



City of Kelowna Public Hearing Minutes

Date: Tuesday, November 4, 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: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Director, Subdivision, Agriculture & Environment, Shelley Gambacort; Urban Planning Supervisor, Linsdey Ganczar; Urban Planner, Adam Csekcs; and Council Recording Secretary, Arlene McClelland

(*denotes partial attendance)

1. Call to Order

Mayor Gray called the Hearing to order at 6:03 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 October 23, 2014 and by being placed in the Kelowna Capital News issues on October 24, 2014 and October 29, 2014 and by sending out or otherwise delivering 29 statutory notices to the owners and occupiers of surrounding properties, and 700 informational notices to residents in the same postal delivery route, between October 23, 2014 and October 24, 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. 309.

3. Individual Bylaw Submissions

3.1. Bylaw No. 11012 (TA14-0017) - Vintage Landing Comprehensive Resort Development

Staff:

- Displayed a Power Point Presentation summarizing the application.

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

Letters of Opposition

Joseph R. Gordon (2), Dewdney Road
Richard L. Drinnan (2), Greene Road
Christine Bray, Clifton Road

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 Representative

- Worked closely with staff and in a better place than where the zone was originally.
- The proposed amendments eliminate urban centre uses and better clarifies accommodation uses.
- Density remains the same.
- Comfort for neighbours is now within the servicing agreement.
- Confirmed that construction access is from Glenmore Road.
- Responded to questions from Council.

Gallery:

Michael O'Neil, KLO Neighbourhood Association

- Opposed to the proposed amendments.
- Raised concern regarding growth outside of the Official Community Plan area.
- Raised concern with financial impacts of this development on city finances and taxes.
- Unclear as to the amenities to be provided.
- Recommended the application be deferred until a complete review of the financial implications is conducted.

Staff:

- Confirmed that the development application is within the Official Community Plan.
- The Servicing Agreement requires the developer to pay costs.
- The road will be reconstructed by the developer for the broader spectrum of users.
- Confirmed there is no change in density.

Richard Drinnan, Greene Road

- Opposed to this application.
- Raised concern with the proposed amendments.
- Raised concern with lack of detail in the staff report and the public concerns not being heard once the Public Hearing closes.
- Raised concern regarding the elimination of commercial space resulting in huge increase of residential space. With no minimum floor area for types of units being introduced there is no way to determine the density outcome.
- Raised concern with impacts on public costs.

Brad Dahl, Arthur Road

- Spoke to density, roads and parks.
- Supportive of the increase in density.
- In August the City directed there be improvements to McKinley Road. There are markers for a sewer line in the middle of the road and suggested that the sewer line be located on the side of the road and include bike paths along both sides.
- Significant park opportunity. Suggested the city work with the developer to create a destination beach similar to the Eldorado.

Joyce Findlay, Clifton-Highlands Community Association

- Raised concern with increased traffic on Clifton Road that the development would bring.
- Raised concern regarding pedestrian safety along Clifton Road.
- Raised concern with specific aspects of Clifton Road that contribute to traffic concerns.
- Raised concern that this application is being rushed through the system.
- Recommended the decision on this application be postponed until it's determined whether everyone in the community received notice.

Resident, Dubbin Road

- Did not receive notification.
- Raised concern with lack of information provided by the Applicant.
- Raised concern with unknown limit on number of residential units. Depending on number of units it could affect the schools and roads.
- Recommended that Council defer further consideration pending additional information being circulated to area residents.
- It is difficult to formulate a neighbourhood opinion whether to support or not with so many unanswered questions.

Shane Jamieson, Dewdney Road

- Raised concern with notification of the application. Live within notification area but did not receive any notices.
- Recommended that Council defer further consideration pending neighbourhood receiving additional information.

City Clerk:

- Spoke to statutory notification and informational notices for the application.

Peter Kuhn, Clifton Road North

- Raised concern with future use of Clifton Road.
- Raised concern with increased traffic that the development will bring and the added pressure on Clifton Road.

Council:

- Confirmed that Council had directed staff to create a list of priority projects on Clifton Road.

Staff:

- Advised that Council will have another opportunity to review the safety upgrades for Clifton Road.

Terry Janes, Arthur Court

- Did not receive notification.
- Recommended that Council defer further consideration pending neighbourhood receiving additional information.
- Opposed to this application.

Debi Harrison, Dubbin Road

- Canada Post employee.
- Explained how Ad mail system works.

Resident

- Inquired if traffic assessment was taken into consideration.
- Raised concern with respect to policing this development.

Joe Gordon, Dewdney Road

- Did not receive notification.
- Raised concern with how the project keeps changing.
- Raised concern with lack of services in the area to handle increased population.
- Raised concern that the Servicing Agreement has not been made public.
- Raised concern with such short notice to the neighbourhood with a mass change of the development with no services and no amenities.

Richard Drinnen, Greene Road

- Speaking for a second time.
- Raised concern regarding density and removal of density cap.
- Raised concern regarding the unfinished area and number of units and number of suites that could potentially be built.

Bryce Tupper, Applicant Representative

- Confirmed that this application is not an OCP amendment and that the square footage is not being changed.
- Confirmed that this application is a staff supported text amendment and has been worked on since May 2014. Believes it to be a better zone.
- City procedures have been followed and noted that there is an information Sales Centre and website.
- Complying with every aspect of financial elements.
- Confirmed that intense urban uses were eliminated. Retail use was not eliminated. Assured the resort nature of the development.
- Reducing the burden of traffic perspective by way of these current use changes.
- Spoke to the Servicing Agreement.
- Spoke to the many amenities to be provided for the public.
- Responded to questions of Council.

Andrew Gauchier, Kinnikinnik Developments Inc.

- Confirmed building under density.
- Currently marketing 30 bungalow sites.
- Confirmed there is no intent to develop open space amenities. Will be used as natural open space reserve that could be used as a golf course in the future if the market allows.
- Responded to questions of Council.

City Clerk:

- Clarified delivery of Informational Notices and confirmed Statutory advertising requirements were met.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:44 p.m.

Mayor

/acm

City Clerk