



City of Kelowna Public Hearing Minutes

Date: Tuesday, January 9, 2018
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Deputy Mayor Tracy Gray, Councillors Ryan Donn, Gail Given, Charlie Hodge, Brad Sieben and Mohini Singh

Mayor Colin Basran, Councillors Maxine DeHart and Luke Stack

City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner Trisa Brandt*; Planner Specialist, Adam Cseke*; Legislative Coordinator (Confidential), Arlene McClelland

(*Denotes partial attendance)

1. Call to Order

Deputy Mayor Gray called the Hearing to order at 6:01 p.m.

Deputy 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 Friday, December 22, 2017 and by being placed in the Kelowna Daily Courier issues on Friday, December 29, 2017 and Wednesday, January 3, 2018 and by sending out or otherwise mailing 263 statutory notices to the owners and occupiers of surrounding properties on Friday, December 22, 2017.

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

3.1 900 Thompson Rd, Z17-0079 (BL11515) - Harpreet and Daljeet Gill

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

Gallery:

Keith Kish, Thompson Road

- Lives right across the street from the Applicant.
- Noted the Applicant canvassed the neighbourhood last fall and was advised that the carriage house was being built for his mother; however, this development is not consistent with the neighbourhood.
- Raised concerns with privacy impacts to neighbouring backyards.
- Raised concern with increased traffic and safety concerns for school children due to the speed of the traffic.
- Petitioned last year to have speed bumps installed in the area.
- Raised concerns with area home based businesses and their negative impacts on traffic congestion.
- Opposed to high density in the area.
- Opposed to this application.

Birte Decloux, Urban Options Planning & Permits

- Confirmed that the carriage house is for the owner's in-laws.
- Parking will be onsite.
- Confirmed all zoning requirements have been met.

There were no further comments

3.2 366 Braeloch Rd, Z17-0082 (BL11517) - Richard Bazett

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.3 772 Nathan Rd, Z17-0071 (BL11518) - Douglas and Diane Steinke

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.4 1155 Pacific Ave, Z17-0051 (BL11519) - Necessary Homes Inc.

Staff:

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

The City Clerk advised that the following correspondence had been received:

Letters in Support:

- Darwin Bates, Pasnak Street ((Submitted by Dave Sargent)
- Thomas Illichman, Gordon Drive (Submitted by Dave Sargent)
- Joseph Higgins, Pasnak Street (Submitted by Dave Sargent)

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

The Applicant was present and available for questions.

Gallery:

Ed Bunk, Brookside Avenue

- Raised questions on the meaning of transitional housing as stated on the notification.
- Raised concerns with traffic impacts and access to parking area.

Dave Sargent, Applicant

- Uncertain of intervenors question regarding transitional housing.
- Access will be from Pasnak Street and parking contained on site.

Staff:

- Clarified that transitional housing is just the name of the zone rather than a description of the land use. The zone is meant to be a transition between the RM3 and RM5 zones.

There were no further comments.

3.5 588 Radant Rd, Z17-0080 (BL11520) - Craig Bulawka Professional Corporation

Staff:

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

The City Clerk advised that no correspondence had been received.

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

The Applicant was present and available for questions.

No one from the Gallery came forward.

There were no further comments

3.6 4611 Gordon Dr, Z17-0075 (BL11521) - David & Sandra Marshall

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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

Staff confirmed the Applicant was unable to attend due to an unexpected illness.

No one from the Gallery came forward.

There were no further comments.

