



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 4, 2020
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Gail Given, Charlie Hodge, Mohini Singh, Brad Sieben*, Luke Stack and Loyal Wooldridge

Members Absent Councillors Maxine DeHart and Ryan Donn

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Planner Specialist, Wesley Miles; Planner, Hailey Rilkoff; Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:03 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. Individual Bylaw Submissions

2.1 Stockley St 1075, Z19-0057 (BL11968) - Melcor Lakeside Inc.

Councillor Sieben was absent from the public hearing for item 2.1 and consequently did not vote on the bylaw.

Staff:

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

Andrew Bruce, Melcor Lakeside Inc. Applicant

- Reviewed the master development plan for Bluesky.
- Reviewed the vision for the subject property and number of units.
- The development will offer fee simple ownership individually owned fee simple lots and homes.
- Reviewed design drawings and sierra wall design being used.
- Confirmed geotechnical investigations completed.
- Reviewed cross sections of the grading.

- Reviewed wall elevations.
- Reviewed pictures of previous finished slopes.
- Highlighted parking plan and setbacks of parking.

Responded to questions from Council.

- Answered a question regarding construction blasting and reviewed the pre-blast survey.

- Confirmed engineered structural walls will be used, which will be part of the structural grading not the landscaping plan.

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

Gallery:

Sid Molenaar, Stockley Street

- Concerned with the stability of the slopes in the area.
- Concerned blasting will shake the entire sidehill with over 50 units already in place.
- Concerned with limited parking and snow removal.
- Spoke to Cypress Hill strata and issues they are having.

Councillor Sieben joined the meeting at 6:23 p.m.

Kerry Heinrich, Stockley Street

- Concerned with blasting and damage it can create.
- Spoke to urban sprawl and park in the area.
- Requested Council work with the applicant on developing more park land in the area and less development.
- Concerned with adverse effects with blasting to the existing houses in the area.
- In favour of changing the zoning but against the blasting.

Andrew Bruce, Applicant

- Spoke to the nature of the geology in the area and common practices for geotechnical engineers with rock cuts and blasting.
- Spoke to the zoning trade-offs in the area and joint projects with the City to create trails in the area.
- Spoke to percentage of the site needing to be blasted. They are also willing to look at alternatives to blasting.
- Would create walkway to connect existing trail.

Responded to questions from Council.

Staff:

- Responded to questions from Council.
- Spoke to the primary and secondary liability for the construction of the development being the developer and/or contractor's responsibility.

There were no further comments.

2.2 McCurdy Rd 1085, Z19-0110 (BL11969) - Amandeep & Manpreet Singh

Staff:

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

Grant Maddock, Protech Consulting, Applicant

- 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.

2.3 Nickel Rd 300, Z19-0104 (BL11972) - Okanagan Valley Construction Ltd., Inc. No. BCo665697

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was not present.

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.

2.4 Vaughan Ave 760, TA19-0019 (BL11973) - 760 Vaughan Inc., Inc. No. BC1148021

Councillor Sieben declared a conflict as he provides insurance for the applicant and left the meeting at 6:47 pm.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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 from Council.

No one from the gallery came forward.

Councillor Sieben returned to the meeting at 6:52 p.m.

2.5 Speer St 2257-2263, Z19-0102 (BL11974) - Jesse David East and John Thomas Hodges

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Birte Decloux, Urban Options Planning & Permits, Applicant's Agent

- Displayed a PowerPoint presentation highlighting how the proposal is consistent with land use and zoning in the area.
- Reviewed other development proposals in the area including those attached to the hospital.
- Spoke to support to the hospital in terms of residential uses.
- Spoke to the variances being requested.

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

Gallery:

Volera Jones, Speer Street

- Not opposed to the application. Not sure this is the best project for the site.
- There are limited areas where the hospital is able to expand.

Vincent Jones, Speer Street

- Not opposed; but has significant concerns with the development.

- Centralized to the hospital zone limits the future development of the zone. Concerned it will block future development of the hospital.
- Concerns with traffic flow and parking with more vehicles in the area.

Staff:

- Responded to questions from Council.

Confirmed how the Hospital District 2 boundaries were created and the long-term plan for the area.

There were no further comments.

2.6 Mugford Rd 550, Z19-0122 (BL11975) - Dr. A Ravindran Inc., Inc. No. B.C. 0814175

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Jessie Alexander, New Town Architecture, Applicant

- Spoke to the zoning density being sought and taking a modest approach to the development.

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.

3. Termination

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

Mayor Basran

/cm

Deputy City Clerk