



City of Kelowna Public Hearing Minutes

Date: Tuesday, March 17, 2015
 Time: Council Chamber
 Location: 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, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Subdivision, Agriculture & Environment Director, Shelley Gambacort; 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 March 3, 2015 and by being placed in the Kelowna Capital News issues on March 6 and March 11, 2015 and by sending out or otherwise delivering 181 statutory notices to the owners and occupiers of surrounding properties, and 2007 informational notices to residents in the same postal delivery route, between March 3 and March 6, 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 2127 Ethel Street, BL11064 (Z15-0004) - Shane Worman

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of Support

Jan & Gary Johnston, Ethel Street

Letters of Concern or Opposition

Doreen Morash, Sutherland Avenue

Dorothy Richardson, Glenwood Avenue

Gail O'Brien, Glenwood Avenue

Elena Garrison, Glenwood Avenue

Patricia Gunning, Glenwood Avenue

Kathaleen & Wallace Ryder, Glenwood Avenue

Neil Collette, Glenwood Avenue

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

Shane Worman, West Avenue, Applicant

- Micro suites are a new concept to Kelowna but it allows for a lower cost of living with a smaller space.
- Micro suites are designed for someone who lives on their own.
- This development is yard oriented. Common space gets very little use so private space will be created for each unit.
- Each unit has its own parking space but hoping they won't all be used. The tenants will be charged monthly for that space.
- There will be individual lockers for each unit to store bicycles and other storage items.
- Hired professionals will maintain landscaping and building.
- The location is near three town centres, Okanagan College, KGH and transit.
- Met with the City's Engineering Department and will be able to build the transportation corridor at Ethel as we build our development.
- Responded to questions from Council.

Gallery:

Audrey Kowalchuk, Burne Avenue

- Raised concern with traffic in the area; in particular proposed access off Ethel Street.
- Raised concern with parking and congestion.
- Raised concern with units being rental and encouraged units to be for sale to assist the low cost purchaser.

Applicant:

- Intended rental rate to be under \$700.00 a month.
- Access off Ethel Street may trigger right-in, right-out restriction to alleviate some of the problems.
- Has no issue with such a restriction.

There were no further comments.

3.2 1980 Saucier Road, BL11065 (Z14-0034) - Emil Anderson Construction Ltd.

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of No Objection

Lorne Campbell, Bergamot Avenue

Isabel Pritchard, Saucier Road

Letters of Concern or Opposition

Cynthia Walker, on behalf of The Stewart Family and Quails' Gate Estate
 Winery (owners of Saucier Road), Boucherie Road, West Kelowna
 Carl Larsen, Bedford Road

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

Mike Jacobs, Selkirk Drive, Applicant

- Displayed a PowerPoint Presentation summarizing the application.
- Discussed previous land uses.
- Spoke to neighbourhood consultation.
- Neighbours raised concerns with what is allowed on the A-1 zoned parcel; traffic concerns on Bedford Road; Neighbour on Bedford Road concerned new homeowners may complain about his horses in the future.
- Those concerns were addressed.

Gallery:

Harold Weisgerber, Takla Road

- Lives adjacent to the subject property.
- Raised concern regarding possible uses permitted in existing A-1 zone.
- Opposed to the zoning but in favour of RM3 zoning.

Carl Larson, Bedford Road

- Raised concern with potential residential and horse stable land use incompatibilities.
- Raised concern with the lack of agriculture viability of the remaining A1 parcel.
- Raised concern with another potential boarding facility being established that would interfere with his business.
- Raised concern that the new homes may add a berm with trees which would impede on their existing view.
- Responded to questions from Council.

Mike Jacob, Applicant

- Not able to rezone those portions of the land within the ALR.
- Cannot restrict the uses that fall under the A1 zone. This is an expensive lot and the buyer will have the means to bring in topsoil to be pasture land that will be aesthetically pleasing in the neighbourhood.
- Property sits above Bedford Road with an upsloping driveway with great drainage from the house so no need to build a berm.
- The intention is to have a clause that informs the buyer what the uses are in the area so there is full disclosure to ensure no disruptions with the neighbours' farm uses.
- Interested parties will be buying for the view and a lifestyle.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:27 p.m.

Mayor

City Clerk

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