



City of Kelowna Public Hearing Minutes

Date:	Tuesday, March 6, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Brad Sieben, Mohini Singh and Luke Stack
Members Absent	Councillor Charlie Hodge
Staff Present	Deputy City Manager, Joe Creron; City Clerk, Stephen Fleming, Urban Planning Manager, Terry Barton; Community Planning Department Manager, Ryan Smith; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Planner Specialist, Adam Cseke; Legislative Coordinator (Confidential), Arlene McClelland

(*Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:01 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 Tuesday, February 20, 2018 and by being placed in the Kelowna Daily Courier issues on Friday February 23 and Wednesday, February 28 and by sending out or otherwise mailing 373 statutory notices to the owners and occupiers of surrounding properties on Tuesday, February 20, 2018.

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 TA16-0002 (BL11552) - General Housekeeping Amendments

Staff:

- Displayed 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:

Frank Kaminski, Knowles Road
Rod Hazard, Braemar Group Commerce Ave and Hwy 97 N.

Letter of Comment:

Tom Witt, Kingsway

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

Gallery:

Evan Cook, on behalf of Client on Commerce Avenue

- Client and neighbours had concerns with the changes and that proper notice was not given nor was there an opportunity to provide feedback.
- Encouraged Council to consider the amendment carefully in light of the public input received to date and to be received this evening.
- Raised concerns with proposed changes to land use, in particular the impacts on adjacent land uses.
- Raised concerns with form and character impacts of any proposed development of shelter uses and that they are held to the same standards as neighbouring property owners.
- Suggested that supportive housing be considered on a site by site consideration through the DP process.
- Responded to questions from Council.

Kevin Edgecombe, UDI Okanagan

- Speaking from personal perspective as well on behalf of Urban Development Institute.
- Raised biggest concerns with form and character requirements.
- BC Housing mandate is to create a number of units and believes this will not happen without industry participation; developers go through form and character rigour and expect any applications from BC Housing go through that same rigour.
- Understand fast tracking an application but not to compromise form and character.
- Responded to questions from Council.

There were no further comments.

3.2 Tower Ranch Drive OCP17-0002 (BL11488) and Z17-0007 (BL11489) – Parkbridge Lifestyle Communities Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence was received.

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

Davin Shillong, MMM Group Ltd.

- The staff report was well written and covered all the facts.
- Confirmed that the consultation process was carried out as per the City's Policy.
- Available for questions.

No one from the Gallery came forward.

There were no further comments.

3.3 Richter St 1304 & 1308, Z17-0104 (BL11553) - Stewart and Danielle Turcotte and Pypor Geddes

Staff:

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

The City Clerk advised that the following correspondence was received:

Letter in Support:

Bonnie and Ernie Smallenberg, Richter St

Petition of Opposition:

Submitted by Holly Hruschak – 16 signatures

Letter of Opposition:

Steve Malokow, Richter Street

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

Bob Guy, Consultant and David Watkin, Architect

- Building 12 townhomes downtown which we believe is a housing type lacking in the downtown area.
- Believes this is a transitional product for those not wanting to downsize to a condo.
- Spoke to the goals and policies of the OCP and believes this site will participate in these goals.
- Acknowledged that the smaller site size does trigger some variances.
- Asked Council for approval of this project as proposed.
- Responded to questions from Council.

Gallery:

Gabrielle Sasso, Richter Street

- Made reference to the petition of opposition that was submitted.
- Opposed to this application.
- Believes there are too many houses for the size of the lot.
- Stated that the lot is smaller than neighbouring RM5 zones.
- Raised concerns with increased vehicles and access in and out of their residence being more challenging and view corridors off of Cawston Avenue may be impeded.
- Raised concerns with loss of privacy with the development so close to their residence.
- Responded to questions from Council.

Bob Guy, Consultant and David Watkin, Architect

- Displayed artist rendition on the ELMO to show how the proposed structure compares with the neighbouring buildings.
- The proposed townhomes are shorter than the building at the adjacent property and close to 32 meters apart from adjacent building.
- Sunlight is not being blocked from neighbours and does not believe this development will negatively impact neighbouring site views or privacy.
- Was surprised with the petition of opposition but most concerns were related to privacy and view lines.
- The developer will work closely with the neighbouring Strata for additional screening and fencing.

There were no further comments.

