



City of Kelowna Public Hearing Minutes

Date: Tuesday, September 19, 2017
Location: Council Chamber
City Hall, 1435 Water Street

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

City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; Community Planning Department Manager, Ryan Smith, Urban Planning Manager Terry Barton; Suburban & Rural Planning Manager, Todd Cashin*; Planner Specialist, Adam Cseke*; Development Engineering Manager, James Kay*; Bylaw Enforcement Officer, Chris Choy*; Legislative Coordinator (Confidential), 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 Tuesday, September 5, 2017 and by being placed in the Kelowna Daily Courier issues on Friday September 8, 2017 and Wednesday September 13, 2017 and by sending out or otherwise mailing 214 statutory notices to the owners and occupiers of surrounding properties on Tuesday, September 5, 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

Mayor advised that Item 3.1 will be heard then will go into Regular Meeting for a decision then go back into Public Hearing to hear remainder of Public Hearing items.

3.1 130 McCurdy Rd, OCP17-0007 (BL11460) and Z17-0021 (BL11461)- Father Delestre Columbus (2009) Society Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition:

Kevin Lyon, Phipps Cr.
 Shauna Lyon, Phipps Cr.
 Lynn Stevens, Klassen Road
 Steve Horton, Dalgleish Crt
 Karen Horton, Dalgleish Crt
 Gail Ketola, Fizet Avenue
 Kandace Norori, Craig Rd
 Richard and Joy Lamb, McCurdy Road East
 Joan Middleton, Dalgleish Crt
 Carol Brett, Aldon Rd
 Sandy & Pat Howden, Aldon Rd
 Annette & Kevin Judd, Dalgleish Crt
 Tammy Nilsson, Hillaby Ave
 Myra Majeran, Wigglesworth Cr.
 Marla Jean Matutat, Rutland Rd N.
 Brian and Joyce Koehler, Keyes Road
 Rod and Janet Roloff, Clark Court
 Piara Singh Bagri, McLennan Crescent
 Cody Hummelle, Hollywood Road N.
 Tina Given, Sumac Rd West
 Bhupinder Singh Bagri, McLennan Cres
 Curbinder Gill, Sumac Road E.
 Angela Trush, McLennan Cres.

Letters of Concern:

Jennifer Thompson, Gibson Road
 Lauri McTavish, Fitzpatrick Road
 Branden Aichelle, Aldon Road
 Tamara Paracy, Aldon Rd.
 Charlene Barren, Duggan Crt
 Audra Boudreau, Keyes Rd.
 Patsy and Robert Rein and Family, 1202 Sanborn Crt
 Kimberly Rein, Sanborn Crt.
 Linda Stolz, McCurdy Rd.

Letters of Comment:

Susan MacLeod, Rutland Rd. N.(2)
 Paul Nicholson, Raymer Ave
 Tom Smithwick (Freedom's Door) –Centennial Cres (2)
 Wayne Nordstrom, Schell Court
 Brenda Bulach, McLennan

Letters in Support:

Jim & Millie Blacklock, Nelson Place
 Serge Dosanj, Baron Road
 Janeen Langlois, McKenzie Road

Geoff Freedman, Quilchena Dr.
 Gilles and Lucile Chaput, Tower Ranch Drive
 Phyllis Litz, Clifton Road North
 Pastor Mike Penninga, Kelowna Gospel Fellowship Church (Home Address Del Monte Street)
 Ron & Karen Taylor, Guisachan Road
 Penny Landie, Still Pond Place
 Cathy Higgins, Manhattan Drive
 Ellen Hubert, Gallagher's Forest South
 Shannon Frank, Blueridge Road
 Robert Mellalieu, Webber Rd
 Ernie and Peark Fehr, McCurdy Rd.
 Angie Clowry, Campus Court
 Lesley Graham, Terai Rd.
 Donna Ethier, Glenpark Dr.
 Robert W. Jones, Cameron Ave
 Gareth Wynne Davies, Raymer Ave
 Luci and Mike Wilcox, Wallace Road
 Ken Laloge, Southcrest Drive
 Elaine McMurray, Sutherland Ave
 Nicolle Williams, Kelview St
 Bryn McNair, Parkview Cres
 Chris Reddeman, Dalgleish Crt
 Lesley-Anne Evans, Leon Avenue
 Elliot Penner, Craig Rd.
 Alex Flansburg, Klassen Road
 Laura Clifton, Aspen Court
 Rene M. Petel, Centennial Cresc.
 Crystal Mandryk, Guisachan Place

