



City of Kelowna Public Hearing Minutes

Date: Tuesday, October 6, 2015
 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 Acting City Manager, Rob Mayne; City Clerk, Stephen Fleming; Community Planning Manager, Ryan Smith; Suburban & Rural Planner, Damien Burggraefe*; 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 September 22, 2015 and by being placed in the Kelowna Capital News issues on September 25 and September 30, 2015 and by sending out or otherwise delivering 56 statutory notices to the owners and occupiers of surrounding properties, and 947 informational notices to residents in the same postal delivery route, between September 22 and September 25, 2015. 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 BL11131 (TA15-0007) - Micro Suite Text Amendment

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- Spoke to alternative micro suite regulations that would expand the geographic area where such land use would be permitted to urban core areas.

- Confirmed that the bylaw before Council is pertaining to areas within Urban Centres and University South Village Centre within 400 metres of a bus stop or transit station.
- Confirmed that any amendments to the bylaw before Council this evening would require a second Public Hearing.
- Responded to questions from Council.

The City Clerk advised that no correspondence 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.

Gallery:

Shane Worman, West Avenue, UDI

- Spoke in favour of allowing micro suites to be built in the urban core rather than urban centres.
- Raised concern with designating from the RM4 zone and up and believes the RM3 zone should be considered.
- Commented that for the industry to be affordable there are not many choices anymore and you must build small.
- Responded to questions from Council.

John Hertay, Kyndree Court, Watermark Development

- Spoke to the bus stop proximity being problematic in the University South neighbourhood as there isn't the density to date to warrant transit service.
- Raised concerns with required parking stall numbers being too great. Walking and cycling has always been encouraged in the University area.
- Responded to questions from Council.

Dave Cullen, CTQ Consultants

- Conducted a study on micro suites in the University area and noted that walking proximities to bus stops are usually 800 metres or greater. The 400 metres does not apply very well on campus.
- Spoke to the number of parking stalls required per micro suite and would like to see a reduction in parking requirements.
- Responded to questions from Council.

Staff:

- Confirmed that amendments to the micro suite parking requirements are not part of the bylaw before Council this evening.
- Responded to questions from Council.

There were no further comments.

3.2 5305 and 5315 Main Street, BL11138 (TA15-0009) Zoning Bylaw Text Amendment

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letter of Support

Helen Sarris, Mountainside Drive
Brooks Van Norman & Traci Burke, McCarren Avenue
Brad & Brenda Swecera, McCarren Avenue
Nick Alexanders, Mountainside Drive

Letter of Comment

Glenn Barbour, Tanager Drive

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

Tony Overton, Applicant

- Trying to develop a small complex area and meet the requests from residents.

There were no further comments.

3.3 BL11139, BL11140 & BL11141 (TA14-0022) - Housekeeping Text Amendments

Staff:

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

The City Clerk advised that no correspondence 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.

No one came forward.

There were no further comments.

3.4 (South of) Academy Way, BL11143 (Z15-0006) - Watermark Development 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 had been received:

Letters of support

Robert Einarson on behalf of UBCO, Alumni Avenue

Letter of Opposition or Concern

Linda & Gord Marshall, Arab Road

Sophia Ng, Shetland Road

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

Matt Cameron, CTQ Consultants representing Applicant

- Displayed a PowerPoint presentation summarizing the application.
- Confirmed that an Open House was conducted and 178 invitations were delivered. Attendance was between 30 and 40 residents.
- Concerns raised at the Open House were traffic during construction and traffic to the area once construction is completed.
- Noted that 40% of the site area is dedicated to park or school.
- Confirmed that the developer dedicates the land for park but does not develop it.
- Responded to questions from Council.

Gallery:

Jon Bandringa, Shetland Road

- Displayed a photo of his residence indicating it's the second to last property near Clydesdale Road.
- Raised concern with traffic on Clydesdale Road and the future use.
- Raised concern as to the future use of 3207 Shetland Road property.

Rita Sherman, Clydesdale Road

- Raised concern with traffic impacts on Clydesdale Road.
- Raised concern with street parking the development will create.
- Raised concern with emergency vehicle access.

Louise Letkeman, Appaloosa Road

- Raised concern with traffic implications the development would bring.
- Raised concern with the development drastically changing the lifestyle of current residences under the A1 zone.
- Requested some sort of landscaping or fencing to be provided.
- Responded to questions from Council.

Corinne Dewhurst, Appaloosa Road

- Raised concern with traffic implications the development would bring.
- Raised concern with the impact this development will have on Appaloosa Road property value as well as privacy.
- Requested mature landscaping for buffering.
- Responded to questions from Council.

Pam Price, Appaloosa Road

- Raised concern with traffic flow on Appaloosa Road
- Requests Watermark, as the Developer, contribute up to 50% of costs to upgrade Appaloosa Road
- Responded to questions from Council.

Chantelle Kshyk and Curtis Froats, Appaloosa Road

- Raised concern with changing road patterns the development will invoke.
- Raised concern with traffic volume and speeds on Appaloosa Road this development will bring.
- Raised questions on plans for traffic calming and future traffic signalization in the immediate area.

Matt Cameron, CTQ Consultants representing Applicant

- Spoke to the proposed road changes and signalization the proposed development would generate.
- Confirmed plans for an intersection at Sexsmith and Clydesdale Roads.
- Advised the Shetland Road corner lot is still owned by Watermark Development.
- Clydesdale Road down to Sexsmith Road will bring additional traffic as it has been identified as a major road. Empathize for those that live adjacent to the roads.
- Collaboration between the Developer and City for fencing or landscaping is under discussion.
- Confirmed that GEID requirements will be met.
- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:43 p.m.

Mayor

/acm

City Clerk