed by 13 owners/occupants for the surrounding properties

Letters of Support:

Dr. Dan Krueger, Symtrio Chiropractic Clinic, 2033 Gordon Drive  
Jim Weir, Kelowna Adventist Church, 1130 Springfield Road  
Chelsea Bitgood, Strata KAS3586, Centre Point

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

Jim Meiklejohn, Principle Architect, Applicant:

- Provided some background information.
- Vision was to create a rental and affordable project. Not developing to the full density of RM3 zone.
- There will be safety upgrades and pedestrian enhancements to the street.
- Displayed maps, drawings and photographs and responded to questions from Council.

Dave Cullen, CTQ Consultant- Traffic Design:

- Provided staff with information regarding the existing street activity as well as added development activity. There currently is a delay turning left leaving Brookside Avenue and the delay does increase with development, however, the levels are effectively the same on waiting to make a left hand turn.
- Responded to questions from Council.

Ken Webster, Owner Evergreen Lands Ltd.:

- Asked for support of rezoning as the development will provide much needed rental housing. The project complies with the OCP and has 100 percent support from staff.
- Overhead electrical will be removed and placed underground. Will extend sidewalk to Gordon Drive on the side of the development.
- A resident Manager will be on site. Rentals will be for a minimum one year lease with no pets and no smoking.
- Responded to questions from Council.

Gallery:

Joerg Klaemt, Strata President of 1209 Brookside Avenue

- Submitted letter of concern and referred to the Petition and letter of opposition outlining concerns that had been submitted on March 6, 2013.
- Raised concern with traffic impacts.
- Concerned with only one access in and out.
- Responded to questions from Council.
- Opposed to this application.

Monica Black, 1111 Brookside Avenue

- Raised concern with parking and traffic.
- Raised concern with lack of viable transit options.
- Opposed to this application.

Andrew Pulvermacher, Strata President, 1167 Brookside Avenue

- Raised concern with parking and traffic.
- Referenced petition submitted earlier.
- Pointed out this project is at odds with the OCP and does not fit into the neighbourhood.
- Opposed to this application.

Margarite Bilyk, #1 - 1225 Brookside Avenue

- Raised concern with parking and traffic.
- Believes stated increase in traffic is too low.
- Opposed to this application.

Paul Gowdy, #1 - 1209 Brookside Avenue

- Raised concern with parking.
- Opposed to the size of this application.

Corinna Chong, #3 - 1167 Brookside Avenue

- Raised concern with access.

Andrew Pulvermacher, Strata President, 1167 Brookside Avenue

- Raised safety concern especially for seniors.
- Raised concern with large trees having to be removed.
- Referenced previously submitted correspondence.

Ken Webster, Owner; Jim Meicklejohn, Applicant and Dave Cullen - Traffic Consultant

- Responded to questions raised by intervenors.

Council:

- Raised questions to the Traffic Consultant and Owner regarding adequacy of amount of parking provided for in the proposed development.
- Raised questions to Owner and staff regarding road width.
- Raised questions regarding increase in number of units from 68 to 72 and configuration of number of parking stalls on site.
- Raised questions to Owner and Traffic Consultant regarding road access and decision to cul-de-sac/block off Brookside Avenue some years ago.

There were no further comments.

**3.4. Bylaw Nos. 10822 and 10823 - Official Community Plan Bylaw Amendment Application No. OCP13-0004 and Rezoning Application No. Z13-0005 - 641 and 683 Osprey Avenue, 600 Raymer Avenue and 2764 Richter Street**

Staff:

- Summarized the application before Council and responded to questions from Council.

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

Letter of Support:

Rhonda Rea, Hair Saloon, 2575 Richter Street

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

Shane Worman, Applicant/Owner:

- Present and available for questions.

There were no further comments.

**4. Termination**

The meeting was terminated at 8:56 p.m.

Certified Correct:

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Mayor

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City Clerk

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