



City of Kelowna Public Hearing Minutes

Date:	Tuesday, March 1, 2016
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh* and Luke Stack
Members Absent	Councillors Ryan Donn and Gail Given
Staff Present	City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Urban Planning Manager, Terry Barton; Community Planning Department Manager, Ryan Smith; Development Services Director, Mo Bayat*; Transportation & Mobility Manager, Moudud Hasan*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Council Recording Secretary, Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:04 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 February 16, 2016 and by being placed in the Kelowna Capital News issues on February 19 and 24, 2016 and by sending out or otherwise delivering 118 statutory notices to the owners and occupiers of surrounding properties, and 3440 informational notices to residents in the same postal delivery route, between February 16 and 19, 2016.

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 1855 Bennett Road, 1005 Clifton Road N, (E of) Paly Road, BL11159 (OCP14-0018) & BL11160 (Z14-0033) - Lakeside Communities Ltd.

Councillor Singh declared a conflict of interest as she resides on Bennett Road and departed the meeting at 6:09 p.m.

Staff:

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

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

Letters of Opposition or Concern:

Eric Zvaniga, Clifton Rd. S.

Terry Janes, Arthur Court

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

Andrew Bruce, Regional Manager, Melcor Developments Ltd., Applicant

- Clarified that although the OCP is being amended the amendments are minor boundary adjustments.
- Spoke to the rezoning and various phases of the development.
- Spoke to the park commitments and wildfire mitigation work undertaken to date.
- Commented that over the past 5 ½ years the biggest issue with the development has always been the roads.
- Clarified that Clifton Road extension would be built by Melcor Developments at their cost.
- Believes the road connection is 8 to 10 years away.
- Commented that the DCC Program is the best plan to fund Clifton Road improvements.
- Advised that the units are capped at 200 and believes there will be 175 to 185.

Gallery:

Darren Schlamp, Property Manager, Argus Properties Ltd. - Manhattan Drive

- Displayed a PowerPoint Presentation and distributed materials in support of his presentation to Council.
- Raised concern regarding parcel size and buffering between land and roads subject to the application and adjacent agricultural Argus lands.
- Provided proposed amendments to the bylaw.
 - o Option 1 - Density transfer to earlier phases.
 - o Option 2 - Retain 15 m buffer as A1
 - o Option 3 - Defer rezoning of northern parcels or Phases 4 and 6
- Advised that Argus Properties prefers Option 1.
- Responded to questions from Council.

Staff:

- Confirmed buffering would be determined at the subdivision stage when actual lots are determined.
- Confirmed other issues raised by Mr. Schlamp would be addressed further along the development process.

Dan Pretty, Bennett Road

- Lives adjacent to the Park.
- Raised concern with lack of parking for the Waterfront Park.
- Raised concern with impacts on increased traffic volumes.

David George, Clifton Road North

- Raised concern with road access.
- Raised concern regarding increased traffic volumes.
- Raised concerns with the width of the road not being able to accommodate large site vehicles and machinery.
- Raised concern with development impacts on existing neighbourhoods.
- Believes the Developer should fund improved road access.

Wayne Besplug, Clifton Road North

- Raised concern with driveway egress onto Clifton Road.
- Raised safety concerns.
- Raised concern with increased traffic that the development will bring.

Andrew Bruce, Regional Manager, Melcor Developments Ltd., Applicant

- Aware of the concerns raised by Argus Properties and have had numerous interactions over the years.
- Zoning is a general land use provision; details of how trails are aligned and access is accomplished is through the subdivision and development permit stage.
- Have encouraged Argus Properties to make their comments publicly so we can do our best in the future to try and accommodate.
- Proposed amendments from Argus Properties are not economically feasible.
- The Permanent Growth Boundary was amended in the Area Structure Plan several years ago.
- Many concerns raised are 8 to 10 years away from materializing but will deal with them at the time.
- The Master Park Plan requires 12 to 15 stalls for Waterfront Park that will be within the Road right-of-way not to take away from the park; there are 2 areas on Bennett Road where parking will be accommodated.
- Aware of the road and traffic issues on Clifton Road, however, safety audits have been done and it can accommodate additional traffic volumes.

There were no further comments.

Councillor Singh rejoined the meeting at 7:00 p.m.

3.2 3697 Lakeshore Road, BL11201 (Z15-0066) - Pam Irene Sahlin

Staff:

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

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

Letters of Support:

Lawrence Carlson, Barrera

Letters of Opposition or Concern:

Patrick & Martine Spinks, Southwind

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

Applicant

- Present and available for questions.

No one came forward.

