



## City of Kelowna Public Hearing Minutes

Date: Tuesday, August 12, 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\*, Robert Hobson, Mohini Singh, Luke Stack\* and Gerry Zimmermann

Staff Present: Acting City Manager, Joe Creron; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Supervisor, Urban Planning, Lindsey Ganczar; Planner II, Damien Burggraeve; and Council Recording Secretary, Tania Tishenko

(\*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 July 29, 2014 and by being placed in the Kelowna Capital News issues of August 1, 2014 and August 5, 2014 and by sending out or otherwise delivering 130 Statutory Notices to owners and occupiers of adjacent and adjoining properties, and 3288 Informational Notices to residents in the same postal delivery route, between July 29, 2014 and August 1, 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. 10987 (Z14-0018) - 1781 Capistrano Drive, Mahesh Raj Tripathi

Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

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

- Letters of Support
  - Edward & Loretta Copeman
  - Darla-Rae Jenic
  - Barry & Eunice Kaechele
- Letters of Concern
  - Judith & Patrick Miller
  - Michael & Roberta Leever
  - John Jack
  - Rob Archibald
  - David & Jacqueline Cassels
  - Larry Bigler & Terry Fraser
  - Joseph Jegen
  - Richard & Denice Newton
  - Clifford & Ginette Britch
  - Wolfhart & Roberta Penz
  - Mike McBurney & Val Archer
  - John & June Elliott
  - Mervyn & Doreen McCune
  - Doug & Lorraine Gill
  - Douglas MacKenzie
  - Bob Gallant
  - Dawn & Keith Taplay
  - Nino & Gay Cerullo
  - Lynn Archibald
  - Mike McBurney
  - Richard Lambert
  - Darlene & Dirwyn Hayes
  - Lorna & Ernie Welz
  - Doug & Patti Vickers
  - Al & Sandra Ohlhauser
  - Philip & Dianne Gardner
  - Charles & Brenda McQuiggin
  - Gregor & Ann Miller
  - Edward Robinson & Alyne Butler

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

Steven Ulliac, Applicant

- Spoke to perception that secondary suites devalue a neighbourhood. Largest opposition is perception.
- Thought RU1 zone with suites permitted.
- Spoke to increased value of legalizing suites in neighbourhood.
- Responded to questions from Council.

## Gallery:

Centel Tucker, Quail Crescent resident

- Spoke on behalf of Mac Campbell, Quail Run Residents Association.
- QRRR request temporary hold on application pending community meeting.

Sheila Smith Capistrano crescent resident

- Opposed to this rezoning.

Steven Ulliac, Applicant

- Does not believe a deferral would result in any positive change.
- Have been delayed with building project as have gone through complete process to ensure everything was done legally and correctly.

There were no further comments.

**3.2. Bylaw No. 10989 (Z14-0017) - 815 Juniper Road, Brad Ferrell**

## Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

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

- Letter of Concern
  - Rhonda Kopp & Bob Everatt

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

Brad Ferrell, Applicant

- Discussed history of property and efforts to improve property
- Didn't have any negative feedback from neighbours.
- Felt that property values would increase in neighbourhood.

None came forward from the Gallery and there were no further comments.

**3.3. Bylaw No. 10991 (Z14-0024) - 505 Doyle Avenue, Interior Health Authority**

## Staff:

- Displayed a PowerPoint presentation and responded to questions from Council.

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

- Letters of Support
  - Art Huber
  - Dan Noris
- Letter of Concern
  - Gabriele Haas & Lloyd Pederson

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

David Roche, Bentall Kennedy, Developer of Project, Applicant

- Spoke of functions within the new building.
- Boost to local economy and many positive factors for the City of Kelowna, and the surrounding communities.

Steven Mollar/ Jim Meiklejohn, Architects

- Working with landscape planner for exterior appeal to be pleasing.
- Centralized location for public to come for services in one place.
- Gave an overview of different spaces and uses within the building.

Gallery:

Lorne Antle, Chute Lake Crescent resident

- In support of this project.

Lloyd Pederson Doyle Avenue resident

- In support of this project
- Referred to letter submitted prior to Public Hearing.
- Spoke to replacement trees being of good maturity and height for privacy and enjoyment.
- Spoke of security concerns and Police presence.
- Would like action taken for dust control through building process
- Spoke of issues with building slab foundations.

There were no further comments.

#### 4. Termination

The Hearing was declared terminated at 7:27 p.m.

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Mayor

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City Clerk

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