



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 3, 2015
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Council Members Absent: Ryan Donn, Charlie Hodge

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczer, 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 January 20, 2015 and by being placed in the Kelowna Capital News issues on January 23, 2015 and January 28, 2015 and by sending out or otherwise delivering 95 statutory notices to the owners and occupiers of surrounding properties, and 4611 informational notices to residents in the same postal delivery route, between January 20 and 23, 2015. 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 1975 Union Road, BL10996 (TA14-0015) - Amendment to C5 - Transition Commercial Zone

Councillor Stack declared a conflict of interest as his employer, The Society of Hope, owns property adjacent to the subject property and left the meeting at 6:05 p.m.

Staff:

- Displayed a Power Point Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Support

Susan Anderson, Valley Road

Letters of Opposition

Erland & Linda Dueck, Edgehill Avenue
Julie & Eugene Moskal, Summerhill Place
John Lawrence, Summerhill Place
Terrell Bouma, Begbie Road

Letters of Conditional Support

Warren Postnikoff - Society of Hope, Benvoulin Court

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

Phil Declerk, White Rock BC, Applicant

- Available to answer questions.

There were no further comments.

Councillor Stack rejoined the meeting at 6:11 p.m.

3.2 828, 834, 871 & 877 McCurdy Place, BL11039 (Z14-0045) - Harmony Holdings Limited

Staff:

- Displayed a Power Point Presentation summarizing the application.

The City Clerk advised that no correspondence 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.

There were no further comments.

3.3 Kettle Valley, Various Addresses, BL11046 (TA14-0013) - Kettle Valley Development Ltd.

Staff:

- Displayed a Power Point Presentation summarizing the application.

The City Clerk advised that no correspondence 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.

There were no further comments.

3.4 650-652 Wardlaw Avenue, BL11049 (Z14-0055) - Loren & Janette Desautels

Staff:

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

The City Clerk advised that no correspondence 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.

Christopher Albanese, Mission Springs Crescent, Applicant

- Confirmed that the conversion to a four-plex had been undertaken by the previous owner.

There were no further comments.

3.5 545 Radant Road, BL11052 (Z14-0053) - Stacey Lynn Fenwick

Staff:

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

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

Letters of Opposition

Ken Grubisich, Radant Road
Catherine & Brendan Glavey, Radant Road
Connie Burgher, Radant Road
Markus Heinrichs, Radant Road

Petition of Opposition:

A petition of opposition from 22 of the owners of the surrounding properties as submitted by Rachel Pazdzierski, 582 Radant Road.

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

Stacey Fenwick, Lequime Road, Applicant

- Provided a PowerPoint Presentation summarizing the application.
- Owner of the property for eight years and looks forward to moving back to the neighbourhood.
- The design is created to have less yard work while living in a single family home.
- Advised that the foundation of the home is cracked and the basement is in the water table and requires redevelopment.
- Provided comments regarding concerns related to site lines, setbacks and massing of the building. There is no difference in massing from the RU1 and RU6 zones.
- Assured that the plan is not to going to be turned into a four-plex.
- Responded to questions from Council.

Staff:

- Commented on massing and setback similarities between the RU6 zone and RU1 zone.
- Advised that the Applicant is not seeking any variances.

Mike Stinnett, Bluebird Road

- Raised concern with setbacks between his property and subject property.
- Raised concern pertaining to the roof top site line and the impacts on his privacy.

Stacey Fenwick, Applicant

- Very sensitive to the privacy concerns and plans are to use landscaping to minimize any privacy impacts.
- Believes that this proposal is a sensitive infill and respects the Official Community Plan.
- Acknowledged that discussions regarding the proposal were had with residents of Radant Road and had not approached residents from Bluebird Road. Will further discuss ways to mitigate concerns raised by the neighbour on Bluebird Road.

There were no further comments.

3.6 385 Cadder Avenue, BL11053 (Z14-0056) - Andrew & Lesley Wilson

Staff:

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

The City Clerk advised that no correspondence 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.

Steve Wilson, Applicant

- Made comments on the application.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:52 p.m.

Mayor

/acm

City Clerk