Form Letters - Opposition

Donald J. Urguhart, Aldon Road
 Cleon and Greta Wagner, Rutland Road North

Form Letters – Support:

George Janicki (package of 16 form letters), Dougal Rd S
 Tom Smithwick (package of 138 letters), Christina Pl

Petition – Opposition:

Gerald Hartley (Main Petitioner), McCurdy Rd
 -706 Complete names & address
 -31 Incomplete address
 -31 No Address
 -49 No Address, E-mail address only

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

Tom Smithwick, Christina Place Director of Freedoms Door, Applicant

- Displayed a PowerPoint Presentation re: Freedom House
- Provided background of Freedom's Door which was founded in 2002 and is a non-profit recovery home for male addicts.
- The goal is of reintegration into mainstream community with long term support available.
- This is a dry, no alcohol/drugs facility and is a Recovery not detox facility.
- Freedom's Door has been operating for over 15 years and there currently are 5 homes located on Centennial Crescent and Belaire Avenue that house up to 50 men and has not been an issue.

- Spoke to his interaction with the neighbourhood and answering telephone calls and email correspondence. Staff are supportive and we are pleased and believe it is a logical location.
- The community is in need of second stage housing to further assist transition back to society, employment; education and family life; this area is a high amenity location and located on 2 major arterial roads.
- In partnership with Knights of Columbus; the land has been gifted to us and they will be located on the main floor of the building. The current Knights of Columbus building has reached its life cycle and needs to be demolished.
- With the Knights of Columbus being a charitable organization there will be volunteers to work with us in the building.
- Area amenities within a 15-minute walk are convenience retail/food services, Kelowna Family Y, Rutland Centennial Park, Ben Lee Park, Plaza 33 Shopping Centre, and Chichester Wetland park.
- There are three transit options within 5-minute walk radius going in three directions of the City.
- Reviewed site planning and noted generous setbacks; building is pushed to prominent corner away from adjacent lots; parking screened by building and active uses along frontage; there are no balconies on the building to intrude on neighbours.
- Reviewed the building design and details and noted the height steps down by two units towards the north property line to allow transition to single family homes, as well, there will be no windows on north the elevation to allow for privacy.
- Commented on the community amenities:
 - o Community gardens;
 - o 50 bicycle parking stalls;
 - o Commercial kitchen;
 - o Share multi-purpose dining and meeting space;
 - o Lounge/TV rooms on 2nd, 3rd and 4th floors;
 - o Meeting and counselling room;
 - o Expansive lobby games/social area
 - o Enclosed outdoor seating/BBQ areas
 - o Commercial retail spaces
- Responded to questions from Council.

Gallery:

Jerard Benedict, Murray Crescent

- Spoke to previous issues with living next door to a drug addict and the stressful environment.
- Opposed to this application.

Angela Benedict, Murray Crescent

- Opposed to this application.
- Made comment that this is a good location because of amenities for the family's that live in the area and that is why they purchased the home in this location.
- Raised concerns with community safety due to the nature of the tenancy.
- Raised concerns that the tenants would negatively impact the neighbourhood.

Randy Benson, Executive Director Gospel Mission

- Spoke of the behalf of the Gospel Mission Board of Directors.
- In support of this application.
- Believes the opposition to this application have a misunderstanding of what the results will be. No drugs or alcohol are allowed in this program and it is not bringing drug addiction and activity into the neighbourhood.
- Spoke to other Recovery Homes and their successes and eventual neighbourhood acceptance.
- Responded to questions from Council.

