



City of Kelowna Public Hearing Minutes

Date:	Tuesday, February 12, 2019
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine Dehart, Gail Given, Charlie Hodge, Brad Sieben and Luke Stack
Members Absent	Councillors Ryan Donn, Mohini Singh and Loyal Wooldridge
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Acting Divisional Director, Community Planning & Strategic Investments, Derek Edstrom; Community Planning Department Manager, Ryan Smith; Suburban and Rural Planning Manager, Dean Strachan; Planner Specialist, Alex Kondor; Legislative Coordinator (Confidential), Clint McKenzie; Legislative Coordinator (Confidential), Rebecca Van Huizen

1. Call to Order

Mayor Basran called the Hearing to order at 6:04 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 Tuesday, January 29, 2019 and by being placed in the Kelowna Daily Courier issues on Friday, February 1st and Wednesday, February 6th and by sending out or otherwise mailing 194 statutory notices to the owners and occupiers of surrounding properties on Tuesday, January 29, 2019.

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 Barnaby Rd 751, BL11728 (Z18-0073) - Kristine Sales and Dustin Sales

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.2 Cadder Ave 418-422, BL11736 (Z18-0083) - Geoffrey & Michelle Couper and Friedrich & Evelyn Wille

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- Confirmed the dwelling is not on the heritage registry.

The City Clerk advised that no correspondence was received.

The applicant was available for questions.

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

No one from the gallery came forward.

There were no further comments.

3.3 Hein Rd 365-367, BL11737 (Z18-0066) - 1918951 Alberta Ltd

Staff:

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

The applicant, Jesse Alexander, New Town Architecture & Engineering Inc. was available for questions.

The City Clerk advised that the following correspondence has been received:

Letters of opposition and concern:

Peter & Margaret Harshenin, Houghton Rd
Wendy Cullen & Michael Anderson, Fleming Rd

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

Gallery:

Peter Harshenin, Houghton Road:

- Property is adjacent to development.
- Not opposed to the development, however, concerned with the number of units within the size of property.
- Concerned with height of the development, compared to heights of neighbouring structures.
- Spoke to the safety issues in the area.

- Spoke to the amount of development occurring in the area and traffic congestion issues.
- Referenced previous development decisions on Hein Rd that negatively impacted the area and fearful of this occurring again with the large number of proposed rental units.

Mary Robinson, Houghton Rd:

- Her residence is adjacent to the subject property.
- Spoke to the park improvements in the area made by the City.
- Spoke to the safety concerns of children in the area with additional construction and traffic congestion.

Christine Nicolson, Houghton Rd:

- Concerned with privacy with her house adjacent to the subject property.
- Responded to questions from Council.

Vivian, Hein Road:

- Concerned with height and requested more information on type of rentals.

Staff responded to questions from Council.

There were no further comments.

3.4 Kneller Rd 210, BL11738 (Z18-0099) - Gurdev and Kamalpreet Gill

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The applicant, Jesse Alexander, New Town Architecture & Engineering was available for questions.

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

No one from the gallery came forward.

There were no further comments.

3.5 Creekside Rd 1200, BL11742 (Z18-0095) - o806568 BC Ltd

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Birte Decloux, Urban options, Applicant:

- Provided a presentation of renderings of the proposed carriage house.

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

Gallery:

Bruce Armon, Creekside Road:

- Concerned with parking and traffic alongside Creekside Rd.

Staff responded to questions from Council.

There were no further comments.

3.6 Dehart Rd 894, BL11748 (Z18-0119) - Stephen Edward Sai-Wung Cheung

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter of opposition and concern:

- John and Julia Keery, DeHart Rd

Birte Decloux, Urban Options, Applicant:

- Provided a PowerPoint presentation summarizing the application.
- Noted the subject property has several Statutory Right of Ways that dictates how the property can be developed.
- Retention of fences and vegetation have been discussed with the neighbours.
- Responded to questions from Council.

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

Gallery:

John Keery, Dehart Road:

- Traffic concerns with vehicle access to/from the lot.
- Referenced correspondence submitted.
- Concerns with privacy.

Angela Munson, Dehart Road:

- Concerned with traffic, adjacent development will have 100+ units as well.

June Halter, Dehart Road:

- Concerned with traffic congestion with more development.

Applicants response to questions raised:

- Confirmed dwellings would be a maximum 7.5M in height consistent with any single family residence on the property.
- Street frontage improvements in front of property will include sidewalk, curb and gutter.
- Confirmed adequate driveway access to site.
- Responded to questions from Council.

Staff responded to questions from Council.

There were no further comments.

3.7 Venus Rd 165, BL11749 (Z18-0120) - Andrew Bergestad

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was available for questions.

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

No one from the gallery came forward.

There were no further comments.

3.8 Sexsmith Rd 2960, BL11750 (Z18-0061) - Stuart McMillan and Jackie-Lynn Large

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The applicant was available for comment.

The City Clerk advised that the following correspondence has been received:

Letter of concern and opposition:

- Susan Hayes, Arab Rd

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

Gallery:

Ruth Dodds, Sexsmith Road:

- In favour with what is being proposed.
- Concerned about traffic.
- Raised questions regarding the zoning of her property.

There were no further comments.

3.9 Penno Rd 360, BL11751 (Z18-0086) - New North West Trading

Councillor Sieben declared a conflict as the applicant is a client and left the meeting at 7:09 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The applicant was available for questions.

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

No one from the gallery came forward.

There were no further comments.

4. Termination

Councillor Sieben returned to the gallery at 7:10 p.m.

The Hearing was declared terminated at 7:10 p.m.

Mayor Basran

sf/rvh

City Clerk