



City of Kelowna Public Hearing Minutes

Date: Tuesday, June 12, 2018
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Basran; Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Brad Sieben

Members Absent Councillor Luke Stack

Staff Present Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Community Planning Supervisor, Laura Bentley; Policy & Planning Department Manager, Danielle Noble-Brandt*; Sustainability Coordinator, Tracey Guidi*; Park and Landscape Planner, Melanie Steppuhn*; 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.

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 29, 2018 and by being placed in the Kelowna Daily Courier issues on Friday June 1 and Wednesday, June 6 and by sending out or otherwise mailing 529 statutory notices to the owners and occupiers of surrounding properties on Tuesday, May 29, 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 Holland Rd 3010, Z18-0010 (BL11620) - Scott and Chandra Payer & John and Alexandra Woodfield

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.

3.2 Pacific Ave 1145, Z17-0118 (BL11621) - Anagram Properties

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of Concern:

Caroline Dacyk, Brookside Ave
Irene Schoenfeld, Brookside Ave
Maria Franz, Pacific Ave

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.

Gallery:

Resident, Pacific Court

- Raised concern regarding the removal of trees on the subject property.

Maria Franz, Pacific Avenue

- In favour of the rezoning, however, has some concerns with the variances that will be raised in a future meeting.

Roger Green, MON Architecture & Interior Design, Applicant Representative

- The intent is to maintain the trees along the street frontage.
- Due to the configuration of the property will engage an arborist in making tree determination.

There were no further comments.

3.3 Taylor Cr 2424, Z18-0024 (BL11622) - Kerry and Nicole Begrand Fast

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.

Birte Decloux, Urban Options Planning & Permits, Applicant Representative

- Wanted to provide an oversight of the application as a variance will be brought forward at a later date.
- The carriage house will be used for guests and future living use for children post education.
- The area is heavily landscaped and will maintain 3 significant trees on-site.
- Available for questions.

No one from the gallery came forward.

There were no further comments.

3.4 Implementing Agriculture Plan Policy Recommendations: PACKAGE 1 Bylaw Amendments OCP18-0003 (BL11616) and TA18-0002(BL11617)

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.

Gallery:

Resident, Water Street

- Believes the direction taken is great and is supportive of agriculture.
- Believes the maximum farm residential footprint of 2,000 m² is far too large.
- Believes this will increase the cost of farmland and will negatively impact farm land.
- Encouraged Council to reconsider the maximum size.
- Opposed to this large footprint.

Sukh Paul Bal, McCurdy Road East

- A large maximum farm residential footprint can be appropriate and these policies should take into consideration the best interest of the farmer.
- Believes there should be some flexibility based on the size of the farm and the level of farming undertaken.
- Suggested that staff should know the farming activity when an application is submitted; the applicant should be giving back to the community and not just fitting within the parameters of what's written in documents.
- Believes the province is way behind on protecting farmland.

Michael Stang, Timberline Road

- Has been planning and working towards adding a carriage home to his property for the past 11 years.
- Recently submitted an application to rezone to A1c.
- After years of planning feels unfairly caught up in these Bylaw amendments.
- Responded to questions from Council.

Helen Potts, Glenmore Road N.

- Resides on land that father purchased in 1973.
- The Province imposed the ALR in 1975.
- Their land is not serviced by an Improvement District and the lack of water negatively impacts their ability to grow multiple hay crops each year.

- Believes there are too many restrictions on ALR land and raised concerns regarding the future of their property.
- Responded to questions from Council.

Staff:

- Reviewed the residential footprint zoning definition.
- Responded to questions from Council.

There were no further comments.

3.5 Implementing Agriculture Plan Policy Recommendations - PACKAGE 2 Bylaw Amendments OCP18-0004 (BL11618) and TA18-0003 (BL11619)

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Argus Properties (Darren Schlamp), Manhattan Dr

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

Gallery:

Darren Schlamp, Manhattan Drive

- Made reference to correspondence previously submitted.
- Questioned lack of public consultation; when compared with the City's consultation on the Urban infill Ru7 initiative.
- Spoke to the implications of setbacks and landscape buffers on existing lands.
- Referenced the Ministry of Agriculture Guide to Edge Planning and questioned whether that process was followed; this is not one size fits all for this.
- Believes this is a one sided package being brought forward and there will be a loss of land value in the millions in this area if this is approved.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:46 p.m.

Mayor Basran

/acm

City Clerk