Pastor Rick Potter, Rutland United Church

- In support of this application and Freedom's Door.
- Familiar with individuals who are successful graduates of Freedom's Door
- Spoke to the intensity of Freedom's Door program and the benefits to those graduates who become an addition to the community.

Paul Weiner, Old Vernon Road

- In support of this application and of Freedom's Door.
- Spoke to meeting some residents in the program and was inspired by them.

Dr. Howard Davidson, Bernard Avenue

- I am an Addiction Specialist Physician and treat addicts as part of my practice.
- In support of this application.
- Spoke to Freedom's Door excellent track record and believes will be a benefit to the neighbourhood.

Ed Houghton, Aldon Road

- Lived in this area for 3 years as a retirement home.
- Completely opposed to this application.
- Raised concerns with existing drug abuse in the immediate area.
- Raised concerns regarding safety of children and seniors in the area.
- Supportive of the facility but not in this location.

Eugene Thompson, Gibson Road

- Read a statement on behalf of Susan MacLeod.
- Raised concerns with Freedom's Door operations and success rate.
- Spoke to research done on relapse rates.

Jennifer Thompson, Gibson Road

- Displayed a PowerPoint Presentation, re: Dr. Leslie Lappalainen, Addiction Medicine
- Opposed to this application.
- Referenced Dr. Lappalainen's medical research on withdrawal management and relapse rates.
- Raised concern with Freedom's Door operations and success rates.
- Raised concerns with the negative impacts of treatment recovery facilities on residential property values and referenced the Official Community Plan Policy to consider land values in the area.
- This proposal is not within an Urban Centre.

Keith Olsen, Aberdeen Street

- In support of this application.
- Freedom's Door program is for those we want to change and provide tools for those clients to start again and many are successful.
- Men in recovery should not be ostracized and should be supported by the community.

Jennifer Methercote, Solly Court

- Live right behind the YMCA and believes this facility is too close.
- This is a family oriented neighbourhood with emphasis on children.
- Raised concern with the parking access coming onto McCurdy Road so close to the McCurdy and Rutland Road intersection.
- There is a need for low incoming housing but not a need for this facility in this neighbourhood.
- Raised concerns with schools located within a block of this proposal.
- Raised concern that students use and rely on transit and clients in this facility may take space that students need to get to school.
- Opposed to this application.

Beverly Horn, Houghton Road

- Been a resident in the neighbourhood since 2003.
- Raised concerns that the location of this facility is too close to Hein Road that is associated with drug use and dealing.
- Not opposed to rehab centres but in the middle of a residential area is the wrong location.
- Opposed to this application.

Audra Boudreau, Keyes Road

- Recovery facilities are required in our society but not in the centre of a middle class neighbourhood.

- Raised concerns that there could be 51 recovering addicts not within walking distance of neighbourhood conveniences and supports.
- Raised concern that addiction recovery is a long process and noted relapses occur.
- Raised concern with being so close to Middle and Elementary schools.
- Raised concerns with children using the same transit system as these clients.
- Raised concern that property values will be negatively impacted.
- Raised concerns with increased crime rates.
- Commented that the zoning change is not in compliance with the Official Community Plan.

Jae Southward, Panorama Lane

- Have resided in Rutland all my life.
- Believes this facility is in the wrong location and that area residents should have a say in the location.
- Raised concern with the facility being too close to schools.
- Opposed to this application.

Kyle Dyck, Rutland Road North

- Lives less than a block from this proposal.
- Fully supports this application and of Freedom's Door operation.
- Commented that this is not a withdrawal facility it is a post withdrawal facility.
- Spoke to his disappointment with negative reactions from some of the community and noted that drug issues already exist in the Rutland area and that this facility is not creating it.

