



City of Kelowna

Public Hearing

Minutes

Date: Tuesday, July 17, 2018
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Staff Present: City Manager, Doug Gilchrist; Deputy City Clerk, Karen Needham; Acting Divisional Director Community Planning & Strategic Investments, Derek Edstrom; Community Planning Department Manager, Ryan Smith; Suburban and Rural Planning Manager, Dean Strachan; Legislative Coordinator (Confidential), Clint McKenzie

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 of City Hall on Tuesday, July 3, 2018 and by being placed in the Kelowna Daily Courier issues on Friday, July 6, 2018 and Wednesday, July 11, 2018, and by sending out or otherwise mailing 172 statutory notices to the owners and occupiers of surrounding properties on Tuesday, July 3, 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 Montgomery Road 475 & 495, Z18-0037 (BL11629) - Singla Brothers Holdings

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

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

Letters of Opposition and Concern:

Jayne Luoma, Montgomery Road

Letter of Comment:

Kenneth P. Cappos, Casorso Rd

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

Bushal Singla Westpoint Drive, Owner
Raymond Lefebvre, Sunrise Road, Designer

- Confirmed the current home was built in 1957.
- Outlined there will be 2 properties, one semi-detached building per lot, 2 units both with double garages. Each unit will have 4 bedrooms and will be resold once completed.
- Confirmed there is no intention to create rental suites as the units are intended for large families.
- Confirmed RM1 chosen as the lots are too small to pursue RU6; they are wider than they are deep. RM1 was the best fit as with higher zoning the setbacks and parking requirements increase.

Gallery:

Richard Beavington, Rutland Road North

- Raised concern that development will block the 3 houses on Rutland Road North from further development.
- Inquired once property is rezoned, will he get his parking back.
- Expressed that this is not the appropriate zoning and the development should be an apartment.

Jette Roth, Montgomery Road

- Requested clarification on the number of units per lot as she understood it was a side by side duplex.
- Raised concern with zoning going from RU1 to RM1, noted an increase in commercial parking on the street with the 555 Montgomery Drive commercial park.

John Elemans, Rutland Road North

- Expressed support for the application and believes anything is an improvement from the existing buildings.

Dean Richmond, Montgomery Road

- Expressed concern that the property is run down and would favour new development.
- Requested clarification on the number of units.

Raymond Lefebvre, Applicant/Designer, Sunrise Road

- Confirmed they have discussed with the neighbours and they did not support a fourplex being built.
- Confirmed the design presented is what will be built.
- Confirmed the required parking for each unit is met and that the lots are too shallow to do more.

Staff:

- Confirmed the application request was for Ru6 and it was not supported by staff.
- Confirmed the application does not limit development potential on property facing Rutland Road North.
- Confirmed that 4 units are possible on each lot if parking requirements could be met.
- Confirmed the application is under developed by choice.

- Confirmed the variances that will need to be considered at a future date are side yard setbacks.

There were no further comments.

3.2 Quesnel Rd 2820, Z18-0015 (BL11630) - Roderick Glenn Myers & Lorrie Joy Myers

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The City Clerk advised that the following correspondence was received:

Letters of Support:

Menbere Muluneh & Hailegabriel Habtegiorgis, 1020 Quesnel 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.

Gallery:

Erika Jarvis, Rhondda Crescent

- She is not in favour of the application.
- Concerned that not enough parking is being provided and there are privacy concerns from adjoining neighbours.
- Requested that occupancy not be approved until privacy screen and landscaping is complete.

Roderick Myers and Lorrie Myers, Quesnel Road - Applicant

- Confirmed they will build a privacy fence and that there is sufficient parking.
- Advised that they plan to move into the carriage home and their son and family is moving into the main house.
- Expressed that a one-story carriage house design was chosen to be less obtrusive and fit into the character of the neighbourhood.

There were no further comments.

3.3 Clifton Rd 1140, Z18-0022 (BL11631) - City of Kelowna

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.

Gallery:

No one from the gallery came forward.

There were no further comments.

3.4 Harvey Ave 1033, Z18-0025 (BL11632) - The Howard-Fry Housing Society, Inc. No. S16232

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.

Gallery:

No one from the gallery came forward.

There were no further comments.

3.5 Mountain Ave 1438, Z18-0031 (BL11633) - Laird and Debra Bowie

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.

Gallery:

No one from the gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 652 p.m.

Mayor Basran



Deputy City Clerk

/cm