



City of Kelowna Public Hearing Minutes

Date: Tuesday, May 1, 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

Member Absent Councillor Charlie Hodge

Staff Present Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Acting Legislative Coordinator (Confidential), Tania Tishenko

1. Call to Order

Mayor Basran called the Hearing to order at 6:02 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, April 17, 2018 and by being placed in the Kelowna Daily Courier issues on Friday April 20 and Wednesday, April 25 and by sending out or otherwise mailing 224 statutory notices to the owners and occupiers of surrounding properties on Tuesday, April 17, 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 Christleton Avenue 343, Z17-0073 (BL11590) - Jason & Rhonda Hymers

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Lynne Heidt, Abbott Street

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.

3.2 Bernard Avenue 1371, Z17-0116 (BL11591) - Miroslavka Gataric

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Opposition and Concern:

Dr. Nicholas Slater, Lakeview Street

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

Miroslavka Gataric, Bernard Ave, Applicant

- Displayed a PowerPoint presentation with photographs of property from various viewpoints.
- Displayed property access in relationship to others in the neighborhood.

Gallery:

Elizabeth Holverson, Bernard Ave

- Pleased to see parking will be on site.

- Thinks this development will be wonderful for Bernard and hopes the City will look at the deplorable conditions of other nearby structures.

There were no further comments.

3.3 Portview Ave 150, Z18-0023 (BL11594) - Darcy and Martha Ruck

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:

Brent and Ann Donnelly, Portview Court
Laura Ircandia and Blaine Graf, Portview Avenue

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

Birte Decloux, Urban Permits and Options, Applicant

- Spoke to subdivision option explored with the owners, and they have no plans to subdivide as of today.

No one from the gallery came forward.

There were no further comments.

3.4 Cawston Ave 1044, 1052, 1074 - OCP18-0002 (BL11595) and Z18-0008 (BL11596) - Sukhdarshan Singh Pannu

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.

Jessie Alexander, New Town Services, Applicant

- Displayed a PowerPoint presentation.
- Spoke to some of the design considerations behind the application and the good fit into the neighborhood.
- Placed the project in context of the immediate neighborhood land uses.

Gallery:

Lal Rajnesh, Cawston Ave

- Generally supportive of project.
- Voiced her concerns with parking, as many residents park on the street.
- Concerned with proposed rental tenure and noise impacts.

Clayton Miller, Cawston Ave

- Strongly opposes the project moving forward.
- Concerned with size of proposed building, including height. There are no other developments close to 4.5 stories tall in the area.
- Raised OCP guideline concerns and concerns with sensitive integration of development with existing neighboring properties.

Ken Holser, Cawston Ave

- Agrees with previous speaker.
- The building is too large and overpowering for the area.
- Raised concerns of insufficient number of parking stalls on site and increased traffic volume in area.

Miroslavka Gataric, Bernard Ave

- Need to emphasize green development and encourage bike riding, walking and using public transportation whilst living downtown.
- There are too many parking allocations for development.

Susan Stralling, Cawston Ave

- Inquired as to the breakdown of units, and raised concerns with tenure of the units.
- Agrees the alley will become too busy.

Dustin Herbison, Cawston

- Supportive of application and in favor of the initiative.
- Only one lot under OCP consideration.

Jessie Alexander, New Town Services, Applicant

- Application in compliance with Zoning Bylaw parking requirements.
- Required to improve rear lane to a wider 6m residential lane.
- Provided breakdown of units and confirmed zoning does not permit AirBnb short term rentals.
- OCP infill guidelines referenced pertains to RU7 lot only.

There were no further comments.

3.5 Hartman Rd 280 and Maygard Rd 940, Z18-0001 (BL11597) - JE Holdings Inc Inc No C0561382

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.

Mark Kayban, JE Holdings, Applicant

- Spoke to proposed development.
- Large lot should alleviate parking concerns.

Gallery:

Bruce Simpson, Maygard Rd

- Agrees we need development, but this application is too high a density.
- Parking concerns already exist in area and five additional lots will dramatically increase this problem.
- Would like applicant to work with him so his property doesn't become a fishbowl.
- Raised concerns with adjacent lots being raised higher than his lot.
- Showed google street views and illustrated concerns with variances in lot elevation.
- This site cannot support five lots.
- Asking for compassion, understanding and common sense that his request be heard.

Verna Simpson, Maygard Rd

- Does not support this development.
- Raised concerns with impacts on privacy and parking.
- Concerned with impacts on neighborhood safety in particular for children playing in the street.
- Hoping Council will consider these concerns and revisit planning the area.

Mark Kayban, JE Holdings, Applicant

- Elevation was a concern and the elevation of the existing Maygard home will stay the same.
- Confirmed that there will be an elevation change on Maygard and Hartman.
- On-site parking will be provided.
- Proposed lots exceed the minimum RU6 lot size.
- Responded to questions from Council.

There were no further comments.

3.6 Old Vernon Rd 144 - LUC17-0003 (BL11598) - Serra Holdings (No. 9) Ltd Inc No BC0950182

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.

The Applicant was present and available for questions.

No one from the gallery came forward.

There were no further comments.

3.7 Old Vernon Rd 155-165 Rutland Ct 2155-2165, LUCT17-0003 (BL11599) & Z18-0005 (BL11600) - Cornel Epp, Terra Landscaping & CGSB Automotive Group

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.

Reynold Epp 21211 Long St, subject property owner

- Wanted to confirm current land uses will continue and that they have the ability to rezone in future should they wish to.

No one from the gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 7:32 p.m.

Mayor Basran

/tt



City Clerk