



City of Kelowna Public Hearing Minutes

Date: Tuesday, February 4, 2014
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Council Members Absent: Councillor Robert Hobson.

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Divisional Director, Communications & Information Services, Carla Weaden; Council Recording Secretary, Joanne Dewar.

1. Call to Order

Mayor Gray called the Hearing to order at 6:33 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 City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board of City Hall on January 21st, 2014, and by being placed in the Kelowna Capital News issues of January 24th, 2014 and January 28th, 2014, and by sending out or otherwise delivering 2203 letters to the owners and occupiers of surrounding properties between January 21st, 2014 and January 24th, 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

The City Clerk advised that the following correspondence and/or petitions had been received: 5 letters of opposition.

3.1. Bylaw No. 10899 (TA13-0005) & Bylaw No. 10907 (Z12-0070) - 543 Tungsten Court, Tysen Properties Ltd.

Staff:

- Displayed a PowerPoint Presentation.
- Provided overview of history of property and reasoning behind text amendment proposal.
- Responded to questions from Council.

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

Bill Bonn, Tyson Properties, (Applicant):

- Provided history of application.
- Confirmed that neighbours were consulted earlier in the process.
- Provided overview of build-out.
- Provided City Clerk with a copy of written speaking notes.

Gallery:

Mr. Rami Hakam:

- Concerned about increasing density of area, that it may set a precedence regarding City staff decisions on future applications.
- Concerned about a lack of parking in area, as there are only 2 access roads in the area.

City Clerk:

- Confirmed that no precedent is ever set as a result of a decision on an individual application. Each application is looked at singularly, and decisions are made on the merits of the application.

Staff:

- Each residence has a two-car garage, which meets requirements.

There were no further comments.

3.2. Bylaw No. 10901 (OCP12-0017) & Bylaw No. 10902 (Z12-0069) - 1215 St. Paul Street and 557 & 567 Clement Avenue, Joseph Higgins et al

Staff:

- Displayed a PowerPoint presentation.
- Provided overview of application.

No written 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.

Hans Newman, Architect for project (Applicant):

- Clarified from photo of site plan that the loading zone area does not meet requirements as it is not large enough.
- Asking for variance in 'area' of loading zone.

There were no further comments.

Mayor

City Clerk