



ADVISORY PLANNING COMMISSION

Minutes of the Special Meeting of the Advisory Planning Commission

Date: Wednesday, June 25, 2008

Time: 6:00 p.m.

Location: Council Chambers, Kelowna

In Attendance:

Barry Braden (Vice Chair) John Welder, Lorne Antle, Janet Digby, Bill Wostradowski, Luke Stack, Roland Harvey (Alternate); Cory Jay Tjosvold (Alternate)

Absent:

Rolli Cacchioni (Chair), David Rush, Don McConachie

Staff:

Director of Planning & Development Services, Paul Macklem; City Clerk, Allison Flack; Community Development & Real Estate Manager, Doug Gilchrist; Projects Manager, Real Estate & Planning, Rob Mayne; Planner Specialist, Pat McCormick, Current Planning Supervisor, Shelley Gambacort; Planner, Paul McVey

Recording Secretary:

Arlene McClelland

(*denotes partial attendance)

I. CALL TO ORDER

The Chair called the special meeting to order at 6:03 p.m.

Opening Remarks by Planning staff regarding the Conduct of the Meeting were read.

II. APPLICATIONS FOR CONSIDERATION

DEVELOPMENT APPLICATIONS

- ITEM 1. Application No:** TA08-0004
Purpose: Text Amendment to add the new Comprehensive Development Zone (CD21 – Downtown Comprehensive Development Zone) to Zoning Bylaw 8000

Application No: OCP08-0016
Purpose: OCP Amendment to the Official Community Plan to identify the Downtown Redevelopment Area, A special Development Permit area and other OCP amendments as may be required.

Application No: Z08-0044
Purpose: To rezone the properties identified as the Downtown Revitalization and Redevelopment Area to the new CD21 – Downtown Comprehensive Development zone.

Applicant: (City of Kelowna {Doug Gilchrist})

- Power Point Presentation
- Recognizes this is a big change for our community. Today we are simply laying the footprint for the future.

Graham McGarva, (Consultant/Author of the Guidelines), Via Architect
Power Point Presentation, re: Kelowna Downtown: Rethinking, Remaking, Reinventing

- First worked for the City of Kelowna in the early90's on the Cultural District.

APC:

- The Chair inquired if anyone from the Gallery wished to speak.

Gallery:

Bob Hayes:

- Born and raised in Kelowna. I am the President of the OK Historical Society.
- Concerned over heritage impacts and will the heritage buildings be preserved.
- Questioned how many buildings would be preserved and which ones will be lost.

Maggie Getz:

- Work and live in downtown Kelowna.
- Against high rises and noted that studies have shown that those living in high rises are socially isolated and less likely to get involved with the community.
- High rises are vertical gated communities and not suitable for families with children nor are they affordable.
- High rises are strongly associated with crime. There are fewer eyes and windows on the street.
- I encourage APC to research other communities that do not have high rise development near the waterfront and report back before making any decisions.

Tina Martin:

- Sociologist from UBCO.
- Concerned that there will not be any or not enough affordable housing.
- We need to build housing for those that live here not for new residents.
- How will social services downtown be ensured that they will remain accessible and allow them to remain where they are? A social study should be undertaken.

Wally Lightbody, Very Concerned Citizens of Kelowna:

- I live on Abbott Street
- I am opposed to the concept plan for this four block area.
- Strongly opposed to high rises anywhere near the lakefront and the three downtown lake front parks.
- Strongly in favor of redevelopment and revitalization of downtown Kelowna and rational densification in the area.
- In favor of the community amenities, public and green spaces, envisioned in the proposed four block plan.

Wayne Wolf:

- I have lived and worked downtown for 15 years.
- Supportive of the proposed plan and think it's wonderful to see something happen in the downtown area.

Don Knox:

- I am here representing the Central OK Heritage Society.
- I am under the impression that the City is on side with preserving heritage however I am concerned over losing any heritage building. I think this plan should follow the OCP.

Dave Rolsten:

- I support the plan 100%.
- We need to stop urban sprawl, stop spending money on roads in rural areas.
- With density there are more eyes on the street, more businesses and more sustainability.
- The Master Plan has been developed by professionals that understand what works for us.
- I have a young family and we need a proper, happy and safe downtown to bring our families to.

Margo Jensen:

- I am new to Kelowna and chose to live here due to the beauty and the lake.
- I started a bed and breakfast and my clients tell me they want to get away from high density living. They like the quaintness and beauty of downtown Kelowna.
- City's such as Santa Barbara restricted commercial buildings to 4 storeys and residential buildings to 3 storeys.
- I am against putting high rises near the water.

