



## City of Kelowna Public Hearing Minutes

Date: Tuesday, July 12, 2016  
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, Ron Mattiussi; City Clerk, Stephen Fleming; Divisional Director, Community Planning & Real Estate, Doug Gilchrist; Community Planning Department Manager, Ryan Smith; Suburban & Rural Planning Manager, Todd Cashin; and Legislative Systems Coordinator, Sandi Horning

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:01 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 June 28, 2016 and by being placed in the Kelowna Capital News issues of June 30, 2016 and July 6, 2016, and by sending out or otherwise delivering 83 statutory notices to the owners and occupiers of surrounding properties between June 28, 2016 and June 30, 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 5080 Lakeshore Road, BL11255 (Z16-0009 & LUC16-0001) - James Sharko

Staff:

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

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

##### Letters of Opposition

Gord Nykiforuk, Lakeshore Road  
Scott Barnard, Uplands Drive

Mayor Basran invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

There were no further comments.

#### 3.2 815 Rose Avenue, BL11256 (Z16-0022) - Paul Neufeld & Douglas Kirk

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

Patrick & Sandra Kavanagh, Rose Avenue

Mayor Basran invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was not present.

Gallery:

Patrick Kavanagh, Rose Avenue

- Has lived on Rose Avenue for 15 years.
- Opposed to the application.
- Massing and density is too large for the neighbourhood.
- Expressed a concern with traffic impacts in the area.
- Believes that this proposal does not meet the intent of the Official Community Plan nor does it fit with the area.
- Believes this proposal is out of context with the current zoning.

Scott MacPherson, Aberdeen Street

- Expressed a concern with the proposed height of the duplex.
- Expressed a concern with privacy impacts on his property.
- Expressed a concern with impacts on his property value and whether he could redevelop in a similar manner even though he is a corner lot.
- Responded to questions from Council.

Staff:

- Provided clarification regarding height restrictions and maximum site coverage with respect to the RM1 zone.
- Confirmed that the neighbourhood has been designated for higher density.
- Spoke to the City's Infill Housing Project Challenge.
- Responded to questions from Council.

There were no further comments.

### 3.3 1251 Ladner Road, BL11257 (Z16-0021) - John Hodges

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

Robert & Carnation St. Amand, Ladner Road

Mayor Basran invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything to add to staff's report.

Gallery:

Mike Ellebracht, Ladner Road

- Is the immediate neighbour to the subject property and has lived in the area for the last 2 years.
- Expressed a concern with traffic impacts.
- Expressed a concern with the subdivision into 3 lots.
- Expressed a concern with parking on the site.
- Clarified that he is okay with a 2 lot subdivision, but is opposed to a 3 lot subdivision.
- Believes the development will look out of place in the neighbourhood.

Robert St. Amand, Ladner Road

- Has lived in the area over the past 35 years.
- Expressed a concern with traffic impacts.
- Expressed a concern with the deteriorating conditions of the neighbourhood.
- In favour of a 2 lot subdivision, opposed to a 3 lot subdivision.
- Believes the development will look out of place in the neighbourhood.
- Expressed a concern with parking impacts to the area.
- A 2 lot subdivision would be more consistent with the neighbourhood.

Candy Bothe, Ladner Road

- Opposed to the rezoning.
- Expressed a concern with traffic in the area.
- Expressed a concern with the lack of parking in the area.
- Expressed a concern with crime in the area.
- In favour of a 2 lot subdivision, opposed to a 3 lot subdivision,
- Believes the development will look out of place in the neighbourhood.

Dale Luksts, Ladner Road

- Has lived in the area for 35 years.
- In favour of a 2 lot subdivision, opposed to a 3 lot subdivision.

John Hodges, Applicant

- Made reference to the artist rendition of the proposed homes.
- Spoke to the merits of the application and subdivision.
- Trying to address any parking concerns.
- The properties are not intended to be rental properties and will be listed for sale.
- Have created other successful developments similar to this proposal in other neighbourhoods.
- Trying to be sensitive to the neighbourhood.
- Provided the rationale for the 3 lot subdivision rather than a 2 lot subdivision.
- The current lot is wide enough to subdivide into three lots.
- Provided the rationale for the design of the roofs.
- Confirmed his wife went door-to-door in the neighbourhood.
- Responded to questions from Council.
- Confirmed that each unit will be able to accommodate 4 on-site parking stalls.

## Staff:

- Responded to questions from Council.
- Displayed the neighbourhood on the map viewer to indicate the various sizes of the lots in the area.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 7:02 p.m.

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Mayor

/slh

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City Clerk