



## City of Kelowna Public Hearing Minutes

Date: Tuesday, April 17, 2018  
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 Acting City Manager, Joe Creron; Deputy City Clerk, Karen Needham; Urban Planning Manager, Terry Barton; Divisional Director, Community Planning Supervisor, Laura Bentley; Community Planning & Strategic Investments, Doug Gilchrist\*; Legislative Coordinator (Confidential), Arlene McClelland

### 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.

Councillor Stack joined the meeting at 6:01 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, April 17, 2018 and by being placed in the Kelowna Daily Courier issues on Friday April 6 and Wednesday, April 11 and by sending out or otherwise mailing 94 statutory notices to the owners and occupiers of surrounding properties on Tuesday, April 17, 2018.

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 Cantina Ct 680 and (S of) Southcrest Drive - OCP17-0020 (BL11577) & Z17-0091 (BL11578) - Gillen Investments Inc. and Emil Anderson Construction Co

Staff:

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

Councillor Sieben joined the meeting at 6:10 p.m.

The City Clerk advised that the following correspondence was received:

**Letters of Opposition and Concern:**

David M Jenkins, South Ridge Drive  
Linda and Tom Allen, Cantina Court  
Leon van Biljon, Cantina Court

**Letters of Support:**

Bulat and Nailya Khabibullin, Steele Road

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

Matt Temple on behalf of Applicant Emil Anderson Construction, Applicant

- While we are discussing rezoning and land use this evening advised that the detail design is near completion.
- A Development Permit was submitted to staff last December with a good idea of what is proposed to be built.
- The project has been discussed with neighbours and met with residents in February.
- Neighbour's questions related to project construction management and believes most of those concerns have been addressed.
- Not certain if blasting would be required; however, if required, must follow Work Safe BC requirements.
- Responded to questions from Council.

Gallery:

David Jenkins, South Ridge Drive

- Representing some residents in the area.
- Has many years of construction experience.
- Raised concerns with blasting and referenced a memo to Council in January 2010 that the process in place is to work with Work Safe BC and that the City staff does not have a role with blasting regulations.
- Raised concerns with traffic and safety and seeking assurance that applicable parking bylaws are reserved during construction process.
- Want assurance that Hillside guidelines are enforced by geotech.
- Not opposed to development, however, concerned with processes during construction.
- Responded to questions from Council.

Lisa Johnson, Cantina Court

- Raised concern that the plan shows 3 driveways coming onto Cantina Court which is a steep hillside road.
- Original owner on Cantina Court since 2003 and advised that with snow accumulation residents are limited to one lane; raised concerns with traffic and narrow road.
- Not opposed to this development, however, concerned with traffic movement and increased traffic.
- Confirmed that commercial use may be preferred as vendor access and egress already developed with less impact to the street.
- Responded to questions from Council.

Keith Johnson, Cantina Court

- Water pressure is already an issue at the far end of the road and wondered how extra properties will affect that.
- Would like the name of the contact person in the event that issues arise through the development process.
- Raised concern that there is no emergency exit on the street.
- Raised concern with the Shaw and Telus service boxes that would most likely need to be relocated and the service interruption for residents.
- Raised concerns with the natural water ways that are already a concern.
- Not against this proposal but have concerns.
- Responded to questions from Council.

Ray Folk, Cantina Court

- Raised concerns with parking during construction and no emergency exit.

Matt Temple, Applicant Representative

- Confirmed must go through Work Safe BC for any blasting and meet their requirements. Have performed blasting before and familiar with the process.
- Cantina is a cul-de-sac and narrow; have considered safe access and egress to the site. There will not be 3 point turns on site. Space to park within the site will be created.
- Confirmed that the construction team will not be parking on high side of Cantina Court.
- Widening the intersection to Cantina Court is not required but we want to do this for our buyers and the community. Improvements will be make the turning radius wider and open site lines.
- The intersection work will have a work crew to ensure safety.
- This is a hillside road; stepping townhomes with road grade and not perching high above.
- Each home has a 2 car garage with double wide driveway; easy to come out those driveways.
- Driveways will be lower along Cantina Court.
- The road goes up in elevation and as a Professional Engineer does not believe there will be any water issues.
- Offered contact information if there are any water issues.
- Confirmed that utility service boxes will not be moved only one street light will be relocated.
- Explored different driveway options; the current option allows for stepping townhomes.
- Only one single tree needs to be removed with the land swap agreement to construct a pathway to the knoll; will provide mass planting in the area.
- Responded to questions from Council.

Staff:

- Provided an overview of blasting regulations; Ministry of Mines regulates with Work Safe BC and the city is involved as a facilitator to ensure notification and to share information however no regulatory or legal component.
- Confirmed driveway locations would be considered with the Applicant and Development Engineering to meet requirements of distance from an intersection at the Development Permit stage.

There were no further comments.

### **3.2 Lakeshore Rd 4329, Z17-0027 (BL11579) - William Bruce Povah**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was 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.

### **3.3 McClain Rd 4185, Z18-0009 (BL11580) - Bruce Merz**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was 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 Ziprick Rd 255, Z17-0081 (BL11581) - Gurdeep Chahal and Palwinder Pannu**

Staff:

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

The City Clerk advised that no correspondence was received.

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

The Applicant was not present.

Gallery:

Mary Hansen, Ziprick Road

- Lives right beside this property.
- Raised concern with the effects of increased traffic to an already busy intersection.
- Raised concerns with the aesthetics of this proposal.

Staff:

- Confirmed that the RU6 zone allows for various configurations of housing and that this proposal meets all zoning bylaw requirements.

There were no further comments.

### **3.5 Laurier Ave 1018 and 1024 - Z18-0006 (BL11588) - Mottram Holdings Ltd.**

Staff:

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

The City Clerk advised that no correspondence was received.

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

The Applicant was not present and available for questions.

No one from the gallery came forward.

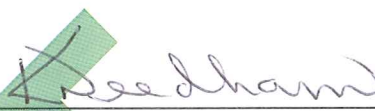
There were no further comments.

**4. Termination**

The Hearing was declared terminated at 7:17 p.m.

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Mayor Basran

/acm

  
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Deputy City Clerk

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