



City of Kelowna Public Hearing Minutes

Date:	Tuesday, October 7, 2014
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Walter Gray and Councillors Colin Basran, Maxine DeHart, Gail Given, Robert Hobson*, Mohini Singh, Luke Stack and Gerry Zimmermann
Members Absent	Councillor Andre Blanleil
Staff Present	Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Supervisor, Urban Planning, Lindsey Ganczar; Planner, Subdivision, Agriculture & Environment Services, Damien Burggraeve*; and Council Recording Secretary, Arlene McClelland

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 September 23, 2014 and by being placed in the Kelowna Capital News issues on September 26, 2014 and October 1, 2014 and by sending out or otherwise delivering 89 statutory notices to the owners and occupiers of surrounding properties, and 1511 informational notices to residents in the same postal delivery route, between September 23, 2014 and September 26, 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. 11001 (TA14-0012) - Text Amendment to City of Kelowna Zoning Bylaw No. 8000

Staff:

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

The City Clerk advised that no correspondence was received.

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

There were no further comments.

**3.2. Bylaw No. 11002 - Rescind Heritage Revitalization Agreement Authorization
Bylaw No. 8753 - 2056 Pandosy Street**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

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

There were no further comments.

3.3. Bylaw No. 11003 (OCP14-0017) and Bylaw No. 11004 (Z14-0032) - 3020, 3030, 3040, 3050, 3060, 3070, & 3080 Abbott Street and (W of) Cedar Avenue, 3090, 3096, & 3098 Walnut Street and 252 Meikle Avenue, City of Kelowna

Councillor Hobson declared a conflict of interest as he has a family member living in the immediate area and left the meeting at 6:11 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk confirmed that 57 letters of support have been received and none in opposition. Council determined it was not necessary for the City Clerk to read each name out during the meeting. The City Clerk confirmed correspondence was circulated to Council.

Mayor Gray reminded the Gallery that the purpose for tonight's Public Hearing is to obtain public input on the proposed land use change and not on the Kelowna Paddle Centre Lease.

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

Gallery:

Joe Hertz, Casa Loma Road, West Kelowna

- Supportive of the rezoning.
- Supportive of the Kelowna Paddle Club being located in the park.

Lars Padda, Bath Street

- Supportive of the rezoning.
- Supportive of the Paddle Club but in a different location.

Helen Schiele, Abbott Street

- Supportive of the rezoning.
- Supportive of the Paddle Club but in a different location.

Greg Redman, Summerside Court

- Supportive of the rezoning.
- Supportive of the Kelowna Paddle Club being in the park.

Ian Sisset, Kelowna

- Supportive of the rezoning.
- Not supportive of the Paddle Club being located within prime area of the Park.
- Shoreline rip-rap has been put in and is unusable for the public.
- Questioned the process of Council considering the Kelowna Paddle Club lease prior to the Public Hearing.

Rodger Hume, Abbott Street

- Supportive of the rezoning.
- Would like a set deadline to actually build a park.
- Supportive of the Kelowna Paddle Club in the park.

Gordon Savage, RestrIDGE Drive

- Supportive of the rezoning.
- Supportive of the Kelowna Paddle Club in the park.

Joy Lambrick, Gordon Drive

- Supportive of the rezoning.
- Not supportive of the Kelowna Paddle Club in the park.

Kerry Willis, Killdeer Road

- Supportive of the rezoning.
- Supportive of the Kelowna Paddle Club in the park.

Richard Drinnan, Greene Road

- Supportive of the rezoning.
- Not supportive of the Kelowna Paddle Club in the park.
- Requested Council consider a resolution directing staff to plan for a park during the next four years.

Bob Whitehead, KLO Neighbourhood Association

- Supportive of the rezoning.
- Association requests the following:
 - o Meikle Road end to be rezoned 100 percent to P3.
 - o Council Policy No. 76 be amended to remove reference to hotel.
 - o Requests shoreline rip-rap be removed when Walnut Street houses are demolished.
 - o Requests park planners complete a Conceptual Design and seek public input.
- Questions the location of the Paddle Club and would like to see a formal park study to determine if this is the best place for the Club.
- Will work with the Paddle Club to help integrate them into the neighbourhood.

Wendy O'Brian, Bath Street

- Raised concerns with parking of Paddle Club members and questioned new parking regulations in the south Pandosy area.

Staff:

- Confirmed Pandosy Parking Strategy is at the implementation stage and that it includes public consultation.

Kim Dodds, Liban Court

- Supportive of the rezoning.
- Questioned process with respect to the timing of the Paddle Boat lease.

Wally Lightbody, Abbott Street

- Agrees with comments from Bob Whitehead
- Supportive of rezoning.
- Questioned giving lease to the Kelowna Paddle Club in the absence of a comprehensive park plan.

Sandi Redman, Summerside Court

- Supportive of rezoning.
- Supportive of the Kelowna Paddle Club in the park.

Marietta Lightbody, Abbott Street

- Supportive of rezoning.
- Supportive of the Paddle Club but in a different location.

Carol Halton, Pandosy Street

- Spoke to the history of the properties.
- Questioned why there is no money for the park development as the City has collected rents for many years.

Leanne Stanley, West Kelowna

- Supportive of rezoning.
- Supportive of the Paddle Club in the park.

Resident, Meikle Avenue

- Supportive of rezoning.
- Supportive of the Paddle Club in the park.

Bob Whitehead, KLO Neighbourhood Association

- Questioned whether a Temporary Use Permit would be required for the remaining houses as they are non-conforming in a P3 zone.
- Questioned the City's ability to rezone the end of Meikle Avenue to P3.

Helen Schiele, Abbott Street

- Made additional comments.

Ian Sisset, Kelowna

- Not supportive of the park at this point.
- Recommended that the park rezoning be deferred for the next Council.
- Recommended a city referendum on the future of the park.

Richard Drinnan, Greene Road

- Commented that rip rap is at the bottom of the preferred method of erosion control and questioned the cost.
- The Paddle Club's original Temporary Use Permit from June 2013 stated a number of commitments had to be made in a two phase process. The public has not seen the outcomes of these phases. Decisions are being made without due public process occurring.
- Requested clarification regarding correspondence received from staff.

Staff:

- There are many different erosion control methods and the city has used a number of them. Rip rap was installed in this area for erosion control.
- Provincial and Federal approvals are required prior to the City implementing any type of erosion control.

Margaret Ward, Ellis Street

- Supportive of rezoning.
- Requested information on the amount the City paid for each property and what rental incomes were received in return.
- Stated that a lot on Abbott Street was listed for sale recently and sold privately. Was under the impression that the City already owned this lot.
- Questioned land assembly strategy for parcels north of Cedar Avenue.

There were no further comments.

Councillor Hobson rejoined the meeting at 7:48 p.m.

3.4. Bylaw No. 11007 (OCP14-0012) and Bylaw No. 11008 (Z14-0025) - 1650 KLO Road, Danco Developments Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that there was no correspondence.

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

Applicant, Grant Maddock:

- Displayed photographs of proposed streetscapes.
- Confirmed that lots abutting ALR lands will have a notice on title.
- Confirmed details of a 10 meter buffer with ALR land that will include trees, a fence and a cedar hedge.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:58 p.m.

Mayor

/acm

City Clerk