



City of Kelowna Public Hearing Minutes

Date: Tuesday, September 25, 2018
 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 Acting City Manager, Genelle Davidson; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Suburban and Rural Planning Manager, Dean Strachan, Urban Planning Manager, Terry Barton; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:03 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, September 11, 2018 and by being placed in the Kelowna Daily Courier issues on Friday, September 14th and Friday, September 21, and by sending out or otherwise mailing 529 statutory notices to the owners and occupiers of surrounding properties on Tuesday, September 11, 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 Dilworth Dr 1655, Z17-0055 (BL11493) - PC Urban Enterprise Holdings Ltd

Councillor DeHart declared a conflict of interest as the property is located across the street from her employer and departed the meeting at 6:07 p.m.

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:

Lucas Griffin - President Secure-Rite Mobile Storage, Penno Road
Kevin Isabey – President Martin Motor Sports, Enterprise Way

Brian Kozak, PC Urban Enterprise Holdings, Applicant

- Displayed a PowerPoint Presentation.
- Spoke to transportation concerns raised by the Ministry of Highways and responses to them.
- Provided rationale for the project location.
- Providing 122 stalls and no parking variance is required.
- Hoping to begin construction late 2018 or early 2019 with occupancy late 2019.
- Displayed examples of Intraurban projects in Vancouver and Burnaby.
- Displayed form and character features of the proposed buildings.

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

No one from the Gallery came forward.

There were no further comments.

Councillor DeHart rejoined the meeting at 6:17 p.m.

3.2 Grouse Ave, Phoebe Ct, Raven Dr, Sandpiper Ct, Stellar Dr, Tanager Ct, Tanager Dr & Thrasher Ave, LUCT18-0001 & Z18-0054 (BL11611 & BL11612) - Various Owners

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Martin Grealish, Stellar Drive

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

No one from the Gallery came forward.

There were no further comments.

3.3 Grouse Ave 5321, LUC18-0002 & Z18-0030 (BL11637 & BL11651) - Neil & Linda Sauverwald

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Heinz and Karen Krenz, Stellar Drive

Ray Lefebvre, Keystone Design, Applicant Representative

- Spoke to the rationale for the application and the intention of making the house look more presentable.
- 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 from the Gallery came forward.

There were no further comments.

3.4 Buckhaven Ct 4975, (S OF) Steele Rd, OCP18-0009 & Z18-0043 (BL11669 & BL 11670) - Pamela Blaskovich, Ponds Ventures Inc. No. BCo862732

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the no correspondence was received.

Melody Santos, Mountainside Court, Applicant

- Available for questions.

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

No one from the Gallery came forward.

There were no further comments.

3.5 Brookside Ave 1275, Z18-0018 (BL11671) - 1118374 BC Ltd.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was present and available for questions.

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

No one from the Gallery came forward.

There were no further comments.

3.6 Curlew Drive 461, Z18-0084 (BL11674) - Alexander and Nadja Duffield

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
Nadja Duffield, Curlew Drive,

The Owner was present and available for questions.

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

No one from the Gallery came forward.

There were no further comments.

3.7 Vaughan Ave 889, Z17-0094 (BL11676) - 1568447 Alberta Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was present and available for questions.

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

No one from the Gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:32 p.m.

Mayor Basran

City Clerk

/cm/acm