Resident, Centennial Crescent

- Resident of Freedom's Door on Centennial Crescent for the past 20 months.
- Have been a long time engaged resident of Rutland and raised children in the Rutland area.
- Spoke to how Freedom's Door has helped him and given him an opportunity to get his life back.
- Would be willing to move into this new facility with my history in the Rutland area.
- In full support of this application and Freedom's Door operations.

Donna Ethier, Glen Park Drive

- I am a Mother of a drug addict who died.
- Lack of facilities such as Freedom's Door contributed to son's death.
- Drugs and alcohol is already prevalent in Rutland and in Rutland Schools.
- In support of this application.

Amarji Lali, McKenzie Road, Public Relations Secretary Okanagan Sikh Temple

- The Sikh Temple is opposed to the application.
- Raised concerns with the size of the building, inappropriate use, lack of nearby amenities and being so close to schools.
- Made comment that other such facilities are located in urban centres and this location is not an urban centre.
- Raised concerns regarding children's safety.
- Raised concerns with all male population of the facility.

Rod Roloff, Clark Court

- Opposed to this application.
- Suggested that the existing Centennial Crescent facility be expanded instead.
- Raised concerns with relapse of clients.
- Believes this is not the appropriate site for such a facility.

Mike Ellen, Springfield Road

- Former graduate of Freedom's Door.
- Spoke to his personal journey from addiction to recovery.
- In support of this application.

Midzi Allard, Tamarack Drive

- Rutland is a nice environment and will go through transition however this is a family environment.
- Believes this is a short sighted application
- Building is gorgeous but in the wrong environment and location.

Crystal Prosser, Porthill Road

- Raised concerns with density this proposal will bring.
- Raised concerns with increased traffic in the area.
- Believes this facility would create an unsafe environment for children.
- Not opposed to the facility but opposed to the location.

Resident:

- Raised concerns with schools being so close to this facility.
- Commented that there is already drug use in neighbourhood parks.
- Opposed to this application.

Dale Benedict, Murray Crescent

- Opposed to this application.
- Believes the Rutland area has its share of such facilities.
- Believes this is not a good fit for the neighbourhood.
- Raised concerns of where clients will go if there's a relapse.

Shelly Cook, Kelowna

- Former Executive Director of the John Howard Society.
- Spoke to the establishment of the Cardington Apartments in 2005 as opposition to this evening's application is similar to what was stated then.
- The Cardington Apartments was well researched and we worked closely with IHA and the RCMP and there was zero increase in crime due to visible presence and people keeping an eye on the neighbourhood.
- This proposal does not promote decrease in property values.
- Rhetoric against men does not help the situation.
- Have worked closely with Freedom's Door and it is a great organization.
- In support of this application.
- Responded to questions from Council.

Resident

- Opposed to the location of this building.
- Raised concerns with neighbourhood theft and poor police response.
- Raised concerns with decline in property values and increasing crime rate.
- Raised concerns with safety in the area.

Resident, McCurdy Road East

- Raised concerns with the location and size and of the facility.
- Raised question with staffing and financing of Freedom's Door facility and whether it is sufficient for the proposed operation.
- Suggested the 50 plus men would be better served if located in smaller homes scattered throughout the neighbourhood.
- Believes this is an opportunistic location.

Lloyd McClelland, Gerstmar Road

- Longest serving staff member at Freedom's Door with 17 years of sobriety.
- Spoke to the positive impacts Freedom's Door has had on the Centennial Court neighbourhood.
- Advised that there has never been an incident where the RCMP have been contacted.
- Personally spoke with a homeowner across from Freedom's Door and he sold his home for more than purchasing price.
- Spoke to how many individuals have been helped at Freedom's Door.
- In support of this application.

Wanda Aggard, West Kelowna

- Spoke to her previous opposition to Cardington Apartments in 2005.
- Commented that her fears of an unsafe environment were not realized and the street is now safer than it ever was.
- Property values have increased.
- Am a staff member at Freedom's Door, however, was not a staff member when I lived across the street.
- Clients who have gone through the program have brought a real positive change to the community.
- In support of this application.
- Responded to questions from Council.