There were no further comments.

3.3 464 Morrison Avenue, BL11202 (Z15-0058) - Flying Eagle Holdings & Birkett Holdings

Staff:

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

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

Letters of Support:

Lorraine Penfound, Wardlaw
 Jason Hymers, Christleton Ave
 Jodi Evans, Rose Ave
 James T. Lesosky, Christleton Ave
 Samantha Simpson, Francis Ave
 Lynn & Harold Hampel, Abbott St
 Jeff Hudson, Morrison Ave
 Marshall McAnerney, Richter St
 Joel Legault, Christleton Ave
 Kenn Gordon, Pandosy St
 Bert & Paulette Legault, Christleton Ave
 Cristian Anca, Abbott St
 Myles Bruckal, Abbott St
 Vince & Josephine Born, Pandosy St

Letters of Opposition or Concern:

Anthony Krakau, Morrison Ave
 Janet Wheeler, Morrison Ave (including Petition of 32 people)
 Daniel Wheeler, Morrison Ave
 Beverkey Krakau, Morrison Ave

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

Shane Styles, Applicant

- Moved to Kelowna in 1978. Family currently lives on a subdivided infill lot on McClure Road.
- Displayed a rendering of the proposed detached homes.
- Spoke to the driveway accesses off of Morrison Road and advised that all driveway access is off of Morrison.
- Intend the homes to be owner occupied.
- Empathized with those who want to maintain large lot housing, however, this application represents the intention of the OCP in this area.
- Only recently learned of the Petition and was not made aware of any concerns. Advised that 32 of the petitioners represent 24 households, 13 of those households are currently zoned RU6.
- Do not foresee any traffic issues; the laneway currently services 17 homes.
- Confirmed there was never any intention to build a carriage house. The RU6 zone does not allow for carriage homes but does allow for suites.
- Responded to questions from Council.

Gallery:

Werner Kapelle, Morrison Avenue

- Would prefer a house with a suite than this proposal.
- Raised concern with increased traffic congestion and parking issues.
- Raised concern with houses being rented.
- Opposed to this application.

Travis Wheeler, Morrison Avenue

- Opposed to this application.
- Believes this development is at odds with the character of existing homes in the neighbourhood.
- Raised concern with increased traffic and size of alley way not being able to accommodate.
- Raised concern with increased parking issues in the neighbourhood.
- Raised concern with future rental of the homes.
- Preference would be one house in the center of the lot to ensure privacy instead of being built right on the property lines.
- Responded to questions from Council.

Janet Wheeler, Morrison Avenue

- Opposed to this application.
- Raised concern that the proposed houses are not in keeping with the neighbourhood.
- Raised concern with increased traffic in the area.
- Raised concern with the impact on the alley way with all this infill occurring.
- Would prefer a single family house with a suite.
- Responded to questions from Council.

Richard Burrows, Taylor Crescent

- In support of the application.
- Raised some concerns with the Applicant regarding two houses looking identical.
- Suggested different exterior materials and colours and the applicant was receptive.
- Recommended architectural design guidelines be implemented in inner-city areas.

Peter Nilsson, Morrison Avenue

- Opposed to this application.
- Preference would be one house.
- Raised concern that this development will affect the character of the neighbourhood.
- Raised concern with increased traffic volumes.

Shane Styles, Applicant

- Are big proponents of rentals, however, believes this owner occupied proposal is the best fit.
- Commented that all the homes in the area hit their side yard setbacks.
- Spoke to a different infill project that was met with the same type of opposition and now the neighbourhood is happy with what is there.
- Believes it is more cost effective for the homes to be identical but open to those discussions regarding different materials and colours.
- Confirmed there are 3 parking stalls per house.
- Responded to questions from Council.

There were no further comments.

3.4 330 Davie Road, BL11203 (Z15-0062) - Jeremiah Weiler & Carissa Kennedy

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- Clarified that the parking requirement will be 5 stalls not 3 stalls as noted in the report.

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

Letters of Opposition or Concern:

Diane Taylor, Davie Rd

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

Applicant

- Present and available for questions.

Gallery:

Diane Taylor, Davie Road

- Raised concern with parking and densification of the neighbourhood.
- Would like to continue enjoying a quiet adult neighbourhood.
- Hopes to continue being good neighbours.
- Raised concern with emergency services access.
- Not opposed to this application.

Jeremiah Weiler, Applicant

- Advised that their current home daycare will be removed.
- Believed there is a lot of space in the front for parking.
- Intention is to be a good neighbour.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:16 p.m.

Mayor

/acm

City Clerk