



## City of Kelowna Public Hearing Minutes

Date: Tuesday, August 26, 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: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Supervisor, Urban Planning, Lindsey Ganczar; and Council Recording Secretary, Tania Tishenko

(\* denotes partial attendance)

### 1. Call to Order

Mayor Gray called the Hearing to order at 6:05 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 August 12, 2014 and by being placed in the Kelowna Capital News issues of August 15, 2014 and August 19, 2014 and by sending out or otherwise delivering 19 Statutory Notices to owners and occupiers of surrounding properties, and 2574 Informational Notices to residents in the postal delivery area between August 12, 2014 and August 15, 2014. All 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. 10992 (OCP14-0010) and Bylaw No. 10993 (Z14-0020) - 1225 Lund Road, Melcor Lakeside Inc.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

- Letters of Opposition:
  - Bob & Nancy Blow
  - C.W. Holford

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

Andrew Bruce, Regional Manager Melcor Development, Applicant

- Displayed a PowerPoint presentation summarizing the application.
- Agreed, as the developer, to draft initial strata bylaws that would permit on-site 24 hour guest parking.

Gallery:

Kitty Green, Lund Rd resident

- Against this application due to traffic concerns...

Andrew Bruce, Applicant

- Minor frontage improvements will be required, which will include sidewalk where new road and old road meet.
- Acknowledges there is a change in grade where the two roads meet; doesn't believe new development will exasperate the issue further.

There were no further comments.

#### 3.2. Bylaw No. 10994 (Z14-0026) - 1280 Glenmore Drive, 561655 BC Ltd.

Staff:

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

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

- Letter of Inquiry:
  - Randy Harper
- Letters of Concern:
  - D. Kruiper
  - Randy Hurst & Tamara Stenback
  - Steve Cann
  - Megan Graham
- Letters of Opposition:
  - Dana Ongaro-Howe
  - M.L. Strantz
  - Max Ongaro
  - Randall & Sharon Harper
  - Wayne Provenzano & Jennifer Reigh

- o Douglas Howe
- o Daniel Bjur

The City Clerk confirmed that the Notification Standard set out in the Development Application Procedures Bylaw was met and identified which mail delivery routes received the "Its Your Neighbourhood" flyer.

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

Shaun Weimer, Applicant

- Circulated large scale conceptual drawings of development proposal.
- Provided an overview of the project.

Gallery:

Sharon Harper, Mountainview resident

- Referred to correspondence circulated prior to public hearing
- Raised concerns with lack of development application sign on Mountainview.
- Raised concerns with joining of lane and subsequent additional increase of traffic in lane.

Dan Turner, Glenella Place resident

- Raised concerns with notification process.
- Raised concerns with existing traffic volumes and the further congestion the additional units will cause.
- Lane is very narrow and vehicle access is already a problem.

Doug Howe, Glenmore Drive resident

- Agreed lane is very narrow, and vehicle access is difficult
- Increased traffic is biggest deterrent.
- Raised concerns that historical emergency response actions to property have been problematic with respect to finding property and parking of emergency vehicles.
- Existing traffic density is high on lane and adding more units and extending lane will increase hazards.
- Of the opinion that 4 units on the entire parcel is more appropriate and fair, rather than the 8 proposed.

Staff:

- Confirmed 4 RU1 parcels could fit on site, each with a suite would result in 8 units on entire parcel.
- Confirmed City mapping identifies lane as being the standard 6m width.
- Council could direct staff to conduct an encroachment appraisal of lane way.

Jennifer Mckenzie, Mountainview resident

- Made reference that mature trees narrow the lane.
- Raised issue with Notification process. Made aware of application via Neighbourhood postal delivery but would have liked to have seen signage on Mountainview as well.
- In support of 2 single family homes rather than townhomes.

Michael Mckee, Glenmore Drive resident

- Spoke to narrowness of lane, and volume of traffic that traverses it on a regular basis.
- Increased traffic in lane deters enjoyment of backyards.

Douglas Adams, Glenella Place resident

- Raised safety concerns with traffic access to neighborhood off Bernard.
- Raised concerns with traffic flows and volumes within neighbourhood if proposed development went ahead.
- Questioned City engineer's advice on not permitting an additional access on Glenmore Road.

Dan, Glenmore drive resident, South side application

- Raised issue with notification process and timeline of letting neighbourhood know of application.
- Spoke with several of his neighbours regarding subdivision application, and submitted petition against the subdivision.
- Opposed to lane being extended through and thinks alley should be left as private access to residents.

Bruce Paige, Glenmore Drive resident

- Agrees with points raised by previous speakers.
- Opposed to lane being extended through.

Cray Harris, Glenella Place resident

- Against three parcels on Mountainview.
- Against renter occupied, and would prefer a restriction on owner occupied only.

Karin Turner, Glenella Place resident

- Neighbourhood is at a high enough density and the application isn't warranted at this location.
- In support of single family dwellings only.

Shaun Weimer, Applicant

- Development will improve traffic flow by extending lane.
- Building will act as a sound buffer for Glenmore Drive.

## Staff:

- Confirmed Zoning Bylaw requires access off a lane where a lane exists.

There were no further comments.

### 3.3. Bylaw No. 10995 (TA14-0009) - Amendment to Zoning Bylaw No. 8000 - Boat Storage Definition

## Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

Nobody came forward from the gallery.

Luke Turri, Mission Group, Applicant

- Was present and had nothing further to add.

There were no further comments.

## 4. Termination

The Hearing was declared terminated at 8:21 p.m.

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Mayor

/tt/slh

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City Clerk