Christian Gowe:

- Concerned over parking and believe it will be an issue. I think there should be two parking spaces per unit and not 1 because most people have more than one vehicle.
- The downtown area will be grid locked.

Marty Enns:

- Opposed to the "piece meal" approach and should consider the whole downtown area. Opposed to this plan.
- Should stick with the existing downtown plan.
- Lacks permissible density.
- Soil stability is a huge concern. All evidence shows that heritage buildings would not survive this site.
- A referendum should be held to enable residents to vote on what changes should or should not take place.

Ken Campbell:

- Strongly opposed to high rise towers near the lake.
- Supportive of redevelopment downtown but we need the CD Plan for all of downtown.
- I support the City's 11 key principles.

Dave Skogland:

- I have been a resident for 38 years.
- Supportive of this plan and would like to see it move forward.
- Taller and fewer towers are better than shorter and more buildings.

Emmanuel Lausi, Co-Chair of Cascade Green Building:

- Density is the best for sustainability.
- Would like to see more vibrancy and density.
- The City has hired professional people to develop a master plan. The City is not allowing developers to develop piece by piece by having this master plan.

Jacqueline Cote:

- Supportive of this master plan.

John Zieger, The Citizens for a Livable Downtown:

- Strongly opposed to this plan.
- Compared current C7 zone density with CD zone.
- High rises consume more energy. An Australian study shows high rises responsible for green house gas emissions. High rises are terrible offenders of the environment.
- Asked APC to not make any recommendation tonight.

Becky Thomas:

- There should be no tall building within at least 2 blocks of waterfront.
- Cited historic recollection of Santa Barbara and how it is very prosperous without high rises.

George Barnes:

- Retired Architect who has lived here for 50 years.
- Not in favor of this plan.
- Do not put development near the water.
- Should include the whole downtown area in this study.
- Questioned the future location of Kerry Park and the Gospel Mission.

Ned Bell:

- Raised in Kelowna.
- Supports urban density. This would create an opportunity for me to bring more people into this environment and would help to prosper my business.

Steve Harrison:

- Commends City staff and consultants for this proposal.
- High rises are difficult to maintain but in general this is a good start to the plan.
- Should plan larger downtown area; less density close to water.
- Should be more comprehensive development of whole downtown not just a 4 block radius.
- Does not like the closure of Abbott and Bernard connection.
- Likes high rises but stepped back from Abbott Street.

Anne Murray:

- Have been a resident for 14 years.
- Concerned with Abbott Street being closed off. Closing off streets creates more crime, Pedestrians are often unsafe if there is no movement.
- Traffic is a concern and would become an issue with a big event downtown.

Bruce Jones:

- Resident for 24 years.
- The development at the north end turned out beautiful. The same development on the south would create a great book end.
- Supportive of this plan. We have to start somewhere.

Maryann Graham:

- Very much in favor of the CD zone
- Concerned over parking, heritage sites, and where do social agencies and clients go?
- Need proper transit.

John Hickey, Freelance Project Consultant:

- Resident for 14 years.
- In favor of the plan.
- Asked APC members to see the vision of these developers.

Kamal Shoranick:

- Resident for 22 years.
- Commends staff and consultant for coming up with this type of plan. There has been great public input on this plan.
- Fully supportive.

Rob Olsen:

- Resident for 4 years.
- This valley is not sustainable. There is too much sprawl.
- Concerns regarding the preservation of heritage.
- Low income should be part of this plan to create balance.
- Applaud the City for being proactive.
- In total favor of planning and process in place.

Michael Neil:

- Owner of Mosaic Book Store.
- Opposed.
- There shouldn't be high rises near water front or parks.
- Should expand study area.

Jan Johnson:

- Downtown business and property owner.
- Agrees with owner of Mosaic Books that the downtown is not dead.
- Appreciates the work that has gone into the current plan but there is too much density and height for the downtown area of our city.
- Would like to see the same concept as Paris; the downtown is very low rise and street friendly. Do not need high rises to accomplish.
- 30 storey buildings on water far exceeds what we need and want.
- Traffic concern, with 4 to 5 thousand people downtown there will be that many vehicles. How will we deal with all the vehicles? What provisions do we have for that? There is a binding contract with the province that obligates the City to ensure

traffic flow from downtown to over the bridge, how will we meet our obligations to province?