Cheryl Shannon, McCurdy Road

- Raised concerns with drug users and needles and personal safety in neighbourhood parks.
- Raised concerns for clients of Freedom's Door with the active drug use that occurs in the area.
- Believes clients of Freedom's Door are being set up for failure.
- Opposed to this application.

Rebecca Ingbritson, Harris Court

- Opposed to the location of this building.
- Believes high density residential supportive housing in this area is quite unsafe.
- Believes amenities such as banks and stores are too far away.
- Raised concerns with increased traffic volumes.
- Cautioned that comparison with other similar facilities are not relevant due to the differences in respective neighbourhoods.

Quintin Lang, Harris Court

- Wife born and raised in Kelowna.
- Spoke to the many positive attributes of the neighbourhood.
- Raised concern with negative impacts this development would have on children's safety.
- Raised concern with already busy intersection at McCurdy and Rutland Road becoming worse with this development.

Susan Docherty, Glenwood Avenue

- In support of this application and Freedom's Door.
- Spoke to other transitional homes in her neighbourhood and that they do not make the neighbourhood unsafe.
- Encouraged Council to support his application.

Ken Meyer, Irene Court

- Raised concerns with the large size of the proposed development and that the Society hasn't operated such a large facility previously.
- Would not be opposed to a smaller facility.
- Raised concerns that if clients miss their curfew will they be left to sleep in neighbouring yards or school grounds.
- Raised concerns with the safety of the neighbourhood.
- Opposed to this application.

Candace Mellus, Sanborn Court

- Opposed to the application.
- Raised concerns with the negative impacts to property values.
- Raised concerns regarding safety of the community.
- Raised concerns with staffing levels at the facility especially at nighttime.
- Believes there is a need for this sort of facility but not in this location.

Michael Aggard, West Kelowna

- Raised in the Rutland area on Houghton Road.
- Has hired patrons from Freedom's Door.

- Made comment that this Public Hearing is supposed to be about rezoning the land and not what is built on the land.

Glen Maddess, Allegro Mews

- Noted his background of Fire Chief in the City of Vancouver.
- Believes the facility will help reduce the impact of drug use in the community and make the area safer.
- In support of this application.

Sam Swarchuk, Dalgleish Court

- Resident of Rutland since 1988.
- Not opposed to the concept of Freedom's Door but the location is wrong and is only being chosen because it's free.

Ken Costorian Saucier Avenue

- Am a recovering alcoholic and addict.
- The proposed building should not be seen as a threat as it allows clients to reintegrate into society and belong to a community.
- There will be no traffic concerns as clients will be on foot, bicycle or will use transit so there will be no vehicles to increase traffic.
- Believes this facility will lower crime in the area.
- In support of this application.

Mikki Terada, Rutland Road North

- Raised concerns that the facility will turn the neighbourhood into a high crime area.
- Raised concerns that this development will be a negative step backwards for the community.
- Raised concerns with the lack of appropriate amenities for clients.
- Raised concerns with ratio of staff to clients.
- Opposed to this application.

Amiee-Lee Laing, Harris Court

- Supportive of Freedom's Door program.
- Opposed to the location of this building.
- Raised concerns with existing traffic and pedestrian safety and believes this proposal will make it worse.
- Raised concerns that this facility will limit children's ability to enjoy their neighbourhood.
- Opposed to this application.

Betty Weave, Bernard Avenue

- Lived in Rutland most of her life.
- Has a son in recovery and grateful for rehab facilities but there needs to be continued care and housing to integrate back into the community.
- Believes drugs and alcohol abuse has existed in Rutland for several years and will not be introduced by this facility.
- In support of this application.

Ken Walsh, Felix Road

- Lives in close proximity to the development.
- See's young students that are mostly girls going past his home on their way to school and does not believe it is safe for them to walk past this facility of all men.
- Raised concerns with lack of security after 9:00 p.m.
- Believes there should be a lock down at night with bed checks.
- Believes Freedom's Door is a good concept but raised concerns with the proposed model.
- Opposed to this application.

