



City of Kelowna Public Hearing Minutes

Date: Tuesday, May 13, 2014
 Location: Council Chamber
 City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack and Gerry Zimmermann

Council Members Absent: Councillor Andre Blanleil

Staff Present: Deputy City Manager, Paul Macklem; City Clerk, Stephen Fleming; Manager, Urban Planning Manager, Ryan Smith; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the Hearing to order at 6:01 p.m.

Mayor Gray 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.

Mayor Gray noted that Item 3.4 will be deferred to May 27, 2014.

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 30, 2014 and by being placed in the Kelowna Capital News issues on May 02, and May 06, 2014 and by sending out or otherwise delivering 189 statutory notices to the owners and occupiers of surrounding properties, and 5,746 informational notices to residents in the same postal delivery route between April 30 and May 02, 2014.

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. 369.

3. Individual Bylaw Submissions

3.1. Bylaw No. 10947 (OCP14-0004) - Amendment to OCP 2030 Bylaw No. 10500, City of Kelowna

Staff:

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

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

- o **Letters of Opposition:**
 - Michael Kumle, Ethel St
 - Colleen DeGraff, Ethel St

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

Gallery:

Tina Kennedy, Borden Avenue Resident, 3 Properties

- Raised concern over impact on above properties which are each owned by family members.
- Raised concern over impacts on neighbourhood parking that the increase in density will bring. Recent higher density has brought increased parking to the neighbourhood already.

Pat Cole, Borden Avenue Resident

- Raised concern over decrease in her property value.
- Raised concern over impacts on parking.

Mr. Chung, Borden Avenue Resident

- Inquired as to why his previous application in April 2011 was turned down when others with similar applications were approved. Had to build a duplex instead of a preferred fourplex.

Staff:

- Advised that there is not a great change to the neighbourhood other than a slight change in density.
- The Zoning Bylaw includes on-site parking requirements for new multi-family developments.
- Confirmed that the OCP was amended in 2011 as it's a living document and future land use designations can change.
- Confirmed that laneway dedication in City's name would be constructed.

There were no further comments

3.2. Bylaw No. 10955 (Z13-0041) - 979 & 989 Laurier Avenue, AJ Weins Development Group Ltd.

Staff:

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

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

- **Letters of Support:**
 - Svjetlana and Bernard Gregov, Laurier Ave,

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

Alf Weins, Applicant

- Confirmed off-site parking for his development will be off the back lane.
- Hoping to provide curb, gutter and sidewalk in the front of the property and to preserve mature trees.

There were no further comments.

3.3. Bylaw No. 10953 (Z14-0012) - 1370 Water Street, Kelowna Yacht Club

Staff:

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

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

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

Mike Terrace, Applicant

- Confirmed construction on schedule with an opening later this summer.

There were no further comments.

3.4. TO BE DEFERRED - Bylaw No. 10956 (OCP14-0001) and Bylaw No. 10957 (Z14-0001) - Various Addresses on Clement Avenue, St. Paul Street and Richter Street, City of Kelowna & Miles Vucicevic

3.5. Bylaw No. 10954 (Z14-0009) - 1470 Guisachan Place, Sohayl & Sholen Ghadirian

Staff:

- Displayed an aerial photograph and various plans and responded to questions from Council.

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

- **Letters of Opposition:**
 - C Mandryk, 1430 Guisachan Place
 - Cal and Flora Fortnum, 2260 Nelson Road
 - Dan and Kathy Seufert, 1460 Guisachan Place
- **Letters of Concern:**
 - Silvio and Robert Ferro, 62 Boswell Crescent, Whitehorse YT

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

Sohayl Ghadirian, Applicant

- Displayed photographs
- Spoke to comments and concerns raised in neighbourhood correspondence.

Gallery:

Louis Mantilla, Representing Burtch Road Resident

- Raised concern over noise and lane way traffic impacts of a carriage house.

Danny White, Representing Burtch Road Owner

- Raised concern with carriage house and lane way to second dwelling.

Sohayl Ghadirian, Applicant

- Advised that the existing large cedars in place between properties will remain.
- Advised that the existing house determined the placement of the lane way.
- Confirmed the existing house is a ranch style and the majority of the buildings in the neighbourhood are taller.

Staff:

- Confirmed Development Permit would be staff issued.
- Confirmed that second home on RU6 lot is considered a dwelling rather than a carriage home and dwelling development regulations would apply rather than the carriage home regulations.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:06 p.m.

Mayor

/acm/sf/slh

City Clerk