



City of Kelowna Public Hearing Minutes

Date: Tuesday, August 28, 2018
 Location: Council Chamber
 City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine Dehart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack*

Staff Present: City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Acting Divisional Director, Community Planning & Strategic Investments, Derek Edstrom*; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Suburban and Rural Planning Manager, Dean Strachan*; and Legislative Services Coordinator (Confidential), Clint McKenzie

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:03 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 of City Hall on Tuesday, August 14, 2018 and by being placed in the Kelowna Daily Courier issues on Friday, August 17, 2018 and Wednesday, August 22, 2018, and by sending out or otherwise mailing 321 statutory notices to the owners and occupiers of surrounding properties on Tuesday, August 14, 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

Councillor Stack joined the meeting at 6:08 p.m.

3.1 Hobson Rd 4315, Z18-0072 (BL11653) - Jagdeesh Singh Diocee and Anita Sanan

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:

Peter D. Salekin, Hobson Road
Kevin Imthorn, Hobson Road

Petition of Opposition:

Kevin Imthorn, Hobson Road (40 signatures)

Birte Decloux, Urban Options Planning & Permits, Applicant and Anita Sanan, Owner

- Displayed a PowerPoint Presentation.
- The land was subdivided in order to build a house for their parents; both lots meet minimum lot size for rezoning.
- Spoke to the clearcutting of the land and scale of the neighbourhood concerns that were raised in the correspondence.
- Identified trees present on the property and the details on which trees would be maintained.
- Spoke to the development and growth of the neighbourhood since 1973 through aerial photographs.
- Responded to questions from Council.

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

Gallery:

Kevin Imthorn, Hobson Road

- Opposed to the application.
- Referenced the correspondence he submitted and stated that he was one of the petition canvassers.
- Referenced the OCP and Zoning Bylaw policies and regulations that are at odds with this application.
- The 3 to 1 replanting of tree policy is not being followed.
- Raised concerns with traffic impacts on Hobson Road.
- Responded to questions from Council.

Shawna Batar, Newly Road

- Opposed to this application.
- Raised concerns that the lot subdivisions and rezoning are not contributing amenities in the neighbourhood.
- Displayed photographs on the ELMO of recent construction and how they are out of character with the street due to design, driveways and lesser front yard setbacks.
- Raised concerns with traffic impacts in the area and noted the low neighbourhood walk score of 18.
- Raised concerns with the current traffic volumes and speeds and believes the additional development will make this worse.

Andrew Pryor, Spoke on behalf of Robert Donick and Darren Rose, Hobson Road

- Raised concerns that the application does not meet several OCP Policies and this combined with neighbourhood opposition should give Council pause for advancing this application.
- Believes this type of development serves to end carriage house development with such narrow lots.
- Believes that this proposal does not protect and enhance natural areas.

Darren Rose, Hobson Road

- Opposed to the application.

- Raised concerns with lack of parking and parking in front of this lot.
- Raised concerns with destruction of green space that these types of developments bring.
- Very disappointed that the RU2 zone is being considered.
- Believes that the neighbourhood and economic opportunity should come first.

Christina Donick, Hobson Road

- Long time resident; moved to the area for the large lots and mature landscaping.
- Believes the current character of Hobson Road should be maintained.
- Property owners pay a lot of taxes and receive few benefits; there are no sidewalks or bike paths.
- Believes it is unfair to allow subdivision and rezoning in this area.

Birte Decloux, Urban Options Planning & Permits, Applicant

- Commented that redevelopment does trigger some service upgrades and frontage upgrades.

Staff:

- Responded to questions from Council.

There were no further comments.

3.2 Lindahl St 2005, Z18-0039 (BL11654) - Nicholas and Cheryl Kirschner

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 of Support:

Dave and Elenor Hansum, Lindahl Street

The Applicant was present and available for questions.

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

Gallery:

Dennis Koch, Lindahl Street

- Raised a number of concerns and questions although not opposed.
- Raised concern with the delivery of the neighbourhood consultation.
- Raised concerns with the conceptual site plan; have no idea of what the house will look or if the wall is on the property line.
- Raised concerns with lack of on street parking.

Birte Decloux, Urban Options Planning & Permits, Applicant

- Spoke with tenants as part of the neighbourhood consultation.
- The new building will be required to meet siting requirements.

Staff:

- Responded to questions from Council.

There were no further comments.

3.3 Richter St 2529, Z18-0056 (BL11655) - Karambir Singh Kler and Amarjit Kaur Kler

Staff:

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

The City Clerk advised that no correspondence was received.

Jessie Alexander, New Town Services

- Available for questions from Council.

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

No one from the gallery came forward.

There were no further comments.

3.4 Barnaby Rd 771, Z18-0074 (BL11660) - Trevor James Taylor and Lori-Lynn Taylor

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was present and available for questions.

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

No one from the gallery came forward.

There were no further comments.

3.5 Curlew Drive 477-2, Z18-0064 (BL11661) - Aspen Point Construction Ltd., Inc. No. BCog22170

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence was received.

The Applicant was present and available for questions.

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

No one from the gallery came forward.

There were no further comments.