Resident, Lower Mission

- Was on the Board of Directors when Cardington Apartments were built on St. Paul Street.
- Raised concern with size and scope of the project.

Helmet Hubert, Board Chair Freedom's Door

- Provided comment on property values based on average selling price in the area with recovery facilities and concluded there are no negative impact on property values.
- In support of this application.

Resident

- This development is not uncommon in the neighbourhood.
- Encouraged Council to focus on the zoning rather than who is proposed to live in the building.
- In support of this application.

Marla Matutat, Rutland Road

- Opposed to this application.
- Raised concerns with minimal amount of public notification.
- Raised concerns with density of the proposed development.
- Raised concerns with proposed location of the development.

Paul Nicholson, Raymer Avenue

- Submitted report "Freedom's Door Zoning Change Proposal 130 McCurdy Road".
- In support of this application.

Resident, Swamp Drive

- On Freedom's Door Board.
- Displayed a PowerPoint presentation slide showing recovery and transition homes and schools within the City.
- In support of this application.

Christopher Bocskei, Knorr Road

- Opposed to this application.
- Raised concerns with lack of bicycle lanes in the area.

Tina Given, Sumac Rd West

- Raised concerns with the density of this development.
- Opposed to this application.

Tammy Nilsson, Hillaby Avenue

- Opposed to this application.
- Raised concerns with community safety.
- Believes this is the wrong development for this neighbourhood.

Resident, Parkview Crescent

- Made comment on being impressed with people from Freedom's Door.
- Raised concern with density of the development and the location.
- Opposed to this application.

Lauri McTavish, Fitzpatrick Road

- Resides in Rutland and proud to be a resident of the area.
- Believes this development is too close to schools.
- Raised concerns with school proximity noted on the map displayed by the applicant.
- Raised concerns with the proposed staffing levels.
- Opposed to this application.

Lynda Mills, Saskatoon Road

- Opposed to this application.
- Believes the Knights of Columbus location is already a problem with negative impacts on the neighbourhood.

Susan Olsvik, Rutland Road N.

- Raised concerns with the school proximity noted on the map displayed by the applicant.
- Believes the development is out of place for the neighbourhood.
- Noted that other transition facilities are in urban centres with varied neighbouring land uses.
- Made comments on other countries' approaches to dealing with opioid addiction.
- Opposed to abstinence programs.

Trevor Moss, Executive Director of Freedoms Door

- Spoke to the effectiveness of abstinence programs.
- In support of this application.

Wayne Nordstrom, Schell Court

- Been a resident of Rutland since 1988.
- Believes this is the wrong location for this facility.
- Commented that Rutland already has a number of such facilities and does not need anymore.
- Raised concerns that this facility is too close to schools, senior centre and the YMCA.
- Believes this facility should be located closer to the hospital to provide support.
- Believes that any Council Member who is a member of Freedom's Door should excuse themselves from the meeting.
- Opposed to this facility.

Don Urguhart, Aldon Road

- Opposed to this application.
- Recently moved into this area from McKenzie Bench.
- Former RCMP Member and raised concern with a recovery house being so close to his residence.
- Suggested that any Council Member associated with the Knights of Columbus should excuse themselves from voting.
- Opposed to this application.

Grant Maddock, St. Paul Street

- Originally opposed the Cardington Apartments in 2005 and believed the project would decrease the value of his property which it did not.
- So impressed with the John Howard Society that I am now on their Board.
- Believes that fear based opposition is misplaced.
- In support of this application.

Debbie Armstrong, Webster Road

- Resident of Rutland for 33 years.
- Raised concerns with the safety of Rutland Road.
- Stated that if anything bad happens it's on Council.

John Tun, John Hindle Drive

- Supportive of Freedom's Door and has hired clients to work on his ranch.
- In support of this application.

