



City of Kelowna Public Hearing Minutes

Date: Tuesday, July 15, 2014
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Council Members Absent: Mayor Walter Gray and Councillor Mohini Singh

Staff Present: Acting City Manager, Rob Mayne; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Development Engineering, Steve Muenz; Manager, Park & Building Planning, Terry Barton; Manager, Long Range Policy Planning, James Moore; Manager, Transportation & Mobility, Moudud Hasan; Supervisor, Urban Planning, Lindsey Ganczar; and Council Recording Secretary, Tania Tishenko

(* denotes partial attendance)

1. Call to Order

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

Deputy Mayor DeHart 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 June 30, 2014 and by being placed in the Kelowna Capital News issues on July 4, 2014 and July 8, 2014 and by sending out or otherwise delivering 75 Statutory Notices to owners and occupiers of adjacent and adjoining properties, and 1698 Informational Notices to residents in the postal delivery area between June 30, 2014 and July 4, 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. **WITHDRAWN BY STAFF - Bylaw No. 10975 (TA14-0003) - Adding A1m - Agriculture 1 with Medical Marihuana Production Facility Designation to the A1 - Agriculture 1 Zone**
- 3.2. **Bylaw No. 10978 (ASP10-0001 & OCP13-0019) - 1855 Bennett Road, 1005 Clifton Road North and (E of) Paly Road**

Staff:

- Provided 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:

- Letters of Support
 - Kurt and Maggie Swan
 - Fred Brown
- Letters of Concern
 - John Pendray
 - Bryan Cramer
 - Craig Sandford
 - Danielle Hall
 - Kimmo Numminen
 - Calvin and Sandi Fryer
 - Don Gronlund
 - Edward De Cazalet
 - John and Pamela Ward
 - Russ and Barb Gowanlock
 - Trevor, Lonnie, Brooke and Presley Ingram
 - Don Graser
 - Clifton Highlands Community Association
 - Argus Properties Ltd.

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

Andrew Bruce, Applicant's Representative, Development Manager, Melcor Developments

- Displayed a PowerPoint presentation and responded to questions from Council
- Confirmed Melcor would contribute to the development of the park.
- Traffic impact analysis was based on parameters provide by city engineer.
- Road safety audit used stakeholder input for part of scope.

Gallery:

Tara Goodwin, Clifton Highlands Community Association

- Primary concern is road safety with pedestrians and bicyclists.
- Not opposed to new development but hopes municipal government looks into issues that exist.
- The community is seeing a transition with a number of young families moving in.
- Lighting is an issue at the north end of the road.
- Blair Pond Park entrance is at the most extreme curve of the road.
- Parking area for proposed beach is not suitable.
- Concerns with road grade signage.
- Primary concern with north park is it is a critical spawning area for kokanee and should not be disturbed.

Eric Zvaniga

- Traffic is a concern.
- Would like to see more police presence, speed bumps and radar patrols.

Brad Dahl, President, McKinley Landing Residents Association

- Displayed PowerPoint presentation.
- Raised concerns with emergency access, traffic safety and park location.
- Submitted speaking notes.

Barry Oland

- Raised concern with park location and displayed photographs supporting his comments.

David George

- Raised concerns with Traffic Assessment conclusions.

Don Fraser

- Raised concerns with traffic safety impacts on Bennett Road.
- Submitted original of previously submitted petition regarding "Proposed Road Connection between Bennett and North Clifton Roads".

Vera Diduch

- Raised concerns with safety issues on Clifton Road.

Mark Thompson

- Raised concerns with proposed park location.
- Supports residents association concerns.
- Significant lack of beach access.
- Submitted speaking notes.

Monica Gaucher

- Raised concerns with lack of safe pedestrian and bicycle access on Clifton Road North.

Ken Baxter

- Commented on traffic safety implications.
- Raised concerns with private sewer system being developed on subject properties.
- Made comment on the negative impacts the nearby Shearwater development's private sewer has had on neighbourhood.
- Made reference to previous correspondence submitted on the subject.

Peter Kuehn

- Raised concerns with safety impacts on Clifton Road.

Dan Pretty

- Raised concerns with traffic changes impacts on crime.

Joyce Findlay

- Requested traffic mitigation measures be installed.

Ron Boduel

- Raised concerns with safety impacts on Bennett Road.

David George

- Raised safety concerns.

Andrew Bruce, Applicant's Representative, Development Manager, Melcor Developments

- Not all questions raised today are directly related to Area Structure Plan under consideration this evening.
- Solutions require a cooperative approach between applicant and City.

- Made comment on City capital program and City DCC program with respect to "fixing" Clifton Road.
- ASP not the appropriate planning instrument to properly address all items raised this evening; some will be addressed at Rezoning.
- Addressed reasons for moving initial park location to proposed park location.
- Addressed traffic safety methodology and conclusions.
- Confirmed no private sewer systems will be used, but a City system with lift stations will be used.
- Responded to questions from Council.

There were no further comments.

The meeting recessed at 8:54 pm. The meeting reconvened at 9:04 pm.

3.3. Bylaw No. 10976 (OCP13-0017) and Bylaw No. 10977 (Z13-0040) - 901-911 Stremel Road, Tamdan Ventures Ltd.

Staff:

- Provided a PowerPoint presentation summarizing the application before Council and responded to questions from Council.

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

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

Gary Tomporowsk, Applicant's Representative

- Made comments regarding application before Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 9:14 p.m.

Deputy Mayor DeHart

/tt/slh

City Clerk