3.4 Neptune Rd 1235 & 1260, OCP17-0014 (BL11558) & Z17-0053 (BL11559) - Davara Holdings Ltd Inc.

Staff:

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

The City Clerk advised that the following correspondence was received:

Letters of Concern:

Rolli and Mary Cacchioni, Neptune Road
Lawrence and Clarice Malott, Neptune Road

Letter of Opposition:

William and Sheryl Beauchesne, Neptune Rd.

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

Dave Sargent, Davara Holdings Ltd.

- Displayed a PowerPoint Presentation.
- Intention is to create livable detached homes within the neighbourhood context.
- The site itself is challenging; this is considered a pocket neighbourhood.
- Had done an analysis of the average cost of single family home in the neighbouring areas and believes this development is providing attainable housing.
- Displayed site plans with streetscape view.
- The key findings of the Traffic Impact Study of Springfield Road and Neptune Road determined:
 - o A traffic signal is not warranted at this intersection;
 - o Development traffic only generates 23 to 25 additional trips during peak hours;
 - o The current half-signal meets Transportation Association of Canada standards;
 - o No additional work at the intersection is required at this time;
 - o Sightlines are adequate;
 - o Improvements may be needed at the intersection of Springfield/Rutland Road in the future.
- Spoke to site servicing concerns and that the installation cost is the Developer's responsibility.
- Spoke to parking and garbage concerns and note that:
 - o Current proposal allows for 4 stalls above the bylaw requirement and were working on revisions to enable this to increase by a further 7-8 stalls;
 - o Tandem parking concerns are being addressed in plan revisions with the goal of reducing tandem parking to 1 or 2 homes from the current 7 homes;
 - o In discussions with OK Waste Management regarding curbside pickup to mitigate garbage enclosure concerns.

Gallery:

Clarice Malott, Neptune Road

- Referenced correspondence previously submitted.
- Raised concerned with sidewalk being constructed and their requirements to keep it clear of snow.
- Raised concerns that the development will increase their property values and taxes.
- Raised concern that the current foot path through the development will be restricted by the new Strata.
- Inquired if a traffic study has been done as turning left onto Springfield Road from Neptune Road is near impossible.

Bill Gevers, Hollywood Road S.

- Family owned lot under consideration since 1962.
- Eventually subdivided the lot and now an adjacent property owner; at the time of subdivision had signed a covenant to not disturb the natural area.

- Raised concerns with impacts of properties on his property as he lives downhill from the development.
- This development also impacts another adjacent property.
- Asked Council to consider having the applicant construct a barrier such as a concrete fence along the top of the property to preserve the hillside and prevent issues with people using this as access from below.

Diane Taylor, Turri Road

- Raised concerns with safety and speeding on Springfield Road.
- Submitted a petition previously with regards to speeding on Springfield Road.
- Asked Council to consider poor state of Springfield Road.

Ken Tucker, Neptune Road

- Inquired if there will be fencing around the development.
- Inquired if water pressure would be affected.
- Inquired where sidewalks will be located.

Rolli Cacchioni, Neptune Road:

- Resident since 1977.
- Raised concerns with traffic safety concerns on Springfield Road.
- Believes a Co-op car for the development is a good idea.
- Advised that the foot path through the development is also a Rutland Waterworks Right-of-Way and raised concern if the path would be upgraded for safety.
- Believes the development is not in keeping with the character of the neighbourhood and an overbuild of the site.
- Inquired if the City has a construction bond requirement to ensure construction does not take 4 to 5 years.

Dave Sargent, Davara Holdings Ltd.

- Willing to add a Section 219 Covenant to ensure public use of the foot path.
- The impacts of sidewalks on property values is out of the Applicant's control.
- Commented on measures to mitigate slope concerns including the installation of a fence.
- Can only refer back to the City of Kelowna Traffic Study regarding traffic concerns.
- The housing density is not that great.
- The construction timeline is dependent on the market.
- Responded to questions from Council.

There were no further comments.

3.5 Terai Ct 265, Z17-0111 (BL11560) - Marty and Denise Hoglin

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letter of Opposition:
Mike Kitzerman, Terai Crt

Mayor Basran 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 Mayfair Rd 935, Z17-0076 (BL11561) - Singla Bros Holdings Ltd, South Okanagan Construction Ltd

Staff:

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

The City Clerk advised that no correspondence was received.

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

Mr. Singla, Applicant

- Commented on reasons for requesting the rezoning and noted that there are several RU6 lots in the area.
- Have been working with planning staff and have made many changes to the application.
- The lot size does support the rezoning.
- Have received neighbourhood support.
- Available for questions.

No one from the Gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:39 p.m.

Mayor Basran

/acm

City Clerk