Recessed meeting at 9:51 p.m.

Meeting reconvened at 10:06 p.m.

Tom Smithwick, Applicant

- Disagreed that Freedom's Door will contribute to or expand the existing drug issues in Rutland and emphasized that those issues have nothing to do with Freedom's Door.
- Spoke to the location of the recovery support services in relationship with schools and reiterated that this is a dry facility of non-drug users.
- Advised that a daycare centre is located across the street from one of Freedom's Door facilities and there has been zero incidents.
- Advised that abstinence is an appropriate and recognized recovery option.

- Confirmed that if a client relapses they are immediately removed and taken to another facility if there is room or to the Gospel Mission; clients are not kicked to the curb.
- Made comment that many people were opposed to the Sikh Temple in Rutland and it is now a great part of the community.
- The facility will be monitored and has strict rules; we also have more than one employee.
- Commented that there are 16 recovery homes surrounding his grandson's school and is not afraid for him.
- Noted that the problem is doing nothing about addiction and that Freedom's Door is part of the solution not the problem.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

Public Hearing was adjourned at 10:33 p.m.

Public Hearing reconvened at 11:26 p.m.

3.2 840 Mayfair Rd, Z17-0033 (BL11452) - Benjamin Page-et

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters in Support:

Ken Cappos, Casorso Road

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.

3.3 4653 Raymer Rd, Z15-0013 (BL11458)- Ronald Egert

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters of Concern:

Tony Lysne, Raymer Road

Jane & Larry Mushta, Raymer Road

Letters of Comments:

Hongdeng Deng, Hubbard Road

Letters of Opposition:

Ken Langedyk, Hammer Avenue

Carmen St. Amand, Raymer Road

Petition – Opposition:

Ken Langedyk (Main Petitioner) Hammer Avenue (14 complete with names and address)

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

James Haasdyck, Oasis Design, Applicant

- Agent and partner of the development and will own one of the units.
- Provided a history of the subject property and how the current application was arrived at.
- Advised that there could be 6 units however are providing 5 units for spacing and size of the units and what the market is looking for.
- Researched the neighbourhood and found many 1 ½ storey units and felt 2 storeys would be appropriate and would not overpower the neighbourhood.
- Commented on the form and character of the proposed houses.
- Large setbacks from all adjacent properties to enhance privacy and trying to keep buildings in the centre of the property.
- Providing 2 parking stalls per unit which are required along with 8 extra stalls out front; 80% more than what is required.
- There are a lot of natural trees on the lot and will maintain as many as possible. Extensive planting will also be added.
- Responded to questions from Council.

Gallery:

Ian Dawson, Hammer Avenue

- Resident for 37 years.
- Immediate neighbour to this proposal.
- Opposed to this application
- This density does not fit in with the character of the neighbourhood; would prefer smaller scale development.
- The neighbourhood has welcoming front entrances and this proposal is for a side entrance which is not in keeping with the streetscape.

Glenda Hart, Raymer Road

- Opposed to this application.
- Believes this development is not in keeping with the neighbourhood.

Ian Trulson, Raymer Road

- Opposed to this application.
- Raised concern with on street parking and lack of sidewalks.
- Raised concerns with cycling and pedestrian safety.

Ken Langedyk, Hammer Avenue

- Displayed a PowerPoint presentation summarizing reasons for non-support of the application.
- Opposed to the rezoning.
- Neighbours opposed a previous rezoning in 2004.
- Raised concerns that the form and character is not consistent with the neighbourhood and is not sensitive infill.
- Raised concern that this development could set a precedence and the potential for other similar rezoning.
- Clarified that what was submitted was a questionnaire and not a petition and 100 percent opposed.
- Believes the applicant is proposing the RU4 zone solely for monetary reasons.

David Lange, Raymer Road

- Was raised in this neighbourhood.
- This proposal is not in keeping with the neighbourhood

- Opposed to this application.
- Would support a smaller development.

