



## City of Kelowna Public Hearing Minutes

Date: Tuesday, April 26, 2016  
Location: Council Chamber  
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Luke Stack

Members Absent Councillor Brad Sieben

Staff Present Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner, Adam Cseke; Council Recording Secretary, Arlene McClelland

(\* Denotes partial attendance)

### 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 at City Hall on April 12, 2016 and by being placed in the Kelowna Capital News issues on April 15 and April 20, 2016 and by sending out or otherwise delivering 193 statutory notices to the owners and occupiers of surrounding properties, and 2753 informational notices to residents in the same postal delivery route, between April 12 and April 15, 2016.

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

3.1 889 McCurdy Place, BL11217 (Z16-0003) - P J S Holdings Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

### **3.2 190 Homer Road, BL11218 (Z15-0044) - Kaskade Developments Group. Inc.**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

### **3.3 2970 Shayler Court, BL11219 (Z15-0056) - Bruce & Helga Morris**

Staff:

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

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

#### **Letters of Support**

Roy Sommers (2), Dewdney Road  
R & G Ferrey, Dewdney Road

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

Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

### **3.4 990 Guisachan Road, BL11220 (OCP15-0019) & BL11221 (Z15-0065) - Strandhaus Developments Inc.**

Staff:

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

The City Clerk advised that no correspondence or petitions had been received.

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

Steve Nicholson, Ellis Street, Applicant

- Displayed a PowerPoint Presentation providing additional information regarding the application.
- Commented that the setbacks ensure privacy for tenants and neighbouring properties.

Gallery:

Allan Craig, Gordon Drive

- Raised concern that their property will be devalued due the lane way traffic. The laneway will turn into a roadway.
- Raised concern with lane way access and egress onto Guisachan Road.
- Raised concern with loss of view enjoyment.
- Raised concerns with privacy being compromised by the intended roof top patio use.
- Believes this proposal will not easily fit into the form and rhythm of the neighbourhood.
- Questioned whether Rezoning meets OCP requirements.
- Opposed to this application.
- Responded to questions from Council.

Steven Nicholson, Applicant

- Spoke to the landscaping plan; there will be 22 new trees including 6 Amber trees along the lane way that will grow 20 feet.
- Hedging and turf will provide sound buffer, shade and will hide massing of the building. Ivy will be planted to grow up the building to provide a feel that the building has always been there.
- Canvassed the neighbourhood and was unaware of any opposition.
- Responded to questions from Council.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 6:53 p.m.

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Mayor

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City Clerk