Wally Dennison:

- Concerned citizen. Referred to articles from the Events Column and suggested APC should read the article.
- Winery and resort styles are marketed to attract wealthy investors. We are attracting a different class of people, similar to what is happening in parts of the world such as Hong Kong. Infusion of new money is fuelling community's economy and the cost of living is soaring for people who live here.

Barbara Dean Elliot Ross:

- Moved here in 1965.
- Do not feel safe to walk downtown alone. Concerned that there is a lack of safeness. I am concerned but I put my trust in the knowledgeable people who are putting the plan together.
- Fully supportive.

Tony Payton:

- Resident since 1958.
- If a comprehensive plan had been created 30 years ago it would have eliminated the problem we face today. We needed this discussion 30 years ago. We need to plan for the young.
- This is a comprehensive plan by the city, and if endorsed, many developers will take part in it.
- There is a lot of heritage in the downtown core and this plan does not take away from it.
- I fully endorse the comprehensive development plan.

Quinn Best:

- Owner of the former liquor store on Leon Avenue.
- Confident that this plan today is professional and concurs with Tony Payton.
- This plan will provide a future for me in Kelowna.

Amber, Environmentalist:

- Completely opposed to this plan.
- Concerned with increased traffic with all these high rises.

Larry Beasley:

- Planning consultant who has a client that has property downtown.
- This is very forward looking with deliberate priority to the public realm.
- This is how high density can be tamed but we shouldn't stop here, need to add more area.
- Strongly support this plan as put forward right now.
- The challenge you face is not aesthetic but economic.

Debbi Helf:

- Lives on Marshall Street.
- Heritage buildings are at a huge risk and need to remain in tact.
- We do not want a Vancouver here we want the Santa Barbara model.
- Opposed to this plan.

Pat Munro:

- Resident for 31 years and has always lived in the downtown area.
- APC should consider what percentage for each use. There should be more affordable housing.

Jerry Heady:

- Owns business on Ellis Street.
- The only thing that will save this City is people. There needs to be more people in the downtown area to make it vibrant. My thought was to increase the area from Abbott Street to Richter Street.
- We need vision at this time and applaud those who came forward with this plan.

Jackie Jones:

- I live at the end of the Abbott Street corridor.
- I walk or jog downtown and do not feel safe between Harvey Avenue and Bernard. I visit many retail shops but will not walk on Leon or Lawrence Avenues.
- Sustainability is key. This is a great plan.

Walter Grey:

- Resident for 60 years.
- Completely supports this plan.
- My message to the Commission is to say how important this is to Council to be bold and courageous and to see the vision long term. The subject area can be redeveloped piece by piece under the C7 zone.
- Development north of City Hall was magnificent. The focus has remained there and no developer or land owner has been courageous to do anything south of the city.
- Everyone in Kelowna can benefit by what is being proposed here.
- Distinguished myths surrounding the Royal Trust site and myth that heritage buildings would be destroyed. Royal Trust site was bought by the City so that they could control what was built on it and had not been zoned as park. Restoring and preserving heritage buildings has business and commercial values and will enhance the reconstructed area where nothing has happened for many years.

Tony Stewart:

- Have lived here many years.
- This is a well thought out plan. We need to revitalize downtown core and there is a sense of urgency.
- There are a lot of myths out there; it does not increase traffic, it reduces it. In support of this plan but think the City should listen to the public's concerns.

Brad Marshall:

- Business and property owner downtown.
- I am a huge fan of density and believe this will solve many of the issues that have been discussed here tonight.
- I am in favor of this planning going forward.

Brad Marshall:

- Resident for 2 years.
- I support this plan.

Mary Jo Schnopf:

- In favor of this plan.

Gill Almond:

- Concerned with uncontrolled growth. I dislike high rises.
- A referendum should be in place as to how high buildings should be downtown.
- Against this proposal.

Kevin Hoffman:

- Resident for 2 years and live on Abbott Street.
- I am opposed to hillside development.
- I am in favor of sustainable development and am in favor of the CD zone.

Theresa Arsenault:

- This plan addressed a lot of the planning criteria and OCP criteria for good development.
- The City has done a good job of listening to people and their concerns and incorporated the public input into the plan.
- Strongly in favor of plan put forward.

Dianne Friesen:

- I live in a high rise and I am involved in my community unlike some of the comments I've heard that occupiers of high rises are not involved with the community.
- Supportive of this plan and want to see this go forward.

Mike Haynes:

- Resident for 30 years.
- I would like to point out that what the community wants is very important.
- I am in favor of the proposed plan.

