



## City of Kelowna Public Hearing Minutes

Date:	Tuesday, September 29, 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 and Luke Stack
Members Absent	Councillor Mohini Singh
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Community Planning Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Community Planner, Adam Cseke; Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:01 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 September 15, 2015 and by being placed in the Kelowna Capital News issues on September 18 and September 23, 2015 and by sending out or otherwise delivering 202 statutory notices to the owners and occupiers of surrounding properties, and 4893 informational notices to residents in the same postal delivery route, between September 15 and September 18, 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 1981 Cross Road, BL11134 (Z15-0030) - Lorne Pearson

Staff:

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

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

**Letter of Opposition or Concern**

Jose Ramon Urbez-Torres, Hemmerling Court  
 Tom & Sandra Rosin, Hemmerling Court  
 Tom & Sandra Rosin, Hemmerling - additional comments

**Petition of Opposition**

Received from Bette Jones, Hemmerling Court - Contains approximately 102 signatures

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

**Cory Barker, Leon Avenue, Applicant's Agent**

- Believes lots on Hemmerling Court are oriented to be consistent with the neighbourhood.
- Confirmed road access is from Hemmerling Court.
- Available for questions.

Gallery:

**Bette Jones, Hemmerling Court**

- Referred to letter and petition submitted to Council addressing concerns.
- Raised concerns with residential driveway alignments with proposed development.
- Questioned when Cross Road changed from a Residential Road to a Major Collector Road.
- Raised concern with increased traffic load and safety of school children walking to and from school.
- Raised concern with the orientation of the proposed subdivision and that the main vehicle access is not off Cross Road.
- Requested that access be off Cross Road.

**Caleb Wong, Drysdale Boulevard**

- Raised concerns with traffic impact from Hemmerling Court onto Drysdale Boulevard.
- Commented that the City has acknowledged concerns with traffic flow and part of the plan is traffic calming methods on Drysdale Boulevard. Raised concerns as to when this mitigation will be installed.

Staff:

- Clarified that Cross Road has always been a Major Collector Road. The change is that there is now a school there and traffic volumes have increased.

There were no further comments.

**3.2 4619 Gordon Drive, BL11135 (Z15-0036) - Reza Atri & Soraya Shidarian-Atri**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

**Letter of Support**

Sharon Maslen, Cook Road

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

**Applicant**

- Present and available for questions.

There were no further comments.

**3.3 4077 Lakeshore Road, BL11136 (OCP15-0011) & BL11137 (Z15-0031) - Greencorp. Ventures Inc.**

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.

Shane Worman, West Avenue, Applicant Representative

- Made comment on the differences between the two proposed buildings.
- Available for questions.

There were no further comments.

**3.4 APPLICATION WITHDRAWN BY APPLICANT - 605 Stirling Road, BL11142 (Z15-0024) - 1009440 BC Ltd.**

Mayor Basran advised that the Rezoning Application was withdrawn by the Applicant.

**3.5 TO BE DEFERRED TO THE OCTOBER 6, 2015 PUBLIC HEARING - (South of) Academy Way, BL11143 (Z15-0006) - Watermark Development Ltd. & City of Kelowna**

Mayor Basran advised that the Rezoning Application is to be deferred to the October 6, 2015 Public Hearing.

**4. Termination**

The Hearing was declared terminated at 6:38 p.m.

---

Mayor

/acm

---

City Clerk