



City of Kelowna Public Hearing Minutes

Date: Tuesday, January 13, 2015
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* and Luke Stack

Council Members Absent: Mohini Singh

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczar*; Subdivision, Agriculture & Environment Planner*; and 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 December 23, 2014 and by being placed in the Kelowna Capital News issues on January 2 and January 7, 2015 and by sending out or otherwise delivering 522 statutory notices to the owners and occupiers of surrounding properties, and 5304 informational notices to residents in the same postal delivery route, between December 23 and December 26, 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.

The Mayor advised that Item 3.4 has been deferred to the February 3, 2015 Public Hearing.

3. Individual Bylaw Submissions

3.1 Bylaw No. 11035 (TA14-0011) - Text Amendment to include the RM2h Zone in the CD6 - Comprehensive Residential Golf Resort Zone for Tower Ranch

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Davin Shillong, Applicant Representative

- Available for questions.

There were no further comments.

3.2 Bylaw No. 11036 (Z14-0049) - 5505-5507 Airport Way, Midwest Ventures Ltd.

Councillor Sieben declared a conflict of interest as a family member could be a potential tenant should the rezoning be supported and departed the meeting at 6:10 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that the following correspondence and/or petition was received:

Letters of Support

W. M. "Mac" Campbell, Quail Ridge Residents' Association
 Phil Hyde, Quail Lane
 Larry Bigler, Capistrano Drive
 Terry Fraser, Capistrano Drive

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

Darren Schlump, Manhattan Drive, Applicant

- Available for questions.

There were no further comments.

Councillor Sieben rejoined the meeting at 6:14 p.m.

3.3 Bylaw No. 11037 (OCP14-0020) and Bylaw No. 11038 (Z14-0037) - 5000 Gordon Drive, No. 21 Great Projects Ltd.

Staff:

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

The City Clerk advised that the following correspondence and/or petition was received:

Letter of Opposition

Michael Peters, Steele Road

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

Crystal Lloyd, Development Manager, No. 21 Great Projects Ltd., Gordon Drive

- Available for questions.

Gallery:

Tom Ignatzi, South Crest Drive

- No concerns with the rezoning.
- Inquired about the future development of South Crest Drive.
- Commented that this is the first that I've been made aware of any development.
- Responded to questions from Council.

Resident, 205 Campion Street

- Do not oppose this Application.
- Oppose the Oath of Allegiance and this Mayor and Council.

Brian Tetlock, Lamont Lane

- Two lots have been added directly across the street that is impacting their unrestricted view.
- Paid a premium for the lot; it had not been presented that there would be additional lots at the time of purchase.

Crystal Lloyd, Development Manager

- The future of South Crest Drive has always been part of the original Sector Plan to be a continuous street from Gordon Drive to Chute Lake Road, however, there is a ravine in the area and the decision was made with staff to not continue through. Two cul-de-sacs will remain.
- Displayed plans indicating that the lots in question were always slated for single family development.
- Displayed engineered cross sections showing the grade of potential 2 storey with walk out that has been discussed with residents. Working to ensure the impact to current homeowners is minimized.
- Confirmed that building guidelines are in place to inform of size, roof pitch and height as well as form and character. Hillside guidelines must also be followed.
- Responded to questions from Council.

Staff:

- Confirmed that this area was always designated for single family development.
- Confirmed the maximum height allowed in the development.
- Road access changes being mitigated with traffic engineering in other areas.

There were no further comments.

3.4 ITEM DEFERRED - Bylaw No. 11039 (Z14-0045) - 828, 834, 871 & 877 McCurdy Place, Harmony Holdings Limited

Item deferred to the February 3, 2015 Public Hearing.

3.5 Bylaw No. 11040 (Z14-0046) - 822 McCurdy Place, Hyatt Auto Sales Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Applicant:

- Was not in attendance.

There were no further comments.

3.6 Bylaw No. 11041 (Z14-0039) - 2046 Pandosy Street, Camara Ventures Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that the following correspondence and/or petition was received:

Letter of Support

Heather Martin, Francis Avenue

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

Jack Thiessen, Pandosy Street, Owner

- This will be our retirement home.
- Confirmed he met with the Community Heritage Committee to review his application.
- Confirmed custom design plans for his home.

There were no further comments.

3.7 Bylaw No. 11042 (Z14-0040)- 4065 Lakeshore Road, City of Kelowna

Staff:

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

The City Clerk advised that the following correspondence and/or petition was received:

Letter of Opposition

Janet Smith, Truswell Road

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

There were no further comments.

3.8 Bylaw No. 11043 (LUC14-0001) and Bylaw No. 11044 (Z14-0043) - 1020 Sutcliffe Court, 1009440 BC Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that the following correspondence and/or petition was received:

Letter of Opposition

Stan McAllister & Addie Kelly, Sutcliffe Court

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

David Urich, Agent for Applicant

- Available to answer questions.

Gallery:

Robert Greig, Sutcliffe Court

- Advised by Realtor the lot has already been sold and believes the property is being misrepresented as already subdivided.
- Raised concern regarding the steepness of the driveway.
- Raised concern that there is nothing showing what will be built and residents are concerned with the size and height of the new building.

Valerie Toye, Sutcliffe Court

- Raised concern that there has been no public consultation.
- Raised concern with how close the building will be to her home.
- Raised concern with the building impeding the view.

Applicant:

- Confirmed the current owner has a purchaser. Placed the property on MLS so the purchaser could receive financial approval. If the property is not subdivided the party will move in as a tenant only.
- Displayed a revised drawing showing the driveway will be moved with an access agreement through Lot 2.
- Clarified that no design work has been done at this time.
- The plan is to build a walk out rancher as the lot has a smaller building envelope.

Staff:

- Confirmed that no Development Permit is required and will go directly to the Building Permit stage.
- Confirmed the house will meet the RU1 zone criteria.

There were no further comments.

3.9 Bylaw No. 11045 (Z14-0042) - 2210 Abbott Street, Strandhaus Developments Inc.

Staff:

- Displayed a Power Point Presentation summarizing the application.
- Confirmed there will be an uninterrupted beach access.
- Confirmed that the Applicant is constructing a sidewalk along Royal Avenue connecting Abbott Street to the waterfront.
- Responded to questions from Council.

The City Clerk advised that the following correspondence and/or petition was received:

Letter of Support

Marilee & Brian Woinoski, Abbott Street

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

Steven Nicholson, Co-owner, Applicant Strandhaus Developments

- Provided a Power Point presentation with an overview of the Frank Lloyd Wright inspired design.
- Lived in the neighbourhood since 2004.
- Acknowledged that parking is an issue however has achieved twice the amount of minimum parking on site.
- Proposed garage will be screened with added windows. Will be stepped back to provide visual interest.
- The goal is to not just meet minimum requirements but exceed to benefit the community.
- Believes the applicant maintains the residential and historical character of the Marshall Street and Abbott Street Heritage Conservation Area.

Gallery:

Richard Borroughs, Taylor Crescent

- Raised concern with respect to public access to the waterfront with this property and other properties adjacent to it.

Staff:

- Confirmed that beach/waterfront access to the public is being opened and that the developer is paying for the connection to Abbott Street. Great contribution to the City.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:24 p.m.

Mayor

/acm

City Clerk