Peter Chataway:

- Resident for 30 years.
- The process has failed. - In 1994 the Province mandated Kelowna to establish an OCP. That OCP process took 2 years to complete and it's the best OCP in the Province. It was just a development policy but now is a successful plan.
- The whole process should be scrapped and you should go back to the basics and plan the whole area.
- Questioned what sort of build out do you want? We don't need that density to manage the street below. Another location should be chosen for high rises.
- Concerned over loss of heritage buildings.
- Opposed to this plan.

Duane Tresnich:

- I fully support the CD zone in the way it is being presented.
- This is a great opportunity for us. The CD zone will welcome young families into our area and our downtown core could service them. This plan will be creating more jobs.
- Building high rises will not block the view of the lake. Parks are important to our community and there is parkland downtown. Downtown has 2 large parkades for those who are concerned with parking.
- Asked APC to vote yes for the CD zone plan.

Albert Weisstock:

- Density needs to be increased but not at the corridor to block the view of the lake.
- Opposed to hotel on the Royal Trust site.

Randy LaRue:

- My wife and I have owned retail property on Lawrence Avenue for 21 years.
- Crime in the area has not gotten better.
- Those who are against the plan do not frequent the area.
- There is no sustainability in the downtown area and at some point we need to densify.
- I am in favor of the plan.

Rodney Friesen:

- Resident for 35 years.
- I think the study is great and supportive of the plan.

Cheryl Elliot:

- Resident for 7 years.
- I support the comprehensive development plan and believe it will benefit all the citizens.

Marietta Lightbody:

- Resident since 1937.
- Unsure of why people are afraid to come down town.
- I think this project is fine but it's in the wrong place and should be moved up 6 blocks to Bernard.
- Start low with density and gradually go higher.
- Opposed to the current plan.

Dee Capozzi:

- Live and work downtown.
- Huge concerns about 5th block back from the lake. Can we really just design 4 blocks?
- I see downtown ore becoming very prosperous. I never hesitate to walk alone downtown. We need some redevelopment but think it should be setback 6 blocks.
- I own a Bed & Breakfast and clients love Kelowna's charm.
- Opposed to this plan. We need to get it right and take as much time as it takes.

Glenda Patrick:

- I currently live in a high rise. The planning problems in other downtown cores is transit. Growth that comes with people really does cause issues that need to be addressed. I think in a high rise you do have a sense of community. If there are issues of crime you have your own neighborhood watch.
- People come here because it is a wonderful place. This place needs some commerce and young people to keep us vital.
- I think the CD plan is a good plan. We have to start somewhere and Kelowna will grow regardless.

Jennifer Hindle:

- The plan is exciting but it's too close to the lake.
- Downtown Kelowna is more than just 4 blocks and to ignore everything behind Water Street is crazy. I think six blocks back works very well.

Waldof Wodofski:

- Issues of safety, health and energy have been addressed by this plan.
- I support this plan.

Eric Craig:

- The word sustainability has been used a lot but more density will increase the number of vehicles which isn't very sustainable.
- Questioned if the City has done an environmental and social impact study.
- I ask that APC vote against this project.

Val Riscovksy:

- Resident for 7 years.
- Disturbs me to see the opposition of the plan. This plan will benefit our children and their children. We need growth and development.
- I hope the Commission will take into account all of our concerns. The plan is good but it needs some modifications.
- I am in favor.

There were no further comments.

Staff:

Doug Gilchrist responds to questions.

- Heritage protection will increase and will provide more protection than exists today. The plan to legislate façade protection will encourage to save as much of the heritage building as possible.
- There will be a mandated requirement of 7 to 7.5% for affordable housing.

Andrew Gibbs:

- Reviewed Public Open Space Plan.
- Park plan and CD plan will be integrated.

Pat McCormick:

- Referenced the Spaxman Report in regard to the relationship between the Downtown Plan and the OCP. We are trying to stay consistent with the principles of the OCP. There is nothing in this plan that isn't consistent with the Spaxman Report.

Mr. Graham McGarva:

- Traffic issues have been considered with regards to the Ministry of Transportations commitments and build out of downtown core.
- Parking counts need to be higher for the short term.
- A LEED Certified Architect reviewed the ranking system with the CD zone and this project received a gold standard.

