



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 7, 2017
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 City Manager, Ron Mattiussi City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Suburban & Rural Planning Manager, Todd Cashin; 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 6:03 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 at City Hall on January 25, 2017 and by being placed in the Kelowna Daily Courier issues on Friday January 27 and Wednesday February 1, 2017 and by sending out or otherwise mailing 469 statutory notices to the owners and occupiers of surrounding on Wednesday, January 25, 2017.

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.

Councillors Stack and Sieben joined the meeting at 6:06 p.m.

3. Individual Bylaw Submissions

3.1 Text Amendments, TA16-0005 (BL11333) - Carriage House Regulations & Secondary Suite Definition

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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.

3.2 1940 KLO Road, Z16-0055 (BL11339) - Mission Creek Mews Ltd. Inc. No. BC1094686

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters in Favour or Support:

Ian Gray, KLO Road

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

The Applicant is present and available for questions.

Gallery:

Oliver Blake, KLO Road

- Resides adjacent to this parcel.
- Raised concerns with increase in grade and potential drainage issues.
- Raised concerns with structural damage to his house and pool that may be caused by construction.
- Raised concern with noise implications and inquired if there would be any barrier wall, fencing or natural boundary between his property and proposed development.
- Has no objection to the change in land use and believes will be beneficial to the area.
- Responded to questions from Council.

Ray Raffard, Jenn-R Properties, Applicant Representative

- Confirmed that Engineers will handle neighbouring properties with respect to grade and that drainage will be handled on their site.
- Uncertain if grade needs to be raised.
- Confirmed willingness to meet with neighbour regarding any issues or concerns.
- The property will be fenced along the west and north side; that is a requirement.
- Responded to questions from Council.

There were no further comments.

3.3 5425 Upper Mission Dr, OCP16-0012 (BL11344) & Z16-0024 (BL11345) - Kestrel Ridge Holdings Ltd

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.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments.

3.4 170 Drysdale Blvd, Z16-0082 (BL11346)- City of Kelowna

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 Opposition or Concern:

Susan Haywood, Celano Crescent
 Maureen Herriman, Celano Crescent
 Jes Findlay-Maddin and Glen Maddin, Verna Court

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

Matthew Carter, Vanmar Constructions Inc., Vancouver, BC

- Believes this is an excellent opportunity for highly livable townhouse community including family with children.
- Have been working over the last 6 months with staff and feel it is within Council's vision for this part of the city.
- Believes the design works well with context of the neighborhood.
- The Project will be LEED certified with self-contained parking for at least 2 stalls plus visitor parking to alleviate any parking concerns.
- Spoke to communication with the Dr. Knox Middle School and immediate neighbourhood.
- Responded to questions from Council.

No one from the Gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:36 p.m.

Mayor

City Clerk

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