



City of Kelowna Public Hearing Minutes

Date:	Tuesday, March 31, 2015
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran*, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Brad Sieben and Luke Stack
Members Absent	Councillors Charlie Hodge and Mohini Singh
Staff Present	Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Subdivision, Agriculture and Environment Manager, Todd Cashin; Urban Planning Supervisor, Lindsey Ganczar; Urban Planner, Ryan Roycroft; Council Recording Secretary, Arlene McClelland

(* Denotes Partial Attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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 March 17, 2015 and by being placed in the Kelowna Capital News issues on March 20 and 25, 2015 and by sending out or otherwise delivering 252 statutory notices to the owners and occupiers of surrounding properties, and 3334 informational notices to residents in the same postal delivery route, between March 17 and March 20, 2015. 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. 309.

3. Individual Bylaw Submissions

3.1 4360-4390 Gallaghers Dr. E, BL11066 (OCP14-0026) - GolfBC Holdings Inc.

Staff:

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

The City Clerk advised that no correspondence was received.

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

Christine Brown, GolfBC Holdings Inc. West Gordon Street, Vancouver, Applicant

- Have been working closely with the Gallagher's Golf Club Association and they are in support of this application.

There were no further comments.

Mayor Basran declared a conflict of interest as the Applicant is the Basran family Realtor and left the meeting at 6:10 p.m. Deputy Mayor Sieben took over as Chair.

3.2 3528 Landie Road, BL11067 (Z14-0058) - Jesse East

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of Opposition or Concern
Tracy Hansford & Sean Richardson, Landie Road
Eugene Krupa & Kate Woodman, Landie Road

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

Jesse East, Landie Road, Applicant

- Present and available for questions.

Gallery:

Eugene Krupa, Landie Road

- I am the neighbour to the north of this property.
- Raised concern with two residences on such a narrow lot.
- Raised concern that a huge wall would abut against his property causing shading issues.
- Suggested that restrictions to depth be considered if there had to be two homes.
- Raised concern with the amount of parking that would be required.
- Made reference to his previously submitted correspondence indicating concerns with potential wood smoke nuisance as was the case with the previous owner.
- Responded to questions from Council.

Jesse East, Applicant

- Reluctant to restrict setbacks as that would negatively affect the structure that could be constructed on this lot.
- Confirmed that the lot will be sold to a developer.

There were no further comments.

Mayor Basran rejoined the meeting at 6:24 p.m. and resumed the Chair.

3.3 4962 Lakeshore Road, BL11068 (Z15-0001) - Shane Jones

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of No Objection
Frank Bechard, Okaview Road

Letters of Opposition or Concern
Gord Nykiforuk, Lakeshore Road
David Rhine & Shonna Fox, Lakeshore Road
Ron Erickson, Sheila Crescent

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

Sid Molenaar, Henderson Drive, Applicant Representative

- Displayed a PowerPoint Presentation.
- Confirmed that the current owners recently purchased the property. A condition of sale was based on the garage could be turned into a suite.
- Confirmed that the carriage house is strictly for family visitors and not to be used as a vacation rental property.
- Confirmed there is sufficient on-site parking and no need for on street parking.

Gallery:

David Rhine & Shonna Fox, Lakeshore Road

- Discussed the history behind the October 16, 2012 development variance application and the understanding that the building would not be used as a carriage house.
- Raised privacy concerns the carriage house would impose upon their property.
- Raised concern with the balcony being considered outdoor living space when there is ample space on the ground.

Staff:

- Confirmed the regulations of the Zoning Bylaw do not stipulate on what level the outdoor living space must be located.

Sid Molenaar, Henderson Drive, Applicant Representative

- The owner is open to other options but would like a balcony that overlooks the lake. The owner also wants to work with the neighbours to reach a mutually agreeable solution.
- The new owners are not aware of what occurred two years with this property.
- The courtyard is open and has no privacy from the adjoining lot.
- Responded to questions from Council.

There were no further comments.

3.4 1890 Baron Road, BL11069 (LUC15-0001) - SD-39 Ventures Ltd.

Staff:

- Provided a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

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

Damian McGuinness, Dickson Avenue, Applicant
- Available to answer questions.

There were no further comments.

4. **Termination**
The Hearing was declared terminated at 6:57 p.m.

Mayor

/acm

City Clerk