



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 2, 2016
 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; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; and Legislative Systems Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:00 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 January 19, 2016 and by being placed in the Kelowna Capital News issues on January 22 and January 27, 2016 and by sending out or otherwise delivering 65 statutory notices to the owners and occupiers of surrounding properties, and 1229 informational notices to residents in the same postal delivery route, between January 19 and 22, 2016.

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

3.1 160 Gibbs Road West, BL11183 (Z15-0055) - Lance Johnson & Tracey Skulmoski

Staff:

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

The City Clerk advised that no correspondence or petitions 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.

Paul Schuster, Novation Design Studio, Applicant's Representative:

- Displayed photographs of the subject property.
- Provided the rationale for the variance.
- Displayed sketches of the proposed development.
- Advised that the property owner will be living in the carriage house and renting out the principle dwelling.

Gallery:

Janice Wheeler, Gibbs Road West

- Asked questions regarding the sequencing of the application and construction.
- Stated that there is a business operating from the subject property.
- Raised concerns with traffic noise and congestion.

Staff:

- Spoke to the process for approving carriage house applications.
- Confirmed that the accessory building was constructed with the necessary permits and met the Building Code Regulations at the time of construction.
- Responded to questions from Council.

Paul Schuster, Novation Design Studio, Applicant's Representative:

- Responded to the questions raised by the intervener.
- To the best of his knowledge, there are no businesses being operated out of the home on the subject property.
- Responded to questions from Council.

Janice Wheeler, Gibbs Road West

- Believes that there are actually three (3) structures on the site.

There were no further comments.

3.2 150 Homer Road, BL11186 (OCP15-0004) & BL11187 (Z15-0018) - The BC Muslim Association

Staff:

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

The City Clerk advised that no correspondence or petitions 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.

Steve Shoranick, MKS Resources, Applicant's Representative:

- Spoke to the various aspects of the application including parking and traffic.
- Advised that there is a verbal agreement with the Seventh Day Adventist Church to use their property for any overflow parking.
- Noted that the congregation holds services on Friday afternoons.
- Confirmed that The BC Muslim Association has been working with City staff and Ministry of Transportation & Infrastructure staff over the past few years with respect to access and parking requirements.
- Advised that the The BC Muslim Association is working very hard to find a site on the same side of Highway 33 to use as parking and the Association is fully aware of the parking concerns in the area.
- Advised that big events and/or functions generally take place off-site.
- Responded to questions from Council.
- If necessary, The BC Muslim Association will demolish the current house on the site to accommodate the parking requirements.

Gallery:

Cliff Craske, Homer Road

- Spoke to a covenant on the subject property that restricts use.
- Expressed concerns with respect to the proximity of this site to his driveway and different elevations (slopes) between his property and the subject property.
- Inquired if there will be buffering along this property and whether or not there will be any traffic calming devices installed.
- Responded to questions from Council.

Steve Shoranick, MKS Resources, Applicant's Representative:

- Will work with the neighbour to address any buffering and driveway concerns.
- Responded to questions from Council.
- Confirmed that the parking area will be constructed using engineering drawings.

Staff:

- Responded to questions from Council regarding other zoned properties in the area.
- Advised that the City's records show little or no parking complaints for Homer Road.
- Spoke to the landscaping and buffering requirements as a result of the rezoning.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:04 p.m.

Mayor

City Clerk

/slh