



City of Kelowna Public Hearing Minutes

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

Council 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; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Planner II, Adam Cseke; and Acting Council Recording Secretary, Tania Tishenko

(* 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 June 30, 2015 and by being placed in the Kelowna Capital News issues on July 3 and July 8, 2015 and by sending out or otherwise delivering 397 statutory notices to the owners and occupiers of surrounding properties, and 3452 informational notices to residents in the same postal delivery route, between June 30 and July 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

3.1 505-525 Snowsell Road N, BL11105 (OCP14-0027) & BL11106 (Z14-0059) - Garoslav & Catherine Maruszczak

Staff:

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

The City Clerk advised that the following correspondence was received:

Letter of Support
Susan Anderson, Valley Rd

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

Tony Lochhurst on behalf of Applicant, Burns Rd

- Raised question whether neighbouring City owned parcel could be included in the landscaping plan.

Gallery:

Mona Figueira, Snowsell

- Not contacted by applicant prior to receiving City Notice.
- Was told by her real estate agent her property would decrease in value due to close proximity to a gas station.
- Raised light pollution, safety, traffic and privacy concerns.
- Responded to questions from Council.

Sherry McCechnie, Snowsell

- Recently moved into neighbourhood not knowing a gas station was proposed for property.
- Did not receive Notice.
- Concerned with proximity of gas station should rezoning be successful.
- Raised concerns with hours of operation and light pollution from gas bar.

Emmanuel and Carol Hagel, Snowsell (represented by Ms. Figueira)

- Spoke on behalf of neighbouring owner on Snowsell who share same concerns as Ms. Figueira.

Applicant:

- Confirmed that neighbours were notified and most were supportive.
- Proposing to use canopy lighting so as not to create a neighbourhood nuisance with bright lights.

Staff:

- Confirmed setting business hours not part of the land use planning process.

There were no further comments.

3.2 902 Clifton Road, BL11107 (Z15-0008) - Dan & Mary Cresswell

Staff:

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

The City Clerk advised that no correspondence was received.

Mayor Basran invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The applicant was present and did not have anything further to add.

There were no further comments.

3.3 1936-1940 Kane Road & 437 Glenmore Road, BL11108 (Z15-0009) - Glen Park Village Inc. et al

Staff:

- Displayed 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

Ross Wightman, Yates Road
John & Donna Harling, Whitman Road

Letters of Opposition or Concern

Brian Heichert, Aster Road
Marion Morash, Whitman Road

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

Ted Burg, Applicant Glen Park Village

- Made comment on current re-location of the store.

Gallery:

Terry Johnston, Lake Country on behalf of 437 Glenmore

- Raised concerns with details of current lease restricting re-location and timelines should this application be successful.

Ted Burg, Applicant Glen Park Village

- Confirmed current lease commitments would be honoured
- Should rezoning be successful, other City processes (DP, building permits etc) would determine timeline

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:57 p.m.

Mayor

City Clerk

/tt/scf/slh