



City of Kelowna Public Hearing Minutes

Date:	Tuesday, October 9, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack
Members Absent	Councillor Maxine DeHart
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Acting Divisional Director, Community Planning & Strategic Investments, Derek Edstrom; Community Planning Department Manager, Ryan Smith; Suburban and Rural Planning Manager, Dean Strachan, Urban Planning Manager, Terry Barton; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:05 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, September 25, 2018 and by being placed in the Kelowna Daily Courier issues on Friday September 28 and Wednesday, October 3 and by sending out or otherwise mailing 399 statutory notices to the owners and occupiers of surrounding properties on Tuesday, September 25, 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 Lougheed Rd 205, Z18-0016 (BL11681) - Mission Group Commercial Ltd., Inc. No. BC0933421

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

Jeff Hudson, Mission Group, Agent for the Applicant

- Provided comments on the history of the property.
- The property sale offer is dependent upon the Bylaw advancing to third reading.
- Spoke to the new purchaser plans for the site.

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

Gallery:

Chuck Cavanagh, Hollywood Road North

- Immediate neighbour to the subject property.
- Spoke to the preferred building form and character and landscaping.
- Displayed photographs of the area on the ELMO and noted implications for certain properties that are adjacent to the subject lands.
- Requested consistency with fencing; with safety and security for both parties.
- Responded to questions from Council.

Jeff Hudson, Mission Group, Agent for the Applicant

- The items raised will be covered by the development permit process and are best dealt with then.

There were no further comments.

3.2 Thompson Rd 1260, Z18-0080 (BL11682) - Karoly Gabor and Cristeta Pastorin Gabor

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 Support:

Jubal and Joel Wright, Thompson Rd

The Applicant was present and available for questions.

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.

3.3 Moraine Ct 675, Z18-0085 (BL11683) - Aislinn and Michael O'Grady

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was present and available for questions.

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.

3.4 McBride Rd 1180, Z18-0082 (BL11685) - Gerard Charles Feist

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Alice and Andre Arsenault, Guisachan Road

Birte Decloux, Urban Options Planning & Permits, Applicant Representative

- Displayed a PowerPoint Presentation.
- Provided neighbourhood and site context.
- Spoke to issues raised in the correspondence.
- Will place the carriage home no closer than 2.5 m from the property line.
- Spoke to commitments to ensure privacy is maintained.
- No intention of removing any of the large trees.
- Spoke to the permanent growth boundary; positively adding to the housing stock in the area.

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

Gallery:

Alice Arsenault, Guisachan Road

- Raised concerns identified in correspondence.
- Pleased with the comments regarding the 2.5 m setback from the property line.
- Confirmed that Strata prohibits vegetation to be planted along the fence.
- Requested frosted windows on the carriage house for privacy.
- Responded to questions from Council.

Eli Hotz, Guisachan Road

- Would like to ensure that a 2.5 m setback is a condition of allowing the carriage house to be built.
- Raised concerns with impacts on privacy and light.
- Requested that windows on the west side of the carriage house be frosted for privacy.
- Responded to questions from Council.

Birte Decloux, Urban Options Planning & Permits, Applicant

- Responded to questions from Council.
- Confirmed commitment to the 2.5 m setback.
- Some trees will be removed and additional trees will be planted.

There were no further comments.

3.5 Fitzpatrick Rd 425, Z18-0079 (BL11686) - Harpal Singh Kohri and Kirandeep Kohri

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:
Marilyn & Richard Grusie, Hillaby Avenue

Jardeep Kohri, Applicant

- Architect was unable to attend at the last moment.
- The property meets all specifications for rezoning requirements.

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.

3.6 Union Rd 2053 and Summerhill Pl 148, Z18-0060 (BL11687) - 1119422 BC Ltd. & 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 was received:

Letters of Opposition and Concern:

Darin Holte and Anak Sri Darmadewi, Southview Court
Coleen Hennig and Christine White, Southview Court
Christy and Levi Dickinson, Summerhill Place
Odile McIntosh, Southview Court
Larry and Aline Nickel, Naito Court

Mehdi Tehrani, Applicant

- Displayed a PowerPoint Presentation.
- Purchased property 3 months ago for residential development.
- Reviewed the amenities in the neighbourhood.
- Provided an overview of offsite improvements that will be constructed.
- Confirmed future lot size variances required should rezoning be advanced.
- Not asking for any parking variances.

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

Gallery:

Blaine Weststrate, Naito Court

- Opposed to the application.
- Raised concern regarding additional pressure to on street parking.
- Raised concern with impacts and altering the neighbourhood.

Patricia Riley, Naito Court

- Opposed to the application.
- Raised concern with traffic impacts and increase in density.
- Responded to questions from Council.

Pete Wingfield, Summerhill Place

- Opposed to the application.
- Raised concern with impact to on street parking.
- Raised concern with impacts on the neighbourhood.

Mehdi Tehrani, Applicant

- Not changing any density as identified in the Official Community Plan.
- Will have double garages and large driveways to take care of on-site parking.
- There have been no bylaw concerns with the condition of the property.
- Spoke to proposed lot sizes and building footprints for each lot.
- Responded to questions from Council.

Council:

- Requested that staff confirm sign placement was compliant with the Development Application Procedures Bylaw.

Staff:

- Responded to questions from Council.

City Clerk:

- Confirmed the Bylaw requirement is for one sign for every 100 m of frontage and frontage for this application is greater than 100 m.
- Applicant advised by staff to erect one sign, and displayed email from staff on the ELMO confirming this.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:33 p.m.

Mayor Basran

City Clerk

/cm/acm

DRAFT