



## City of Kelowna Public Hearing Minutes

Date: Tuesday, September 9, 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, Jim Gabriel; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Supervisor, Urban Planning, Lindsey Ganczar; Development Engineering Manager, Steve Muenz; and Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Gray called the Hearing to order at 6:02 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 26, 2014 and by being placed in the Kelowna Capital News issues on August 29 and September 2, 2014 and by sending out or otherwise delivering 49 statutory notices to the owners and occupiers of surrounding properties, and 2360 informational notices to residents in the same postal delivery route, between August 26 and August 29, 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. 10996 (TA14-0015) - 1975 Union Road, 657139 BC Ltd.

Councillor Stack declared a conflict of interest as he is Executive Director of Society of HOPE and adjacent property owner and left the meeting at 6:05 p.m.

Staff:

- Displayed a Power Point Presentation summarizing the application and responded to questions from Council.

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

**Letters of Support**

Dan Midtdal, Valley Road N.  
Pat Bechard, Yates Road  
Michele, Ritchie Court  
Nannette Jeffrey, Ritchie Court

**Letters of Concern**

Denise Scott, Celano Crescent  
John and Judy Suttie, Kerr Road  
James & Robynn Robertson, Terrace Hill Place  
Pru Bernhardt, Millard Crt. W.  
Wendy Hirowatari, Wyndham Crescent  
Tracy and John Huggan, Summerhill Place  
Eugene and Julie Moskal, Summerhill Place

**Background Correspondence Submitted by the Applicant**

Form letter circulated within the neighbourhood

**Conditional Letter of Support**

The Society of HOPE, Benvoulin Court

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

**Applicant, Phil DeClerk, White Rock, BC**

- Believes this is a good site for a car wash.
- Confirmed that this development is not a service station but is 100% a car wash.
- A caretaker will always be on site.
- Operating hours will probably range from 7:00 a.m. to 10:00 p.m. but will not operate 24 hours.
- Confirmed that there will be no vacuums located outside.
- Access will be right-in and right-out on Union Road and will be safer and calmer.
- Appropriate buffering along Society of HOPE property line will be installed in cooperation with the property owner.

Gallery:

**Warren Postnikoff, Property Portfolio Manager, Society of HOPE**

- Offered conditional support as per the correspondence submitted as part of the application.
- Spoke to the concerns that were identified in the correspondence dated May 8, 2014.
- Acknowledged that the Applicant has already addressed most of these concerns.

**Amanda Martin, Verna Court, Society of HOPE Housing**

- Raised concern with the intersection and limited site lines.
- Raised concern with the increased traffic and speed of traffic and children walking to Glenmore Elementary School.
- Raised concern with noise impact on adjacent property.

Davin Overland, Southview Avenue:

- Not opposed to development on this lot but am opposed to this development on this lot.
- Raised concerns with traffic impacts and sight lines to the sidewalks.
- Raised safety concerns with children walking to school.
- Suggested the car wash be constructed with three bays rather than the proposed five bays.
- Not supportive of this application as it stands.

Applicant, Phil DeClerk

- Will be working with the City to improve intersection sight lines.
- Will work with the Society of HOPE regarding the fence along the common property line.
- The business plan is based on construction of five car washing bays.

## Staff:

- Confirmed the trees on the property will be removed for better site lines so that pedestrians will be seen standing at the controlled intersection.
- Confirmed that many of the concerns raised this evening will be addressed at the development permit stage.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 6:51 p.m.

---

Mayor

---

City Clerk