



City of Kelowna Public Hearing Minutes

Date:	Tuesday, August 15, 2017
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Luke Stack
Members Absent	Councillors Maxine DeHart and Brad Sieben
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton; Divisional Director Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczar*; Planner, Laura Bentley*; Legislative Coordinator (Confidential) Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:00 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, August 1, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, August 4, 2017 and Wednesday, August 9, 2017 and by sending out or otherwise mailing 146 statutory notices to the owners and occupiers of surrounding properties on Tuesday, August 1, 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 TA16-0002 (BL11440) - General Housekeeping Amendments to Zoning Bylaw No. 8000

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.

No one from the Gallery came forward.

There were no further comments

3.2 4264 Lakeshore Rd, Z17-0037 (BL11444) - Joseph Crosara & Elizabeth Shelton

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Opposition:

Anne Baldwin, Hobson Rd
Norm Blaney, Lakeshore Rd

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

Christopher Blake, KLO Road, Applicant

- Advised that a lot of consideration has been put into buffering.
- Confirmed that there is no encroachment onto Lakeshore Road.
- Spoke to the neighbours to the south and they are supportive of the development.
- The land use for single detached housing is consistent with the lands to the north.
- Responded to questions from Council.

Gallery:

Kyle Maley, Lakeshore Road

- Raised serious concerns regarding this development.
- Believes that four units on this small lot is far too much density.
- Raised concerns regarding parking as well as current amount of traffic using Lakeshore Road.
- Raised concerns with snow removal and concerned that snow would be piled up across the road onto his property.
- Would be supportive of two homes on the property and nothing more.
- Purchased his home in June and made staff aware of his opposition to the development in July.
- Opposed to this application.

Derrick Slack, Simeon Court

- Raised security concerns due to the amount of homes on a ½ acre lot.
- Raised concerns with complications that could arise from a shared driveway.
- Made reference to the Kelowna Fire Department concern that fire access to structures must be maintained.
- Questioned how the laneway would be maintained.
- Raised concern with anticipated increase in traffic noise from Lakeshore Road.
- Raised concern with loss of privacy to his backyard.
- Would be supportive if subdivided into two lots for two single family houses.
- Responded to questions from Council.

Christopher Blake, KLO Road, Applicant

- Has given a lot of consideration to security and closed the laneway to increase security; single entrance into property was advisable by experts.
- Extensive work has been done to ensure landscaping and buffer work.
- This is not a townhouse development; the form and character fits into the existing neighbourhood.

There were no further comments

3.3 2355 Acland Rd and 333 Penno Rd, Z17-0061 (BL11446) - o837937 BC Ltd

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.4 (W of) Loseth Dr, OCP17-0016 (BL11447)- City of Kelowna

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Comment:

Kathleen Mackenzie, Dave Coombs, Prospect at Black Mountain

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

3.5 1330 & 1340 Mine Hill Dr, OCP17-0013 (BL11448) & Z16-0079 (BL11449) - Starland Development Company Ltd

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

Letters of Comment:

Kathleen Mackenzie, Dave Coombs, Prospect at Black Mountain

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

Dave Coombs and Kathleen Mackenzie, Prospect at Black Mountain

- Appreciated the planning staff's work on the plans and are pleased with the outcome.

No one from the Gallery came forward.

There were no further comments

3.6 482 Clifton Rd, LUC17-0001 (BL11450) - Dennis & Denise Campbell

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.

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

4. Termination

The Hearing was declared terminated at 6:42 p.m.

Mayor

City Clerk

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