



City of Kelowna Public Hearing Minutes

Date:	Tuesday, April 10, 2018
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Mohini Singh and Luke Stack
Members Absent	Councillor Brad Sieben
Staff Present	Acting City Manager, Joe Creron; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith; Planner Specialist, Adam Cseke; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Legislative Coordinator (Confidential), 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 Tuesday, March 27, 2018 and by being placed in the Kelowna Daily Courier issues on Friday March 30 and Wednesday, April 4 and by sending out or otherwise mailing 94 statutory notices to the owners and occupiers of surrounding properties on Tuesday, March 27, 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 Springfield Rd 3054, Z17-0078 (BL11573) - Hyung Ja Eo

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.

Birte Decloux, Urban Options Planning and Permits, Applicant

- The property owner confirmed the home inspection occurred today and that it went well.
- Confirmed traffic access and egress to the property to avoid any conflicts with Springfield Road.
- Available for further questions.

Gallery:

Allan Drohomereski, 3060 Springfield Road

- The dimensions provided by the Applicant are incorrect and noted the property encroachment onto his property.
- Raised concerns with the number of people living at this residence.
- Raised concerns with the conduct of current occupants.
- Raised concerns with where residents will park their vehicles and noted he currently parks his vehicle across the street from his home.
- Would like better screening between the properties for privacy.
- Raised concerns that the proposed fence would be erected on his property.
- Opposed to this application.
- Responded to questions from Council.

Birte Decloux, Urban Options Planning and Permits, Applicant

- Displayed photos of the property on the ELMO.
- Confirmed that a fence would be constructed between the properties.
- Confirmed that those living in the house meet the Zoning Bylaw definition of "household".
- Confirmed the owner does not live in the home.
- Responded to questions from Council.

Staff:

- Confirmed that a survey would be required at the building and permitting stage should Council advance the application.
- Based on the description provided by the Applicant representative it sounds as though the Zoning Bylaw definition of "household" has been met.
- Responded to questions from Council.

There were no further comments.

3.2 Richter St 1205-1241, OCP18-0001 (BL11574) & Z18-0003 (BL11575) - 1120797 BC 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 Opposition and Concern:

Tessa and Torin Dill, Coronation Avenue
Andrea and Tim Shaw, Coronation Avenue

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

Leonard Kerkhoff, Applicant

- Displayed a PowerPoint Presentation.
- Staff have provided a lot of the land use rationale for the proposed RM6 zone.
- The vision of the proposal is to provide a higher density building with low density feel; to be welcoming and interactive in its neighbourhood with generous outdoor space.
- The proposed development consists of 59 residential units with 12-2 storey condos at street level and 47, 1 and 2 bed condos in level 3 to 6.
- Above grade parking and services will be concealed behind street level condos.
- Visitor parking and parkade access will be off the laneway.
- Street oriented residential units have ground floor street level pedestrian entrances.
- Levels 3-6 steps back particularly on the south side where large common area green space is provided.
- Will provide pre-finished cement board siding in a variety of orientations and 4 colours which creates visual interest.
- Displayed a rendering of the proposed building and landscape plans.
- Rezoning to RM6 allows for up to 16 storeys but only proposing 6 which is more in line with the current context and the City's 2012 Downtown Plan which calls for densifying under-utilized properties.
- Spoke to the variance regarding the building density and site coverage and noted that the RM6 zone asks for 50% site coverage and the development is requesting 73.8% at lower two levels to accommodate above ground parking at the rear of the building; above level 2 there is only 38%.
- Spoke to the variances regarding the setbacks and noted that zoning asks for a 6m setback and development is requesting 0m setback at the rear lane and 4.5 setback on three street sides to accommodate the above ground parking and ramp adjacent to the laneway.
- Believes the following are benefits of the project:
 - o Fills shortage of residential housing;
 - o Attracts more residents to downtown core with economic, social and environmental benefits;
 - o More eyes on street leads to safer neighbourhoods;
 - o Adds diversity to the housing stock in the neighbourhood;
 - o DCCs payable \$842,000 to improve City infrastructure.
- Responded to questions from Council.

Gallery:

Andrea Shaw, Coronation Avenue

- Opposed strongly to this application.
- Believes this development will have a negative impact on their neighbouring single storey home as well as the neighbourhood.
- Raised concerns with the impact on laneway traffic as the lane is not built for this amount of traffic volume.
- The parkade entrance negatively impacts development potential on their property.
- Displayed a drawing on the ELMO showing the City laneway is partially on their property.
- The access to the proposed development impairs their ability to construct a carriage home in the future.
- Believes this development is out of character with the neighbourhood having older housing stock.
- Raised concerns with the increase in garbage and service use of the laneway.
- Responded to questions from Council.

Leonard Kerkhoff, Applicant

- A servicing review will be undertaken should this development advance.
- Improvements to the laneway would most likely occur and would be rebuilt and regraded as there would be 59 homeowners needing access to that lane.
- The Strata would be responsible for snow removal of the laneway.
- Responded to questions from Council.

Staff:

- Confirmed that roads and lane would need to be improved to the standards indicated in the memo from the Development Engineering Manager attached to the staff report.
- Confirmed that staff will look into the lane encroachment issue raised this evening.
- Confirmed there will be access to the property from the lane off of Coronation.

There were no further comments.

3.3 South Ridge Dr 5008, Z17-0114 (BL11576) - Emil Anderson Construction Co. Ltd

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.

Matt Temple, on behalf of Applicant

- The staff report provided most of the comments.
- Made reference to a previous rezoning application that was not concluded.
- Confirmed there is no specific development plans for this site at the moment.

4. Termination

The Hearing was declared terminated at 7:23 p.m.

Mayor Basran

/acm

City Clerk