



City of Kelowna Public Hearing Minutes

Date: Tuesday, July 2, 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: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Manager, Urban Planning, Danielle Noble, and Council Recording Secretary, Sandi Horning

1. Call to Order

Mayor Gray called the Hearing to order at 6:04 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 June 18, 2013 and by being placed in the Kelowna Capital News issues of June 21, 2013 and June 25, 2013, and by sending out or otherwise delivering 531 letters to the owners and occupiers of surrounding properties between June 18, 2013 and June 21, 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. 10852 (Z13-0013) - 1383 Ellis Street, 564913 BC Ltd.

Staff:

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

The Deputy 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's Representative was present, but did not have anything further to add to staff's comments. No one came forward.

3.2. Land Use Contract Discharge LUC13-0001 - 381 Oakview Road, Don Bouwman

Staff:

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

The Deputy 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's Representative, Robert Becker, was present, but did not have anything further to add to staff's comments. No one came forward.

3.3. Bylaw No. 10856 (OCP13-0005), Bylaw No. 10857 (Z13-0006), Bylaw No. 10858 (OCP13-0005) and Bylaw No. 10859 (Z13-0006) - 1982 Kane Road and 1970-1974 Kane Road, Raisanen Construction Ltd. and PC Urban (Brandt's Creek) Holdings Corporation Inc.

Staff:

- Summarized the Application before Council.

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

- o **Letter of Support:**
 - Gary Silbernagel, MDC Property Services Ltd., 200-1029 17th Avenue S.W., Calgary, Alberta

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.

Fred Marin, Applicant's Representative

- Provided an overview of the proposed development and requested rezoning.
- Displayed a before and after map of the proposed properties and their respective zones.
- The property owners to the east were consulted and decided not to join the current application before Council.
- Commented that without the co-operation of the neighbours, this development would not be able to be moved forward.
- Advised that Drysdale Boulevard will be completed as a result of this development.

- Displayed a concept drawing of a proposed round-about on Valley Road. The neighbourhood consultation meeting showed that residents in the area are supportive of the proposed round-about.
- Advised that access to the C3 zoned lands will be by way of an easement through the adjoining property.
- Responded to questions from Council.

Gallery:

Bruce Gillen, Glenmore Valley Community Association

- Supportive of the proposed Official Community Plan amendment and rezoning.
- Expressed a concern with the lack of on-site parking in the area.
- Commented on the need for commercial that does not duplicate existing services in the area.

Staff:

- Advised that if any parking variances are required, a Development Variance Permit application will need to be made and any concerns regarding parking can be dealt with at that time.

Ed Hall, Canadian Adult Communities Ltd.

- Supportive of the proposed Official Community Plan amendment and rezoning.
- Advised that the neighbouring community residences are managed by Canadian Adult Communities. Mr. Raisanen's has kept Canadian Adult Communities informed of the application.
- Believes that this development is good for the landowners and the neighbourhood.

There were no further comments.

3.4. Bylaw No. 10854 (Z12-0006) - 587-589 Lawrence Avenue, Finnasha Holdings Corp. Inc.

Staff:

- Summarized the application before Council and responded to questions from Council.
- Provided an overview of the parking calculations for the C7 zone.

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

- o **Letter of Concern:**
 - Harp Brar, 1020 64th Ave NE, Calgary, Alberta

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.

Bert Hick, Rising Tide Consultants Ltd., Applicant's Representative

- Reviewed the staff report before Council and confirmed that it accurately sets out what the applicant is trying to achieve.
- The Applicant is prepared to have an acoustical study/report done in order to address any noise issues or concerns.
- The establishment will operate as a 'dinner club' and all entrances and exits will be out to Lawrence Avenue.
- The plan in the staff report is a concept plan and will be subject to a Development Permit as well as an application to the Liquor Control & Licensing Branch.
- Will ensure that satisfactory lighting is erected on the outside of the establishment.
- Displayed a rendering of the facade of the building, which will be upgraded.
- Have had discussions with the neighbouring property owners regarding the proposed changes to the façade.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:40 p.m.

Mayor

Deputy City Clerk

/slh