



City of Kelowna Public Hearing Minutes

Date: Tuesday, November 5, 2013
 Location: Council Chamber
 City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack and Gerry Zimmermann

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Manager, Urban Planning, Ryan Smith; Manager, Subdivision, Agriculture & Environment Services, Todd Cashin; and Council Recording Secretary, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the Hearing to order at 6:00 p.m.

Mayor Gray 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 Deputy City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board of City Hall on October 22, 2013 and by being placed in the Kelowna Capital News issues of October 25, 2013 and October 29, 2013 and by sending out or otherwise delivering 595 letters to the owners and occupiers of surrounding properties between October 29, 2013 and November 1, 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. 10891 (Z13-0032) - 325 Hartman Road, Gary Martin Lupul

Staff:

- Summarized the application before Council.

The Deputy City Clerk advised that no correspondence and/or petitions had been received.

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

Gary Lupul, Applicant

- Advised that it is his business to construct small developments like this.
- Advised that he consulted with City staff and neighbours.
- Agrees with staff's comments and is available to answer any questions.

There were no further comments.

3.2. Bylaw No. 10892 (Z13-0035) - 341 Clifton Road, Adrian Hazzi & Mandi Moore

Staff:

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

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

- o Letter of Comment:
 - Keith Newcomb, 101-1860 Richter Street
- o Letter of Opposition:
 - Robert Decloux, 287 Rialto Drive

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

Kevin Johnson, CTQ Consultants, Applicant's Representative

- Confirmed that there is no formal connection east of the site to the park.
- Currently the site is not being utilized as agricultural property.
- Believes that providing a wide variety of lots on the site is the right thing to do.
- Advised that the emphasis is on family-oriented housing. There will not be any townhomes or condos, only single-family dwellings.
- Advised that there are infrastructure services available off of Clifton Road.
- Advised that the developer is planning on providing sustainability systems as part of the development and is currently working with City staff to look at sustainable alternatives such as the 'green street'.
- Responded to questions from Council.

Gallery:

Dan Buhler, 353 Clifton Road

- Lives right next to the proposed development.
- Feels that this proposal doesn't offer anything new. There are already existing developments such as 'Wilden' that have lots available for development.
- Believes that this development will take a very unique area and change it.
- Does not feel that the development will benefit the residents that already live in the area.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:18 p.m.

Mayor

Deputy City Clerk

/slh