



City of Kelowna Public Hearing Minutes

Date:	Tuesday, October 18, 2016
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack
Members Absent	Councillor Maxine DeHart
Staff Present	Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Suburban & Rural Planning Manager, Todd Cashin; Urban Planning Manager, Terry Barton; Planner, Adam Cseke; Divisional Director, Community Planning & Real Estate, Doug Gilchrist* Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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 October 4, 2016 and by being placed in the Kelowna Capital News issues on Friday October 7 and Wednesday October 12, 2016 and by sending out or otherwise delivering 634 statutory notices to the owners and occupiers of surrounding properties between October 4 and October 7, 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

3.1 196 Cariboo Road, BL11288 (Z16-0018) - D & S Schulz Enterprises Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Concern:
Mary Tutt, Cariboo Rd

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

Applicant, Siegfried Schulz

- Closed the file five years ago as the timing was not right, however, now is a better time and would like to proceed with this application.

No one from the Gallery came forward.

There were no further comments.

3.2 3580 Casorso Road, BL11289 (Z16-0050) - Lonewolf Homes Ltd. & Andrew Paterson

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Concern:
Ken Cappos, Casorso Rd

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

Applicant was present and available for questions.

Gallery:

Ken Cappos, Casorso Road

- Referenced correspondence that he had submitted and commented on relocation of some signage that would be more appropriate.
- Welcomed further discussion with individual Councillors.

Mayor Basran

- Reminded the Gallery that neither the applicant, nor members of the public, may address Council regarding Public Hearing applications once the Public Hearing is closed.
- Confirmed that Council members are happy to interact with members of the public on other matters and issues.

There were no further comments.

3.3 5100 Gordon Drive, BL11291 (OCP16-0008) & BL11292 (Z16-0045) - No. 21 Great Projects Inc.

Staff:

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

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

Letters of Concern:

Helena and Roger Duarte, Heweston Crt

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

Crystal Lloyd, Project Manager, No. 21 Great Projects, Applicant Representative

- Displayed a sketch map of the area on the ELMO.
- Spoke to the Village Centre and Multi-family housing and phases of the development.
- Spoke to the continuous parks, trails and natural features and the useable park space that will be provided.
- Spoke to the environmental process in place to ensure environmentally sensitive areas are not negatively impacted
- Responded to questions from Council.

Gallery:

Trudi Trask, Vance Avenue

- Displayed a sketch map of the area.
- Raised concerns with increased traffic on Gordon Drive and lower Gordon Drive neighbourhood.
- Raised concerns with traffic sight lines and safety issues due to the road curves and growth of trees and shrubs.
- Raised concern with lack of sidewalks and lack of safe pedestrian access to the north side.
- Raised concern that pedestrians are forced to use bike lanes and roadways.
- Gathered an on-line petition with 90 signatures for area sidewalks; does not believe a local area service program for 13 properties is fair as the benefit would be far beyond the 13 properties that a sidewalk would be fronting.
- Responded to questions from Council.

Crystal Lloyd, Project Manager, No. 21 Great Projects, Applicant Representative

- Believes that Gordon Drive is a DCC road and has been for several years and is part of a bigger program that the developer cannot control.
- Will attempt to install sidewalks in their development.

Mayor Basran:

- Confirmed that he has responded to earlier correspondence regarding a sidewalk fronting the 13 properties.

There were no further comments.

City Clerk advised that as of October 1, 2016 the City is advertising in the Kelowna Daily Courier and not Kelowna Capital News, as stated in the Notification of Meeting under Item 2.

3.4 2980 Gallagher Road, BL11293 (OCP16-0014) & BL11294 (Z16-0051) - Kirschner Mountain J.V.

Staff:

- Displayed a PowerPoint Presentation summarizing the application 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.

Applicant was present and available for questions.

Gallery

Ron McDougal, Autumn Road

- Raised concern with increased volume of traffic and the impact this would have on traffic speed, safety and noise.
- Original occupants of Kirschner Mountain do not want to discourage growth but do not want their properties to be negatively impacted.

Dave Cullen, Traffic Engineer, CTQ Consultants, Applicant Representative

- Advised that a revision to the Area Structure Plan was recently completed.
- There will be ongoing work with staff to review the traffic speeds and characteristics of the traffic; will implement any measure that will help benefit the neighbourhood.

There were no further comments.

3.5 752 & 760 Bechard Road, BL11295 (Z16-0047) - Louis & Elda Pagliaro

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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.

Applicant was present and available for questions.

Gallery:

Ian Nicholson, Scott Road

- Adjacent property owner.
- Raised concerns with privacy impacts.
- Referenced a letter that staff did not submit to Council.
- Completely opposed to this application

Ken Cappos, Casorso Road

- Generally opposed to incremental development with additional impact on neighbourhood.
- Raised concerns with public correspondence being scanned and posted to the Internet.

City Clerk:

- Confirmed that Public Hearing correspondence is not scanned and placed on the City Website.

Juliet Anderton Consulting Ltd, Applicant Representative

- Displayed an area Map and clarified the proximity of the development to the neighbouring property.
- The development is in conformance with the RU2 zone and is more sensitive to the neighbourhood.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:03 p.m.

Mayor

City Clerk

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