



City of Kelowna Public Hearing Minutes

Date: Tuesday, April 14, 2015
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Agriculture and Environment Manager, Todd Cashin*; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczar; Council Recording Secretary, Arlene McClelland

*(Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:01 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 31, 2015 and by being placed in the Kelowna Capital News issues on April 3 and 8, 2015 and by sending out or otherwise delivering 46 statutory notices to the owners and occupiers of surrounding properties, and 1729 informational notices to residents in the same postal delivery route, between March 31 and April 3, 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 4975 Buckhaven Court, BL11072 (OCP15-0003) & BL11073 (Z14-0057) - Vincent & Pamela Blaskovich

Staff:

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

The Deputy City Clerk advised that the following correspondence was received:

Letters of Opposition or Concern
Steve Morrison, Steele Road
Frank Crossley, Silver Stag Ct.

Submission From Applicant
Letter as submitted by the applicant, Pamela and Vincent Blaskovich

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

Dave Lange, Development Manager, Representative for Applicant

- Provided a PowerPoint presentation on the proposed development.
- The development is consistent with OCP Policies and direction.
- The proposed rezoning is for RU1 - Large Lot Housing in keeping with the S2RES designation in the central area for Phase 3 of The Ponds Bellevue.
- Approximately 31 single family residential lots will be created through this development, extending from Fawn Run Road in Phase 2 to the west. There is sufficient access and egress for the lots. The area is well suited for families.
- The neighbourhood plan consists of 23 km of trails and green space.
- Dedicated 70% of the site to the City for parks; primary top of ravine trail will be paved along the ridge; secondary trail off the usual track and less accessible; includes a ravine with corridor for wildlife that is less accessible to the public. An assessment identified concerns with extending accessible trail into the ravine therefore changed the plan to keep at the top of the ridge.
- Confirmed that trails will have no negative impact to the environment.
- One small area will be allocated for the Booster Station which is in a natural depressed area. Visual impact from the road is minimal as it's tucked into a slope. Visual impact from the cul-de-sac will be softened with landscaping. Must follow strict architectural guidelines to blend in.
- Confirmed that construction traffic from the east will be along Gordon Drive, from the west along Frost Road. There are only 31 lots so construction traffic will not be heavy.
- Went through a comprehensive planning process and traffic was addressed through that process; Not a significant amount of traffic being added and traffic is handled very well.
- Estimated another 5 years of development to build out.
- Responded to questions from Council.

Gallery:

Jacqueline Brisebois, Steele Road

- Mr. Morrison is my neighbour.
- Raised concern with increased traffic and construction workers driving heavy trucks on Steele Road which is quite narrow. Concerned for the many children and pets in the area.
- Raised concern with the tight left turn onto Buckhaven Court.
- Inquired if the use of South Perimeter Road was considered as an option.

Kelly Bolin, Steele Road

- Raised concern with Steele Road being so narrow for the volume of traffic and size of vehicles.
- Steele Road needs improvements.

Dave Lange, Applicant

- Steele Road is designed as a collector road in the area.
- In construction of the development the earth balance is equal and the majority of earth is on-site; there will not be a lot of traffic back and forth for site preparation.
- Will consult owners regarding children at play signage along Steele Road but believes that would be a reasonable approach.
- Anticipate construction to begin this Fall.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:38 p.m.

Mayor

Deputy City Clerk

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