



## City of Kelowna Public Hearing Minutes

Date: Tuesday, December 9, 2014  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben\*, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Ryan Smith; Urban Planning Supervisor, Lindsey Ganczar; Manager, Subdivision, Agriculture & Environment, Todd Cashin\*; and Council Recording Secretary, Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:00 p.m.

Mayor Basran 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 November 25, 2014 and by being placed in the Kelowna Capital News issues on November 28 and December 3, 2014 and by sending out or otherwise delivering 267 statutory notices to the owners and occupiers of surrounding properties, and 5021 informational notices to residents in the same postal delivery route, between November 25 and November 28, 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. 11025 (Z14-0044) - 1250-1298 Ellis Street, Whitworth Holdings Ltd.

Councillor Sieben declared a conflict of interest as a family member is the Applicant and departed the meeting at 6:04 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letters of Support

Stacy Lynn Zeman, Bowes Street  
 Robin Durrant, Poplar Point Drive  
 Randy & Traci Scott, Ellis Street  
 Jacqueline Jones, Abbott Street  
 James B. Ramsay, St. Paul Street  
 Jim Meiklejohn - Meiklejohn Architects Inc, Bernard Avenue  
 Shanna & Ryan Whittle, Clement Avenue  
 Jean & Gavin Hamilton, Ellis Street  
 Barbie & Ken Ross, Manhattan Drive  
 Keith Crigger, Sunview Dr. West Kelowna  
 Ken Webster, Ellis Street

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

Kyle Nixon, Curlew Drive, Applicant

- Spoke to his passion of hospitality service and referenced the package Council had received.
- Available to answer questions.

There were no further comments.

**3.2. Bylaw No. 11026 (TA14-0019) - Proposed Zoning Bylaw Text Amendment, C3, C6 and C10 Zones**

Staff:

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

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

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

There were no further comments.

Councillor Sieben rejoined the meeting at 6:16 p.m.

**3.3. Bylaw No. 11027 (OCP14-0019) & Bylaw No. 11028 (Z14-0036) - (W of) Mountainside Drive, Cedar Creek Developments 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:

Letters of Opposition

Michelle Hilts, Ptarmigan Street

Paul Durose, Curlew Drive  
Andrew Jirasek, Ptarmigan Street

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

Dave Lange, Land Manager for Applicant

- Acknowledged that the report given by staff was very comprehensive.
- Engineering report noted there is no water issue in this area.
- Traffic will be diminished by this proposal.
- Responded to questions from Council.

Gallery:

Paul Durose, Curlew Drive

- Resident of Kelowna for 46 years.
- Raised concern with traffic impact.
- The upper Mission area is reaching traffic capacity and a thorough traffic review should be undertaken.

Staff:

- The Area Sector Plan had taken the development of these parcels into consideration.
- An Official Community Plan review is scheduled for 2017 and that would be the time for an area traffic review.

There were no further comments.

**3.4. Bylaw No. 11029 (OCP14-0021) & Bylaw No. 11030 (Z14-0041) - 5505 Chute Lake Road, Calcan Investments Ltd.**

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  
Michelle Laabs, Quilchena Drive  
Michelle Hilts, Ptarmigan Street  
Paul Durose, Curlew Drive  
Andrew Jirasek, Ptarmigan Street

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

David Lange, Land Manager for Applicant

- Spoke to the merits of the application and responded to questions from Council.

There were no further comments.

**3.5. Bylaw No. 11031 (OCP14-0015) - 1501 & 1511 Tower Ranch Drive and 2160 Tower Ranch Boulevard**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

Davin Shillong, MMM Group, Applicant

- Staff did a good with their presentation and have nothing further to add.
- Responded to questions from Council.

Gallery:

David Cullen, CTQ Consultants

- Representing neighbouring Golf Course lands.
- Trying to determine if some changes will be forced onto the golf course zone.
- Raised concern with the pond area.
- Raised concern with pump house that supplies irrigation to golf course land.
- Want to ensure that elements affecting the golf course are being addressed.

Davin Shillong, Applicant

- Advised that the pond is in a protective area and there will be a covenant placed for a no build area.
- Confirmed the owner has been communicating with the golf course and will work to address any issues.

Staff:

- Confirmed the riparian setbacks for both streams is 15 meters.

There were no further comments.

**3.6. Bylaw No. 11032 (OCP14-0011) & Bylaw No. 11033 (Z14-0026) - 1280 Glenmore Drive, 561655 B.C. Ltd.**

Staff:

- Displayed a PowerPoint presentation summarizing the application and clarified that 5 properties are impacted by the proposed restrictive covenant not 9 as indicated in the report.
- Responded to questions from Council.

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

Letters of Concern

Janice Loukras, Blondeaux Crescent  
Joy & Greg Hlady, Glengarry Street  
Doug & Dana Howe, Glenmore Drive

Letters of Opposition

Leslie Joy Paisance, Mountainview Street  
Bob Purdy, Glenmore Drive  
Earl & Mary Wozny, Mountainview Street  
Daniel Bjur, Glenmore Drive  
Michael, James & Alice McKee, Glenmore Drive  
Daniel & Karin Turner, Glenella Place  
Jennifer & Derril McKenzie, Mountainview Street  
43 name petition in Opposition

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

Randy Therrien, Nishi Court, Owner/Applicant

- Spoke to Planning staff at great length to determine a reasonable plan over the past several months with various amendments.

- Since then the property has been down played and from a development perspective not the best use of land.
- Affordable Housing has also been implemented in the new plan.

Gallery:

Megan Graham, Glenmore Drive

- Also speaking on behalf of neighbor on Glenmore Drive
- Opposed to the multi-family townhouse development portion of the development.
- Preference would be a series of single family homes.
- Raised concern with parking.
- Recognized the changes made by the Applicant.
- Raised concern with safety of the laneway.
- Raised concern with increased use of laneway and would like traffic calming measures if the development moves forward.

Daniel Bjur, Glenmore Drive

- Opposed to the Application.
- Raised concern with the height and shadowing the proposal will have on his property.
- Raised concern with the lack of neighbourhood consultation regarding the OCP 2020 amendment.
- Raised concern with the increased use of the laneway and potential accidents.

Mike McKee, Glenmore Drive

- Opposed to the Application.
- Raised concern with the laneway being too narrow and dangerous.
- Agreed with comments made by Megan Graham.

Bob Purdy, Glenmore Drive

- Raised two concerns, one is the character of the existing neighbourhood and the second is the safety of the laneway.
- The laneway is too narrow for two way traffic even with widening.
- There is no access to Glenmore Drive.
- The existing neighbourhood is older single family homes and this application is at odds with this.

Randy Therrien, Applicant

- The majority of traffic will use Mountainview as it's the easiest route.
- Lighting will be on the front of all new units as well as lighting on the back garages.

There were no further comments.

#### 4. Termination

The Hearing was declared terminated at 7:48 p.m.

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Mayor

/acm

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City Clerk