



City of Kelowna

Public Hearing

Minutes

Date:	Tuesday, August 14, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Council Members Present:	Mayor Colin Basran and Councillors Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben*, Mohini Singh and Luke Stack
Council Members Absent:	Councillor Maxine Dehart
Staff Present:	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Acting Divisional Director, Community Planning and Strategic Investments, Derek Edstrom; Suburban and Rural Planning Manager, Dean Strachan; and Legislative Coordinator (Confidential), Clint McKenzie

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 of City Hall on Tuesday, July 31, 2018 and by being placed in the Kelowna Daily Courier issues of Friday, August 3, 2018 and Wednesday, August 8, 2018, and by sending out or otherwise delivering 254 letters to the owners and occupiers of surrounding properties on Tuesday, July 31, 2018.

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 Curlew Dr 521, Z17-0049 (BL11467) - Derek & Tammy Cartier

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Catherine and Herb Comben, Curlew Drive

Councillor Sieben joined the meeting at 6:05 p.m.

The Applicant was not present when invited by the Mayor to address Council and the public.

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

Adriaan Boek, Curlew Drive

- Spoke at the previous public hearing for this application.
- Displayed photographs on the ELMO.
- Raised concerns with privacy that he doesn't think have been addressed as subject property is much higher than his.
- Raised concerns with integrity of retaining walls and water flows and drainage.
- Responded to questions from Council.

Derek Cartier, Applicant

- Indicated his property is at a higher elevation than his neighbour, as the street is terraced.
- The home is constructed within the City guidelines.
- Privacy is enhanced by a privacy fence along adjacent property line.
- The rock wall concerns began with the previous owner.
- Expressed he has incurred additional costs in an attempt to mitigate neighbour concerns.
- The neighbour's wall encroaches on his property.
- Willing to put in writing that he will construct the privacy wall.
- Responded to questions from Council.

Gary Strict, Collett Road

- Indicated he is here in support of the neighbour Mr. Boek.
- Displayed sketches on the ELMO.
- Expressed that the concerns from last year regarding privacy and height have not been addressed.
- Expressed that the Council direction from last meeting has not been met by the applicant.
- Displayed an alternate plan on the ELMO.

Applicant, in response

- Confirmed he has removed the windows from the side of building facing the neighbours.
- Disagreed with statements made by previous speaker
- Responded to questions from Council

There were no further comments.

3.2 Valley Rd 244, 252, 260 & 268, OCP18-0008 (BL11641) & Z18-0042 (BL11642) - Vanmar Constructors 2 LTD Inc. No. BC1155488

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of Support:

Jennifer Skwarczynski, Valley Road
Ed Hall, Gordon Drive

Mark Betteridge, Okaview Road
 Samantha and Steve Kushmier, Old Meadows Road
 Erin Jones, Guidi Road
 Joe Ungaro, Traditions Crescent
 Chad Biafoe, Fairway Crescent

Letters of Opposition and Concern:

Tom and Allison Millar, Marigold Crescent

Mathew Carter, Vanmar Developments, Applicant's Representative

- Displayed a PowerPoint presentation.
- Spoke to site within the neighbourhood context.
- Discussed traffic access rationale and concerns raised by neighbours.
- Confirmed there are no variances being requested and that appropriate privacy screening will be in place.
- Confirmed there are no parking variances required and there is sufficient parking onsite.
- Spoke to MOU and cost sharing agreement with neighbouring property owner to extend Glenpark Drive.
- Responded to questions from Council.

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

Mary Point, Vanmar Developments

- Read a letter of support on behalf of adjacent neighbour to the subject property, Jennifer Skwarczynski, who is unable to attend.

Allison Miller, Marigold Crescent

- Pointed out location of her property in relation to the subject property
- Referenced the correspondence they submitted.
- Raised concerns that the proposed development has resulted in several offers to purchase their property to fall through.
- Raised concerns with impacts on privacy.
- Raised concerns with impacts on traffic and safety concerns for school-age pedestrians and cyclists.

Joel Kuyvenhoven, Drysdale Blvd

- Referenced other recent developments in the area and the parking impacts that have resulted.
- Indicated this development will result in additional on-street parking and raised concerns with impacts on area on-street parking.
- Concerned parking will end up on Drysdale and that overflow parking will use the fire access lanes.
- Opposed to further development without a design change to decrease the number of units and increase the amount of on-site parking spots.
- Raised a safety concern that area streets have no sidewalks.

Applicant, in response to questions from intervenors

- Responded to questions from Council.

There were no further comments.

3.3 Taylor Rd 235, Z17-0088 (BL11648) - 0725353 BC Ltd Inc No BCo725353

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Applicant was available for comment.

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

No one came forward from the gallery.

There were no further comments.

3.4 McCarthy Rd 9570 & 9580, Z18-0050 (BL11649) - The Flowr Group (Okanagan) Inc., Inc. No. BCo974062

Staff:

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

The City Clerk advised that no correspondence was received.

Cal Meiklejohn, Meiklejohn Architects, Applicant's Representative

- Introduced Flowr project team members present.
- Responded to questions from Council.

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

No one came forward from the gallery.

There were no further comments.

3.5 Paret Rd 820, Z18-0046 (BL11650) - Lisa and Edward Berk

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Applicant Ed Berke

- Spoke to their long family history on the subject property.
- Indicated their desire to clean up the property and remove several out buildings.
- Indicated they would like to apply for a variance to keep the existing barn.

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

No one came forward from the gallery.

There were no further comments.

3.6 Raymer Rd 4624, Z18-0035 (BL11652) - Montemurro Industries Inc

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Jessie Alexander, New Town Services, Applicant's Representative

- Available for comment.

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

No one came forward from the gallery.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:25 p.m.

Mayor Basran

/cm

City Clerk