



## City of Kelowna Public Hearing Minutes

Date: Tuesday, July 29, 2014  
 Location: Council Chamber  
 City Hall, 1435 Water Street

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

Staff Present: Deputy City Manager, Paul Macklem; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Subdivision, Agriculture & Environment Services, Todd Cashin; Manager, Development Engineering, Steve Muenz; Supervisor, Urban Planning, Lindsey Ganczar; Manager, Policy Planning, Danielle Noble-Brandt; Planner 1, Laura Bentley; and Council Recording Secretary, Tania Tishenko

(\* denotes partial attendance)

### 1. Call to Order

Mayor Gray called the Hearing to order at 6:00 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.

### 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 July 14, 2014 and by being placed in the Kelowna Capital News issues of July 18, 2014 and July 22, 2014 and by sending out or otherwise delivering 266 Statutory Notices to owners and occupiers of adjacent and adjoining properties, and 3482 "It's Your Neighbourhood" Informational Notices to residents in the postal delivery area between July 14, 2014 and July 18, 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. 10979 (Z14-0019) - 260 Ponto Avenue, Alexander Ryan Tull

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Concern:
  - Loretta Matheson
  - Don & Patricia Gavins
  - Timo Heimonen

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

#### Alexander Ryan Tull, Applicant

- Made comment to concerns raised in public hearing correspondence.
- Felt that property values would increase by adding multifamily dwellings.

#### Brian Burnell, Ponto Road Resident

- City Clerk read written comments on behalf of Mr. Burnell, who has difficulty speaking.
- Opposed to this application.

#### Timo Heimonen, Ponto Road resident

- Opposed to application.
- Referred to written correspondence submitted in advance of public hearing.

#### Alexander Ryan Tull, Applicant

- Brought and showed list of area residents in favor of application.
- Confirmed Mr. Heimonen who is on the list, is now opposed to application.

There were no further comments.

#### 3.1.1. Correspondence - Item 3.1 (BL10979/Z14-0019)

#### 3.2. Bylaw No. 10986 (TA14-0007) - Amendments to Carriage House and Accessory Building Regulations

Staff:

- Displayed a PowerPoint presentation summarizing the application before 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.

The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

There were no further comments.

**3.3. Bylaw No. 10875 (OCP11-0011), Bylaw No. 10876 (TA11-0010) and Bylaw No. 10877 (Z11-0069) - 2755 McCurdy Road, PRODEV GP Ltd. & 1378310 Alberta Ltd.**

Councillor Blanleil declared a conflict of interest as his son owns property adjacent to the subject property and left the meeting at 6:25 pm.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Concern:
  - Rosa Perretta
  - Emil Anderson construction Co. Ltd.

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

Bryce Tupper, Applicant's Agent

- Displayed a PowerPoint presentation and responded to questions from Council
- Vision is for primary users to be living and working in Kelowna.

Garth Delwea, Mount Baldy resident

- Not opposed to development, but has concerns with traffic volume, flow and access.

Chris Outram, Rifle Road resident

- Not opposed to development.
- Concerned with construction traffic and new resident traffic volumes.

Rosa Perretta Mount Baldy Drive resident

- Referred to correspondence submitted in advance of public hearing.
- Raised concerns with traffic volumes and access.

Jon Morrison, Development Manager for Emil Construction

- Responded to issues raised in correspondence submitted by Emil Anderson in advance of public hearing.

There were no further comments.

### 3.3.1. Correspondence - Item 3.3 (BL10875/OCP11-0011 & BL10876/TA11-0010)

### 3.4. Bylaw No. 10984 (Z13-0030) - (S of), 823 & 890-950 Academy Way, Watermark Developments Ltd., City of Kelowna & Aberdeen Hall Senior School Society

Councillor Blanleil rejoined the meeting at 7:12 pm.

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Support:
  - R.L. Weger
- Letters of Comment:
  - John Janmaat
  - Diane Patt
  - Deanna Jenner
  - Kai Ng
  - Lynn and Jeff Havard
  - Jennifer French
  - Art Scheffler

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

#### John Hertay, Watermark Developments, Applicant

- Did not have anything further to add

#### Jennifer French Reynolds Road resident

- Referred to correspondence submitted in advance of public hearing.
- Inquired as to whether public would have access to two parcels proposed to rezone to A1.

#### John Janmaat, Valley Road resident

- Referred to correspondence submitted in advance of public hearing.
- Inquired as to whether the property boundary could be amended to include the summit of the height as public land.

#### John Hertay, Watermark Developments, Applicant

- Confirmed that ALR land which is being rezoned has always been private land, and feels that people should have respect for private land.
- Confirmed the two A1 parcels are privately owned and will be used by the school as part of their educational function.
- Believes adequate lands were gifted to City as part of this application without including the top of the bank as well.

There were no further comments.

### 3.4.1. Correspondence - Item 3.4 (BL10984/Z13-0030)

### 3.5. Bylaw No. 10980 (OCP14-0014) and Bylaw No. 10981 (TA14-0010) - Various addresses in the Hospital Area, City of Kelowna

Staff:

- Displayed a PowerPoint presentation summarizing the application before Council.

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

- Letters of Support:
  - Kevin Bos
- Letters of Concern:
  - Dianne Geddes
  - Michael Griffin
  - Marten Gruenwald

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

#### James Avery, FRAHCAS

- Provided history of application.
- Supportive of collaborative approach that has lead to general agreement with the proposed HD3 zone.

#### Dean Muscardin, Christleton Ave

- Inquired as to maximum lot size and requested lot size be reduced.
- Made comment as to appropriate side yard setbacks, lot coverage, and on-site parking requirements.

#### Cecilia Gossen, Abbott Street resident

- Raised a concern with the corner of Strathcona and Abbott Street.
- Does not want any commercial development on Abbott Street.

#### Mayor Gray

Confirmed development application for 310-320 Strathcona has yet to come to Council for their consideration.

#### Diane Geddes, Abbott street resident

- Referred to future land use of various properties referenced in her correspondence submitted prior to the public hearing.
- Does not wish for her residence 2303 Abbott Street to have future land use changed from single/two family to institutional.

Wally Lightbody

- In support of collaborative approach that resulted in application before Council this evening.
- Agrees with comments from Ms. Geddes regarding future parking lot.
- Supports comments from Mr. Avery and FRAHCAS.

Jackie Jones, Abbott Street resident

- Inquired how increased density will impact traffic onto Abbott Street.
- Inquired as to set back requirements of new HD3 zone.

Debbie Helf, KSAN

- Supportive of HD3 proposal.
- Supportive of residents only parking around KGH.
- Spoke to frustration some area residents have with hospital expansion and land use changes.
- Suggested installation of signalization proposed as part of Colette Manor be advanced.
- Hopes future Councils respect HD3 boundaries and grant few variances.

Jillian Stamp, Abbott Street resident

- Raised concerns with HD3 proposal
- Spoke against proposed development at 310-320 Strathcona Park.
- Raised concerns with use of parking lot at Strathcona Park.

Richard Templin, Glenwood resident

- Participated in HD3 collaborative approach
- Parking issues are not adequately addressed.

Miles Bruckal, Abbott Street resident

- Inquired as to maximum building height in HD3 and as to how HD3 changes would impact his property.
- Would like to see a buffer created between the hospital and residential properties.

There were no further comments.

#### 4. Termination

The Hearing was declared terminated at 8:42 p.m.

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Mayor  
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City Clerk