3.7 292, 284 & 276 Valley Road, OCP17-0024 (BL11523) & Z17-0099 (BL11524)- Richard & Dianna Smith, Albert Pelat, Cory & Jean Krebs

Staff:

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

The City Clerk advised that the following correspondence had been received:

Letters in Support:

Chad Biafore, Fairway Crescent
Eric Parly & Ellie Rempel, Valley Road
Joe Ungaro, Valley Road
Eric Malmsem, Summit Drive
Jennifer Skwarczynski, Valley Road
Nancy Fraser, Valley Road

Letter of Concern:

Shadi Morton, Marigold Road

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

Matthew Carter, Abbotsford BC, Applicant

- Displayed a PowerPoint Presentation, re: GlenPark Townhouses.
- Believes this is an excellent site and well suited for a family oriented development within walking distance to schools, shops and services as well as the soon to be Glenmore Recreation Park.
- Displayed photos of their first project in Kelowna on Drysdale Road and advised that this was a successful project and is completely sold out; Glen Park Townhouses is the same design approach as Drysdale Road townhomes.
- Have been working with staff over the last 6 months and believes this is a well designed project and meets Council's direction.
- This project is compliant with the Zoning Bylaw and there are no variances being requested.
- Tried to consult extensively within the neighbourhood and generally received strong support, however, did hear some concerns regarding privacy, parking and traffic. Have tried to mitigate those matter along with staff's assistance.
- Advised that access is on the east side off of Valley Road.
- Tried to make parking self-sufficient and in accordance with the bylaw; each unit has ample parking for 2 vehicles plus storage and 9 visitor parking spaces.
- Regarding loss of privacy, setbacks from neighbours is in compliance. A landscape architect is working with some neighbours to optimize landscape buffering to provide an interface with our project and neighbours.
- Thanked staff for their support and guidance through the design process.
- If the project moves forward construction would begin this summer and the Fall of next year would have occupants.

Gallery:

Kelly Hutchinson, Glen Park Drive

- Pleased with this application and in general support; and of the open concept that the applicant spoke to.

- Noted issues he had with other gated community developments that are non-inclusive communities.
- Would like assurance from the applicant that the development would remain open to public access as stated.

Allison Miller, Marigold Crescent

- Commends developer for a nice looking project and in general supportive of the application, however, would prefer 2 storey buildings rather than the 3 storey buildings being proposed.
- Raised concerns with the impacts of this development on neighbouring single family homes and encouraged that a robust landscape plan be enforced.
- Raised concern with children pedestrian safety with only a few sidewalks in the area; as well concern raised for cyclists.
- Raised concerns with high volumes of traffic and poor road conditions that has not seen any maintenance.

Joel Kuyvenhoven, Drysdale Boulevard

- Not opposed to the rezoning for multi-family, however, opposed to the size of the proposed structure.
- Raised concerns with impacts on traffic volume and parking.
- Supportive of the form and character and landscaping proposed but does not believe it is appropriate for the neighbourhood.

Matthew Carter, Applicant

- Confirmed that the property is being developed as an open concept without gates and that control of the neighbourhood will eventually be handed over to a future strata council.
- Responded to questions from Council.

There were no further comments

3.8 1172 Mission Ridge Rd, Z17-0086 (BL11525) - Barbara Jordan

Staff:

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

The City Clerk advised that the following correspondence had been received:

Letter of Opposition:

Sarah Ivany, Mission Ridge Road

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

Keith Funk, Newtown Planning

- Confirmed that the land has not experienced any water issues
- The emergency cross section is not an access only a solution to help this one family to assist with their required housing; the lot is split between two neighbourhoods and caught in a buffer; this is the largest lot in the area.
- Responded to questions from Council.

Gallery:

Sarah Ivany, Mission Ridge Road

- Displayed a slide exhibiting the proposed subdivision within the immediate neighbourhood.
- Referenced correspondence circulated in advance of this evening's hearing in objection to the rezoning.
- Raised concern with the adverse impact to Mission Ridge Road by splitting the property into a 2 lot subdivision.
- Raised concerns with the negative impacts on her property value as well as the loss of privacy in her backyard.

- Opposed to this application and to the subdivision for this lot.

Keith Funk, Applicant

- Confirmed that neighbourhood notices were sent in October.
- Negative impacts on property values is a common misconception and seldom come to fruition.
- Can take the neighbours concern regarding property screening into consideration to lessen the impact from the siting of the future structure.
- Provided rationale for the subdivision lot line.
- Responded to questions from Council.

There were no further comments

4. Termination

The Hearing was declared terminated at 7:31 p.m.

Deputy Mayor Gray

/acm

City Clerk