James Haasdyck, Applicant

- Noted that the rendering shows gravel to identify the parking area and is willing to work with staff to improve landscaping and reduce gravel areas.
- Advised that the drainage ditch will be relocated and will be working with City staff.
- Confirmed that parking widths and roadway widths are in keeping with City bylaws.
- Confirmed that this is a strata project and there will always be control of what happens inside the development.
- Responded to questions from Council.

There were no further comments.

3.4 3511 Landie Rd, Z17-0043 (BL11459) - David Dombowsky

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that no correspondence had been received.

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.

3.5 3050 Sexsmith Road - Z17-0060 (BL11465) - CK16 Property Group Ltd. BC1098771

Staff:

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

The City Clerk advised that no correspondence had been received.

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

Grant Maddock, Protech Consultants

- Available for questions.

No one from the Gallery came forward.

There were no further comments.

3.6 4609 Lakeshore Road - OCP16-0023 (BL11468) & Z16-0068 (BL11469) - Novation Design Studio

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters of Opposition:

Carol Enns, Bonjou Rd

Dennis & Jan Denney, Bray St

Lynda Grant, Lakeshore Rd.

Marian and Edward Grimwood (Wasa Developments), Leckie Rd

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.

Gallery:

Marion Grimwood, Wasa Developments, Leckie Road

- Opposed to this application.
- Questions why the developer is seeking a variance as the land designation would have been known prior to purchasing.
- Objects to the rezoning from RU1 to RM2 low density row housing as it is not in keeping with the character of the neighbourhood.
- Raised concerns parking and driveway access; there is no provision for guest parking.
- Raised concerns with impacts to already heavy traffic.
- Raised concerns regarding impacts on privacy to neighbouring properties.

Kelly Anderson, Kelowna Resident

- Opposed to this application.
- Believes row housing is not in keeping with the neighbourhood; could support subdividing into 2 lots for single family homes.
- Raised concerns with lack of parking.
- Raised concerns with existing pedestrian safety due to high traffic volumes and this will make it worse and more dangerous.
- Raised concerns regarding location of driveway access.
- Raised concerns with the impact on the neighbourhood during construction and parking for construction crew if this is approved.
- Raised concern with the overcrowded neighbourhood and commented that Anne McClymont Elementary School is already over capacity.
- Made comment to the numerous construction site already underway in the immediate area.
- Raised concerns with the impact on Bellevue Creek.

Colette Kuemper, Fuller Road

- Opposed to this application.
- This proposal is not in keeping with the neighbourhood and believes the neighbourhood already has high enough density.
- Raised concerns with the heavy volumes of traffic currently using Lakeshore Road and believe this development will negatively impact the road.

Paul Schuster, Applicant

- I am the owner, designer and developer of the property.
- This a 1-acre site and the density for this site is approximately 22 units; the site was redesigned down to 12 units due to the setbacks and creek.
- Parking required was 24 stalls and 30 stalls are being provided.
- Roof top gardens will screen the two neighbouring properties.
- Understands there is congestion in the area and moving access to McClure Road is an option.
- Construction staging and parking can remain on site and do not anticipate parking on McClure Road.
- Originally considered RM3 zoned site however RM2 zone arrived at after consulting with City staff.
- Responded to questions from Council.

There were no further comments.

3.7 2755 McCurdy Road, OCP16-0004 (BL11472), TA11-0010 (BL10876) & Z16-0030 (BL11473)- Prodev GP Ltd. and 1378310 Alberta Ltd.

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:

Gladys Crossley and Glen Auch, McCurdy Rd

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

Terry Johnson, Applicant

- Displayed a PowerPoint Presentation, re: Terreno
- Commented that in 2014 a project had been approved on the same site however market conditions did not support that large of a project.
- Believes this 153-unit project is appropriate for the site and will fit the current market.
- This project with various units is catering to 4 or 5 different markets.

No one from the Gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 12:50 a.m.

Mayor

/acm

City Clerk