3.6 Pandosy St 2251-2312, OCP18-0011 (BL11665), Z18-0055 (BL11666), - Interior Health Authority

Staff:

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

The City Clerk advised that no correspondence was received.

Doug Renko, KGH Foundation and Stoke Tonne, Meiklejohn Architects

- Commented on how the facility will be utilized by those using KGH for emergency care.
- Parking requirements would be 23 stalls and we are proposing 28 stalls.

- Spoke to the form and character and balancing between the small scale residential form and larger buildings in the HD zone.
- This proposal is strongly supported by the community.

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

Wayne Dodds, Christleton Avenue

- In support of the application.
- Made comment on the Notice.
- Commented that the parking problem is solved with additional stalls.

Richard Moore, Abbott Street

- In support of the application.
- Raised concerns with the form and character with respect to the larger housing in the neighbourhood; the elevation fronting Abbott Street does not adequately conform with the larger homes on the streets.

There were no further comments.

3.7 Speer St 2268, 2276, 2284, 2292 Pandosy St 2269 - OCP18-0017 (BL11662), Z18-0077 (BL11663) - Interior Health Authority

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:

Erica Bell-Lowther, Abbott Street
 Pat Munro, Cadder Avenue
 KSAN, Erica Bell-Lowther, President
 David Jefferess, Speer Street
 Leanne and Norm Langford, Speer Street (2 letters)
 Peter Chataway, Cadder Avenue
 Douglas and Irene Harlton, Royal Avenue

Petition of Opposition

Leanne and Norm Langford, Speer Street (15 signatures)

Doug Labelle, Applicant representing Interior Health

- Displayed a PowerPoint Presentation.
- The KGH Foundation is moving forward with development of JoeAnna's House.
- Provided an overview of KGH's existing parking and advised of the stalls dedicated to staff and the public.
- There will be an interim parking lot at Speer Street.
- Noted that there are no plans for a permanent parking structure at this location or any others at this time.
- The layout requires a minimum 2.0 m setback from the property line.
- Additional trees and plantings will be added to screen the lot from the ground up.
- Responded to questions from Council.

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

Gallery:

David Jefferess, Speer Street

- Opposed to this application and referenced correspondence submitted.
- Believes that KGH has not maximized the existing on-site parking opportunities.
- The lack of sidewalks creates an unsafe situation.
- Access to Speer Street is already dangerous.
- Raised concerns with increased traffic congestion.
- Questioned IHA and KGH consultation efforts.
- Responded to questions from Council.

Leanne Langford, Speer Street

- Opposed to this application.
- This application is at odds with the character of this neighbourhood.
- Displayed photographs of the neighbourhood on the ELMO.
- Raised concern that too many staff are required to have a parking stall.

Kelly Hutchinson, GlenPark Drive

- Raised concerns with the level of parking KGH requires.
- Wondered what the walkability score is of the application.
- Wondered what parking initiatives or other transit options are being offered to staff.

Diane Varga, Lakewood Avenue, Co-Founder Renters United

- Speaking as co-founder of Renters United.
- Understands that KGH has a parking issue but removing houses isn't the solution.
- Should focus on protecting the existing rental housing Kelowna has.
- Opposed to this application.

Dr. Erica Bell-Lowther, Abbott Street, KSAN President

- Strongly opposed to the rezoning.
- Spoke to the lack of consultation from IHA/KGH prior to this meeting.
- Believes the neighbourhood would be destroyed by tearing down homes to put up a parking lot.
- Displayed and spoke to the images from the immediate neighbourhood on the ELMO.
- Does not agree that there is any link between rezoning for the JoeAnna's House and this parking lot rezoning.
- Responded to questions from Council.

Wayne Dodds, Christleton Avenue

- Raised concerns that the laneway is not safe for two-way traffic; requested that the City look for different exit/entrance onto Speer Street.

Pat Munro, Cadder Avenue

- Opposed to the rezoning application.
- There is a lack of information from KGH on encouraging other forms of transportation such as transit passes and carpooling.

Rodney Iqirashi, Speer Street

- Asked what is the long term vision of IHA for the neighbourhood.
- Asked what is the long term parking plan for KGH versus the apparent ad hoc approach to parking management in the area.
- Opposed to the development due to the grotesque impact the application will have on Speer Street.

Danielle Hospes, Speer Street

- The recent development by IHA has had a negative impact on the neighbourhood, in particular noise.
- Opposed to this application.

Sandy Abrey, Speer Street

- It has been a decade long construction project due to the KGH expansion.
- There has been an increase in traffic and noise.
- Opposed to this application.

Doug Labelle, Applicant representing Interior Health

- Confirmed that IHA does not own any other assembled land in the area.
- The Transportation Demand Management Plan made property available for new bus drop offs to be built on both sides of Pandosy Street; provided car-pooling stalls with incentives for staff and provided bike storage.
- There are three properties being rented but only until the land is required for development.
- Respects the role of the Neighbourhood Association and has had several issues successfully resolved by working together.
- Hospital administration does meet regularly with KSAN and has discussed parking as recently as June.
- IHA would support one-way traffic in the laneway if configuration is possible.
- Spoke to the long term vision being the Master Site Plan that is used to determine replacement of older buildings.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:47 p.m.

Mayor Basran

City Clerk

/cm/acm