City of Kelowna

Public Hearing

Minutes

Date: Tuesday, July 11, 2017
Location: Council Chamber
City Hall, 1435 Water Street

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

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Suburban & Rural Planning Manager, Todd Cashin*; Planner Specialist, Adam Cseke*; Sustainability Coordinator, Tracy Guidi*; and FOI-Legislative Coordinator, Sandi Horning

(* 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.

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2. Notification of Meeting

The City Clerk advised that Notice of this P*ublic Hearing* was advertised by being posted on the Notice Board at City Hall on Tuesday, June 27, 2017 and by being placed in the Kelowna Daily Courier issues on Friday June 30, 2017 and Wednesday July 5, 2017 and by sending out or otherwise mailing 302 statutory notices to the owners and occupiers of surrounding properties on Tuesday, June 27, 2017.
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 Temporary Farm Worker Housing Bylaw Amendments OCP16-0022 (BL11373), TA16-0015 (BL11374)

Staff:
- Displayed a PowerPoint Presentation summarizing the amendments to Temporary Farm Worker Housing and responded to questions from Council.

The City Clerk advised that no correspondence had been received.

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

Gallery:
Glen Lucas, General Manager, BC Fruit Growers' Association
- Read letter from Fred Steele, President, BC Fruit Growers' Association.
- Supportive of the amendments and thanked staff for the collaborative approach.
- Will be monitoring the impacts of the amendments on the industry.

Norm Melnichuk, Shanks Road
- Supportive of the amendments.
- Expressed concerns with a temporary farm worker housing application from his immediate neighbour.
- Responded to questions from Council.

Sukpaul Bal, McCurdy Road East
- Made comment that the amendments are an improvement over what was previously considered
- Made comment on the arbitrary reliance of determining types of applications based on the sector plan.
- Responded to questions from Council.

Alexander Geen, Lake Country, BC
- Agrees with the comments from the BC Fruit Growers' Association.
- Expressed concerns with the sector approach.
- Responded to questions from Council

There were no further comments.

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3.2 170 & 230 Nickel Road, Z17-0039 (BL11429) - 554764 BC Ltd

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 Opposition or Concern
Barry Moscrop, Nickel Road
Solei Luchene, Nickel Road

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

James & Sandy Zeleznik, Lower Glenrosa Road, Property Owners

- Sandy's family has owned the property for many years.
- The plan is to keep the units as rentals and have a property manager live on site.
- Believes that the development will enhance the neighbourhood.

No one from the gallery came forward.

3.3 1287 & 1297 Findlay Road, Z16-0083 (BL11430) - 0725353 BC Ltd Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Pat McCusker, Architect, Applicant's Representative

- Available to answer any questions from Council or the Gallery.

No one from the gallery came forward.

3.4 540 Jaginder Lane, Z16-0086 (BL11431) - Michael and Edgar Hiebert

Mayor Basran declared a conflict of interest as his parents sold the subject property to the applicants and are assisting them with the application and left the meeting at 6:47 p.m.

Deputy Mayor Hodge took over as chair of the meeting at 6:47 p.m.

Staff:

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

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The City Clerk advised that no correspondence had been received.

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

Birte Decloux, Urban Options Planning & Permits, Applicants' Representative
- Does not have a formal presentation.
- Spoke to the lack of formal heritage aspects of the old farm house.
- A building permit will be required before the old farm house can be inhabited.

No one from the gallery came forward.

Mayor Basran rejoined the meeting at 6:53 p.m. and took over as chair.

3.5 454 Glenwood Ave, Z17-0031 (BL11432) - Lindsay Gibson and Meghan Wise

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the no correspondence had been received.

Mayor Basran invited the applicant and anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present and available for questions. No one from the gallery came forward.

3.6 2045 Loseth Rd and 1261 Kloppenburg Rd, OCP17-0009 (BL11435) and Z17-0024 (BL11436) - Kirschner Mountain Estates Ltd

Staff:
- Displayed a PowerPoint Presentation summarizing the application.

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

Letter of Opposition
Bob & Sue Emslie, Montenegro Drive

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

Dave Cullen, CTQ Consultants, Applicant's Representative
- Available to answer any questions.

No one from the gallery came forward.

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3.7 5317 Chute Lake Road, OCP17-0001 (BL11437) and TA17-0002 (BL11438) - 1104053 BC Ltd

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:

Package of 2 Form Letters of Support submitted by Applicant
Birte Decloux, Urban Options Planning & Permits

Letter of Opposition
Chaneal Larocque & Denis Normandeau, Chute Lake Road

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

Birte Decloux, Urban Options Planning & Permits, Applicant's Representative
- Does not have a formal presentation.
- Referenced and refuted the concerns raised in the letter of opposition.
- Responded to questions from Council.

No one from the gallery came forward.

4. Termination

The Hearing was declared terminated at 7:14 p.m.

Mayor

City Clerk

Deputy Mayor Hodge

/slh

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