



City of Kelowna Public Hearing Minutes

Date: Tuesday, January 21, 2014
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Council Members Absent: Councillors Andre Blanleil and Gerry Zimmermann

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Divisional Director, Community Planning & Real Estate, Doug Gilchrist*; Manager, Urban Planning, Ryan Smith; Council Recording Secretary, Sandi Horning; Council Recording Secretary, Joanne Dewar.

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the Hearing to order at 6:01 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 January 7, 2014 and by being placed in the Kelowna Capital News issues of January 10, 2014 and January 14, 2014, and by sending out or

otherwise delivering 1406 letters to the owners and occupiers of surrounding properties between January 7, 2014 and January 10, 2014.

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. 10904 (Z13-0026) - 1060 Hollywood Road S, Swaranjit Singh Punia & Harbant Kaur Punia

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.
- Confirmed proposal meets all requirements.
- Confirmed parking on-site.

The Deputy City Clerk advised that no correspondence was received.

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

Ed Grifone, M.C.I.P., Senior Consultant, CTQ Consultants, Ltd., Applicant's Agent

- Responded to questions from Council.
- Confirmed that there is ample onsite parking available.

Gallery:

Brian Turvey,

- Lives in adjacent lot.
- Is of the opinion that this lot should only be divided into two lots as opposed to three lots, citing parking issues, a nearby bus stop, and a possible increase in accidents due to vehicles backing out onto the four lane road.
- A nearby former school is the meeting area for School District 23, resulting in increased traffic.
- Inquired as to the duration of construction and accompanying noise. Also questioned if the design of subdivision meets RU6 standards, and who is responsible for paying for the cost of sewer installations, the taxpayer or the company contracted to do the work.
- Showed photos of a nearby site during construction, including a For Sale sign depicting the possibility of building 5 homes on the parcel; 3 houses in the backyards of 2 other houses.

Staff:

- Confirmed that applicant is responsible for cost of sewer hookup and the replacement of any damage done to existing walkway.
- Advised there is no time limit for construction once lots are subdivided.
- Typically side-by-side duplexes are constructed.
- 2.5 stories is maximum allowable height.

Council:

- Confirmed each lot has to provide off-street parking and driveway/garage parking.
- Confirmed Development Engineer Manager has deemed there is appropriate parking in place.

Ed Grifone, M.C.I.P., Senior Consultant, CTQ Consultants, Ltd., Applicant's Agent

- Responded to comments from Council on behalf of client.
- Most houses in the area already have suites, so 2 to 3 families in each house already.
- Believes that because of the movement of cars in and out of lots, that once the density is changed, no parking issues will arise.
- Confirmed there will be ample spaces for parking, so that vehicles will not have to back out onto Hollywood Rd.

There were no further comments.

3.2. Bylaw No. 10906 (Z13-0039) - 1334 St. Paul Street, CTQ Holdings Ltd.

Staff:

- Displayed a PowerPoint presentation.
- Confirmed that the application is consistent with OCP policy.

The Deputy City Clerk advised that no correspondence was received.

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

Matt Cameron, P.Eng., Chief Executive Officer, CTQ Consultants Ltd., Applicant

- Relocating the consulting business downtown from the Landmark buildings.
- They have acquired the salvage rights from a building at Doyle and St. Paul, and so will be re-using/recycling a great deal of materials from this building as this building/materials are only 4-5 years old.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:28 p.m.

Mayor

Deputy City Clerk

/jd/slh