



## City of Kelowna Public Hearing Minutes

Date:	Tuesday, June 13, 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; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Urban Planning Manager, Terry Barton; Planner, Laura Bentley; Legislative Coordinator, (Confidential), 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.

Councillor Sieben joined the meeting at 6:02 p.m.

### 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, May 30, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, June 2, 2017 and Wednesday, June 7, 2017 and by sending out or otherwise mailing 399 statutory notices to the owners and occupiers of surrounding properties on Tuesday, May 30, 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.

### 3. Individual Bylaw Submissions

3.1 434 Sarsons Rd, Z17-0020 (BL11410) - James Northrop

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

**Letters of Opposition or Concern:**

Tony and Jeanne Gaspari, Metcalfe Ave.

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

**Mark Aquilon, Ethel Street, Applicant**

- Advised that the property identified in the staff presentation is incorrect and that it is the property next door.
- The owner of the property is a long time resident of 55 years and his intention is to revitalize the neighbourhood and will also be living in one of these homes.
- Believes this proposal will increase property values for the neighbours.
- Commented that most neighbours are supportive of this proposal.
- Responded to questions from Council.

No one from the gallery came forward.

There were no further comments.

**3.2 185 Clifton Rd N, (E of) Upper Canyon Dr N and (W of) Union Rd - OCP17-0011 (BL11414) & Z17-0028 (BL11415) - Glenwest Properties Ltd**

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

**Russ Foster, Wilden Project Manager**

- This proposal is in keeping with the Official Community Plan and Area Structure Plan for Wilden since 2004.
- Some unforeseen geotechnical and details designs lead to some adjustments to the original plan.
- This plan provides a more efficient development with a greater area of P3 land being protected.
- Responded to questions from Council.

Gallery:

**Colleen Basaraba, Upper Canyon Drive**

- Raised concerns with parking due to Upper Canyon Drive being so narrow, increased traffic and traffic patterns.
- Raised doubts that the wild life corridor will be accessible due to the cliff.

**Ron Cannon, Red Rock Court**

- New resident to Wilden.
- Applauded the developer for increasing the parkland.
- Commented that the Upper Canyon Drive residents do have concerns with traffic and suggested there may need to be calming measures.
- The wildlife corridor may provide a realignment for the wildlife and commented that their current route has them entering some properties.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 6:30 p.m.

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Mayor

City Clerk

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