



City of Kelowna Public Hearing Minutes

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| Date: | Tuesday, April 29, 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, Luke Stack and Gerry Zimmermann |
| Council Members Absent: | Councillor Andre Blanleil |
| Staff Present: | City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Transportation & Mobility, Moudud Hasan*; Manager, Development Engineering, Steve Muenz*; Council Services Coordinator, Sandi Horning |

(*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 City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on April 15, 2014 and by being placed in the Kelowna Capital News issues on April 18, 2014 and April 22, 2014 and by sending out or otherwise delivering 28 Statutory Notices to owners and occupiers of adjacent and adjoining properties, and 2,109 "It's Your Neighbourhood" Informational Notices to residents in the postal delivery area between April 15, 2014 and April 18, 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. 369.

3. Individual Bylaw Submissions

3.1. Bylaw No. 10946 (Z14-0011) - 412 Christleton Avenue, David & Pamela Watland

Staff:

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

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

- o **Letters of Support:**
 - Derek & Erica Mahoney, Birch Avenue
 - Penny Lane, The Acacia Group, Birch Avenue

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

Pamela Watland, Applicant

- Advised that she currently resides in Lake Country.
- Hoping to construct a home with a carriage house on the subject property and then move into it the residence.
- Have tried to keep the character of the neighbourhood when designing the carriage house.
- Advised that she knocked on doors in the neighbourhood to advise of the application and did not receive any negative feedback for the proposal.
- Believes that the Official Community Plan calls for more density in the area.

There were no further comments.

3.2. Bylaw No. 10832 (OCP13-0002), Bylaw No. 10833 (TA13-0004) and Bylaw No. 10834 (Z13-0003) - 1760, 2025 & 2137 Quail Ridge Boulevard - Pier Mac Petroleum Installation Ltd.

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.
- Recommends not changing the name of Quail Ridge Boulevard to Hollywood Road until such time as the Hollywood Road network has been fully developed and is continuous. It might be too confusing for emergency services if the road name change occurred now.
- Responded to questions from Council

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

- o **Letters of Support:**
 - Ken & Merle Lowe, Capistrano Crescent
- o **Letters of Opposition:**
 - Lynn & Rick Weger, Country Club Drive
 - Andrew & Joan Irvine, Capistrano Peaks Crescent
- o **Letters of Concern:**
 - Gordon & Ruth Douglas, Capistrano Drive
 - Dennis & Karen Anderson, Capistrano Drive
 - Mr. & Mrs. Grelowski, Quail Ridge Boulevard
 - Dave & Pat Driscoll, Quail Lane
 - Terry & Astrid Murphy, Quail Lane
 - Gwen & Jim Chopko, Quail Run Drive
 - Barry & Barb Halpenny, Quail Place

- Lynn Archibald, Capistrano Drive
- Clifford & Ginette Britch, Capistrano Drive
- Bob & Sylvia Plesko, Quail Ridge Boulevard
- Colin & Renee Cameron, Brindisi Place
- Michael & Marina Henderson, Salerno Court
- Mike & Yvonne Hall, Quail Lane
- Trish Cenci, Valentino Court
- G. Wayne & Pamela Anderson, Capistrano Drive
- Larry Bigler & Terry Fraser, Capistrano Drive
- R.N. Gordon & E.P. Gordon, Capistrano Drive
- Thelma & Ron White, Quail Lane
- Lynn Weger, Country Club Lane
- Bill & Joanne Reynolds, Quail Crescent
- Richard Newton, Quail Place
- Philip L. Gardner, Capistrano Drive
- Ed & Barb Giles, Quail Ridge Boulevard

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

Grant Maddock, Protech Consultants, Applicant's Representative

- Advised that the Traffic Impact Assessment suggested that a round-about be constructed and the confirmed that the developer will be constructing a round-about.
- Addressed some of the concerns raised by the residents.
- Advised that the applicant team has been working closely with City staff to mitigate any concerns.
- Advised that there are some upgrades to be done to Airport Way as a result of this development.
- Provided an overview of the landscaping being proposed for the development.
- Advised that in the long term, there will be upgrades to the Highway 97/Airport Way intersection.
- Responded to questions from Council.
- Confirmed that there will be a 1.5m cycling lane with a walking path, which will be divided by a boulevard.
- Displayed a cross-section of the proposed intersection for Quail Ridge Boulevard and Hollywood Road.
- Provided an overview of the cross-section and re-confirmed that there will be one (1) round-about constructed.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:37 p.m.

Mayor

City Clerk

/slh