



City of Kelowna Public Hearing Minutes

Date: Tuesday, December 15, 2015
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, 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; Community Planning Department Manager, Ryan Smith; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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 at City Hall on December 1, 2015 and by being placed in the Kelowna Capital News issues on December 4 and December 9, 2015 and by sending out or otherwise delivering 149 statutory notices to the owners and occupiers of surrounding properties, and 2314 informational notices to residents in the same postal delivery route, between December 1 and December 4, 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 2975 & 2980 Gallagher Road, BL11169 (OCP15-0015) - Gordon Kirschner et al

Staff:

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

The City Clerk advised that no correspondence had been received.

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

Ed Grifone, CTQ Consultants, Agent for Applicant

- Advised that a wild fire risk assessment, geotechnical analysis, traffic impact study and strong water management plan was submitted with the application. Have provided a lot of background information.
- Advised that 3 concept plans were provided to the client and staff and all agreed with the plan that has been submitted.
- Commented that the plan allows for more green and open space for wild life passage and trail network. Also allowed for lesser visual impact than previous plan. Increased density slightly with townhouse development; low profile in cluster format.
- Advised that neighbourhood concerns regarding traffic flow had been mitigated.
- Responded to questions from Council.

Gallery:

Brenda Bradley, Verda Vista Road

- Advised that she shares a property line with this residential development.
- Spoke to her concerns and challenges of having high density residential immediately adjacent to her equestrian agricultural operation.
- Spoke to the drainage concerns this development could bring to her property and impact on her business operation.
- Raised concerns regarding increased residential traffic.
- Strongly requested adequate buffer be installed between this development and her property. Suggested two 6 to 8 foot chain link fences staggered apart as an ideal buffer.
- Responded to questions from Council.

Staff:

- Confirmed buffering is required at the rezoning stage.

Ed Grifone, CTQ Consultants, Agent for Applicant

- Confirmed the Applicant is aware of the buffering requirements and that buffering is part of the plan as per the City and ALC requirements.
- Confirmed that a drainage plan was submitted and that drainage will not interrupt or create flow problems into adjacent lands.
- Responded to questions from Council.

There were no further comments.

3.2 580 Patterson Avenue, BL11170 (Z15-0034) - Teresa Corea-Gaspari

Staff:

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

The City Clerk advised that no correspondence had been received.

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

Lynn Welder, Consultant for Applicant

- Commented that the proposal is asking for increased density that is within the OCP and is also providing affordable housing with character.
- Spoke to the neighbourhood concerns and related privacy issues that have been worked out through the development process.

Richard Bugera, GTA Architecture Ltd.

- Spoke to the height of the development and the efforts being made to keep it as low as possible to alleviate neighbourhood concerns.
- Advised that the major change to the proposal was the elimination of the side balconies and that there will only be one small balcony from the master suite.

Gallery:

Richard Burrows, Taylor Crescent

- Advised that he is speaking on his own behalf this evening.
- Advised that he supports the increase in density in the area.
- Advised that he supports amendments to the OCP Development Permit Guidelines for this area of the City.
- Raised concern that this proposal does not fit within the Neighbourhood Character Guidelines. Suggested the OCP be amended to sort this out.
- Suggested that as this area densifies more attention is paid to the form and character of the neighbourhood.
- Responded to questions from Council.

Lynn Welder, Consultant for Applicant

- Advised that through the consultation process they were unaware of the setback; once aware, it changed the development drastically.
- Advised that the City's road widening requirement triggered the variance.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:20 p.m.

Mayor

/acm

City Clerk