



City of Kelowna Public Hearing Minutes

Date: Tuesday, March 26, 2019

Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Charlie Hodge, Luke Stack and Loyal Wooldridge

Members Absent Councillors Gail Given, Brad Sieben and Mohini Singh

Staff Present Acting City Manager, Genelle Davidson; City Clerk, Stephen Fleming; Suburban and Rural Planning Manager, Dean Strachan; Community Planning Supervisor, Laura Bentley; Legislative Coordinator (Confidential), Rebecca Van Huizen

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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 of City Hall on Tuesday, March 12, 2019 and by being placed in the Kelowna Daily Courier issues on Friday, March 15 and Wednesday, March 20, and by sending out or otherwise delivering 572 letters to the owners and occupiers of surrounding properties on Tuesday, March 12, 2019

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 HWY 97 N 7770, 7782, 7800 and 7810, LUCT18-0006 (BL11762) - Multiple Owners

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.2 Pioneer Rd 1485 & 1535, LUCT18-0008 (BL11764) - Patricia Phelan and Michael & Cathy Kosick

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.3 Slater Rd 3308 & 3318, LUCT18-0004 (BL11765) - Steven & Adele Williams and Gerald Bugera and Sandra Cooney

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.4 Snowsell St 155, LUCT18-0010 (BL11767) - Joanne & Kevin Tribiger

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.5 Tronson Ct 841, LUCT18-0005 (BL11768) - Isaac Potash & Jennifer Large

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.6 Yates Rd 373 & 379, LUCT18-0009 (BL11769) - Kenneth & Holly Finney and Jordan Huculak & Kayla Madsen

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.7 Nickel Rd 240, 250, 260 - Z18-0033 (BL11772) - 1129410 BC Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

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 from Council.

No one from the gallery came forward.

There were no further comments.

3.8 Union Rd (W of), Clifton Rd N 225, Begbie Rd 2025, OCP17-0023 (BL11781) Z17-0098 (BL11785) - Blenk Development Corp

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:

- Bryce Traister, Dean, Faculty of Creative and Critical Studies, UBC
- David Waddis, Planning Manager, Central Okanagan Public Schools
- Dr. M Shahria Alam, P. Eng. School of Engineering, UBC

Letters of Opposition and Concern:

- Robert Brooks, Long Ridge Dr
- Holly Roy, Long Ridge Dr
- David Fowler, Hidden Hills Dr
- Sonia Szombathy, Long Ridge Dr

Applicant, Paul Fenske, Ekistics Town Planning Inc:

- Displayed a PowerPoint presentation.

- Spoke to rationale for proposed changes.
- Spoke to parks and trails layouts.
- Spoke to traffic layout.
- The parks space will have an opportunity to share with the school and the public.
- Spoke to and compared the original plan and the proposed and how the new plan will better fit the community.
- Responded to questions from Council.

Owner, Russ Foster, Blenk Developments:

- Noted the plan would be to build the park sooner rather than later.
- Responded to questions from Council.

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

Doug Gossoo, Begbie Rd:

- Resident of the area.
- Raised concerns with the proposed increase in density.
- Support the village proposal itself but not the increased density.

Nasser Yalpani, Union Rd

- Raised concern with parking and that the proposal will increase parking requirements.
- Inquired as to how parking will be addressed.
- Quite a bit of overnight parking on Union Rd already.
- Questioned how will they address parking issues.

Mark McNara, Union Rd:

- Raised concerns with water being channeled towards the ponds.

Applicant, in response:

- Increase in density part of a general trend to where density is to be located.
- Parking will be within City requirements; underground parking will be available in the village.
- Pond hydrology not changing.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:15 p.m.

Mayor Basran

sf/rvh

City Clerk