APC/Staff Discussion:

- APC commented that the rest of the area east of Water Street is still downtown and questioned what will happen with that area. Staff noted that the rest of the C7 zoning will be looked at with a critical eye. The Planning Department will work to see how that zoning will work better.
- APC asked what will happen to the Social Services downtown. Staff noted that this plan does not force anyone to go anywhere. It is up to each business to decide what they want to do. The Gospel Mission has done good things for our community. When they are ready to move the City will be committed to assist.
- APC questioned stepping back versus tall corridors. Staff commented that the key advantage to stepping back a block from Water Street to Abbott Street is that we inserted two major pieces of public ground to bring in open space. The Abbott Street side there was no need or advantage and was not impacting. Where people are

going to be that's where we want the right sunlight. The initial cut had 4 towers along Abbott Street.

- APC asked if there would be a design panel to assist with form and character. Staff informed APC that at this point there is no design panel established and that this issue will go through the normal public progress.
- APC would like to see a design panel on this project.
- APC asked what the non-residential uses are. Staff noted that there are two uses, liquor major and emergency shelter services. Those that exist today will remain.
- APC confirmed that there will be a list of heritage facades saved.
- APC asked if the Ogoogo structure near the Sails will be saved. Staff commented that it is a piece of public art and will be relocated.
- APC asked if a school could be put in the area. Staff noted that the density could support a school but through discussion with the School District they feel their downtown school site is the Parkinson Recreation location.
- APC asked if the developer can make cash in lieu payment for parking? Staff noted that anything developed will provide parking.
- APC asked if there will be a provision for public parking? Staff commented that parking will be dealt into the plan. Commercial parking in the development will be deemed public parking. Residential parking will be secured and will have a visitor component.
- APC questioned how parking would be dealt with if there was a large event taking place downtown? Staff noted that if parking is a major requirement then one of the amenities could be parking. The City has parking strategy bylaws.
- APC questioned the FAR ratio. Mr. McGarva noted that the ratio is spread out over the whole development. Transferred density across the zone. We are running about 2/3rds of C7 FAR zone.
- APC questioned whether it is economically feasible to build in this area and will the plan change from what we are seeing tonight and what goes before Council? Staff noted that an analysis had been done on economics and soil conditions and these sites do work very well. This is economically feasible.
- APC questioned if a property owner's land is not in a good location will they be fairly compensated. Staff advised where properties are essential they will be acquired and paid at market value.
- APC asked what the rationale for keeping the hammerhead from Bernard Avenue to Lawrence Avenue? Mr. McGarva advised that the area is intended for pedestrians and the City would determine days of periodical use.
- APC questioned residential hotels and that it is built as it is intended. Mr. Ray Young advised that the City would have the authority to regulate. We need to attain a residential community. Public amenity space is key.
- APC asked the solicitor if there were any assurances that heritage facades can be preserved. Mr. Ray Young advised that the ultimate hammer is heritage designation.
- APC commented that work has to be done in the OCP to control development outside of downtown and hopes the public supports the OCP review. Do not understand the building along Harvey Avenue, it doesn't feel like a gateway and should expand to include commercial on the south side to create more of a gateway. Would prefer to see taller slender tower at south end of Harvey. It is important to write the guidelines so that they are understood by everyone. Buildings should be required LEED certified. There should be some assurance that there will be an affordable housing component and perhaps some of the amenity money could go towards the homeless.
- APC raised concern for potential "wall effect" along Harvey Avenue, which would turn the back of the proposed development to the Highway and the south part of Kelowna.

- APC expressed a concern regarding the location of the open market space as it appears to be off the axis of the Mill Street extension and would impede pedestrian movement.
- APC suggested that the addition of more curves to the tower forms would help the tower elements blend into the landscape beyond, and would reduce the visual impact of the proposed towers. Taller, more slender towers would be better than shorter, fatter forms.
- APC suggested re-working the traffic scheme on Lawrence and Leon. Staff advised that the traffic analysis went one step further to access traffic flow and function. There is an obligation to the Province to ensure traffic flow works.
- APC commented that developers should be encouraged to provide communal cars as part of their development. Staff noted that they will leave that up to the development community. The City's intent is not to mandate this matter.

There were no further comments.

RECOMMENDATION

MOVED BY Lorne Antle/SECONDED BY Roland Harvey

THAT the Advisory Planning Commission support Text Amendment Application No. TA08-0004, Official Community Plan Amendment Application No. OCP08-0016 and Rezoning Application No. Z08-0044, by the City of Kelowna to include the new CD zone into Zoning Bylaw No. 8000.

CARRIED

III. TERMINATION OF MEETING

The Chair declared the special meeting terminated at 11:18 p.m.

Barry Braden, Acting Chair

/acm/pmv