



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 17, 2015
 Location: Council Chamber
 City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh, and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Urban Planning Supervisor, Lindsey Ganczar; Planner, Adam Cseke; Development Engineering Manager, Steven Muenz; and Planner, Damien Burggraeve*; and Council Services Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:01 p.m.

Mayor Basran 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 of City Hall on February 3, 2015 and by being placed in the Kelowna Capital News issues of February 6, 2015 and February 11, 2015, and by sending out or otherwise delivering 71 statutory notices to the owners and occupiers of surrounding properties, and 474 informational notices to residents in the same postal delivery route, between February 3, 2015 and February 6, 2015.

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 1539-1541 Bedford Avenue, 1507-1511 Dickson Avenue & 1517-1521 Dickson Avenue, BL11051 (Z14-0050) - AI Stober Construction Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.
- Clarified the concerns expressed by Ministry of Transportation with respect to the intersection at Gordon and Burtch.

The City Clerk advised that the following correspondence and/or petition were received:

Letters of Opposition & Concern
 David & Shirley Carter, Dunn Street
 Bill Sinclair, Dickson Avenue
 Judy Askeland, Dunn Street
 Jamie & Chika Phillips, Burtch Road

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

Jim Meiklejohn, Meiklejohn Architects, Applicant's Representative

- Displayed a map of the area.
- Provided an overview of the proposed development and rezoning application.
- Displayed an artist's rendering of the proposed development.
- Spoke to the parking requirements.
- Spoke to any traffic concerns and advised that by putting residential next to commercial, the development will help to reduce traffic as there is a hope people will walk to work.
- Responded to questions from Council.
- Expecting to commence construction in June of 2015.

Dave Cullen, Traffic Engineer, CTQ Consultants, Applicant's Representative

- Provided an overview of the traffic counts that were conducted at the intersection of Dickson at Burtch and advised that the peak hour occurs at 5:00 pm.
- Conducted a traffic analysis of the area and provided an overview of the process followed.
- Responded to questions from Council.

Gallery:

Gloria Steingart, Dickson Avenue

- Advised that she has lived on Dickson Avenue the past 9 years.
- Advised that she is in favour of the rezoning and the development provided that some of her concerns are addressed.
- Displayed a sketch on the overhead to help illustrate her concerns and suggestions.
- Made comment with respect to the traffic challenges she faces as an across the street neighbour.
- Believes that there are more issues than what have been addressed by the developer and the City.
- Advised that even though there is not supposed to be any parking in the alley, cars are parked in the alley all day long.
- Responded to questions from Council.
- Confirmed that she not opposed to the rezoning application.
- Submitted her speaking notes and sketch to the City Clerk.

Tom Smart, Dickson Avenue

- Made comment on the traffic and pedestrian challenges in the neighbourhood.
- Pleasued to see that there will not be parking in front of the development on Dickson Avenue.

- Pleased to see that there will be a sidewalk on the side of the development.
- Expressed a concern with the lack of sidewalks and cross-walks in the area.
- Expressed a concern with the traffic calming devices already in the area as they are not working.
- In favour of speed bumps for the alley.
- Not opposed to the project, but worried about the traffic situation.

Elyse Selig, Dickson Avenue

- Resident of the area and speaking on behalf of the strata council for the 'The Mode'.
- Expressed a concern with the traffic and pedestrian impacts.
- Expressed a concern with pedestrian traffic impacts.
- Advised that during the peak hours, traffic is an issue on Dickson Avenue and during non-peak hours, speed is an issue.
- Inquired if the new development will have a loading zone.
- Expressed a concern with the form & character of the proposed development.
- Responded to questions from Council.

Keith Westwood, Dickson Avenue

- Expressed a concern with the traffic impacts.
- Believes that parking has been addressed for the development.
- In favour of speed bumps, particularly at the entrance of the alley.
- Advised that vehicles parking in the alley are an issue.
- Expressed a concern that there is no sidewalk on the south side of Dickson Avenue and noted that he likes that there will be a sidewalk in front of the new building.
- No objection to the look of the building.
- Feels that the proposed development should have a loading zone on site.

Noel Nissen, Burtch Road

- Advised that his unit backs onto the subject property.
- Expressed a concern that the proposed development will block his view.
- Raised concerns with safety issues created by the proposed parkade.
- Expressed a concern with the traffic impacts.
- Expressed a concern with the timing of the traffic analysis as traffic peak times in December are quite different from traffic peak times in August,
- Responded to questions from Council.

Jim Meiklejohn, Meiklejohn Architects, and Dave Cullen, Traffic Engineer, CTQ Consultants, Applicant's Representatives

- Addressed the issues raised by the interveners,
- Advised that no variances are required for the loading area and it will be constructed pursuant to the City's bylaws.
- Indicated that a loading zone area will be addressed and noted where the loading zone would be situated.
- Willing to work with staff to mitigate any traffic impact concerns.
- Willing to erect a barrier down the middle of Burtch Road in order to mitigate any traffic concerns with the alley.
- Believes that the site will be over-provided for in the area of parking. Because of the micro-suites, there should be ample parking available on site,
- Responded to questions from Council,
- Confirmed that the development will be a rental building.
- Advised that the parking structure will be secured. People will not be able to walk in or out of the structure.
- Advised that there will very likely be a live-in property manager on the site as it will be a rental building.

Staff:

- Responded to questions from Council;
- Confirmed that a crosswalk at Dayton Avenue and Dickson Avenue is being contemplated and as the area further develops, more crosswalks will be erected.
- Provided the rationale for sidewalks on Dickson Avenue.

There were no further comments.

Mayor Basran advised that Items 3.2 & 3.3 will be heard together.

- 3.2 BL11054 (TA14-0020) - Analytical Testing of Medical Marihuana in the I1, I2, I3 and I4 Zones, City of Kelowna
- 3.3 BL11055 - Medical Marihuana Producer Business Licence Amendment

Staff:

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

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

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

4. Termination

The Hearing was declared terminated at 7:33 p.m.

Mayor

City Clerk

/slh