



City of Kelowna Public Hearing Minutes

Date: Tuesday, January 29, 2013
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Council members in attendance: Deputy Mayor Mohini Singh, Councillors Colin Basran, Andre Blanleil, Maxine DeHart, Gail Given, Robert Hobson, Luke Stack, and Gerry Zimmermann

Council members absent: Mayor Walter Gray

Staff members in attendance: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Urban Land Use, Danielle Noble; and Council Recording Secretary, Arlene McClelland

(* denotes partial attendance)

1. Call to Order

Deputy Mayor Singh called the Hearing to order at 6:01 p.m.

Deputy Mayor Singh 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 15, 2013 and by being placed in the Kelowna Capital News issues on January 18, 2013 and January 22, 2013, and by sending out or otherwise delivering 124 letters to the owners and occupiers of surrounding properties between January 15, 2013 and January 18, 2013.

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. Bylaw No. 10791 (OCP12-0018) and Bylaw No. 10792 (Z12-0058) - Blaskovich and Mair Developments Ltd. - (N. OF) Steele Road and 1450 Steele Road

The applicant is proposing to amend the Official Community Plan and rezone a portion of the subject property in order to accommodate the proposed single family subdivision located in the "The Ponds" neighbourhood and to further enhance the neighbourhood's natural features and trail infrastructure.

The City Clerk advised that the following correspondence and/or petitions had been received:

Letters of Opposition:
Walter Viita, 1358 Ladner Road
Rita Louise Parker, 1358 Ladner Road

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

Dave Lange, The Creeks Kelowna, Applicant's Representative

- Gave a PowerPoint Presentation entitled "The Ponds" - Proposed Mair Neighbourhood Development".
- This is the southern area of the two sites with a site topography that is fairly flat.
- Proposing 23 lots in this area with park area and trails.
- The planning, design and servicing criteria established in the NH3 Area Structure Plan have been used to maintain the integrity of the overall Neighbourhood Concept.

There were no further comments.

3.2. Bylaw No. 10793 (OCP12-0019) and Bylaw No. 10794 (Z12-0057) - Interval Investment Inc., The Creeks Kelowna - (E OF) Steele Road

The applicant is proposing to amend the Official Community Plan and rezone a portion of the subject property in order to accommodate the proposed single family subdivision located in "The Ponds" neighbourhood.

The City Clerk advised that the following correspondence and/or petitions had been received:

Letters of Opposition:
Walter Viita, 1358 Ladner Road
Rita Louise Parker, 1358 Ladner Road

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

Dave Lange, The Creeks Kelowna, Applicant's Representative

- Gave a PowerPoint Presentation entitled "The Ponds" - Proposed Interval Neighbourhood Development".
- Proposing to initiate two additional neighbourhoods adjacent to Phase 2 of The Ponds.

- The site will offer a variety of housing options from attainable small lot options to larger estate lots with ravine and city views.
- There is a significant amount of green space.
- A variance is being requested to the RU3 - Small Lot Housing zone to consider the benefits of dual street/lane vehicular access.

There were no further comments.

5. Termination

The Hearing was declared terminated at 6:24 p.m.

Deputy Mayor

/acm

City Clerk