

Suzanne Woods

From: Ryan Smith
Sent: Tuesday, May 24, 2022 7:56 AM
To: walter sherstobitoff
Cc: Tyler Caswell
Subject: RE: Pasadena rd

Hi Walter,

Thanks for reaching out. I think I'm headed to a wedding with your boys in a couple weeks and I'm looking forward to having a good catch-up with them.

I'll pass your email along to Tyler Caswell who is the Planner working on this rezoning application.

All the best,

Ryan

Ryan Smith, BA, MCIP
Divisional Director, Planning and Development Services | City of Kelowna
250-469-8426 | rsmith@kelowna.ca
Connect with the City | kelowna.ca

-----Original Message-----

From: walter sherstobitoff <wsherstobitoff@gmail.com>
Sent: Monday, May 23, 2022 2:23 PM
To: Ryan Smith <rsmith@kelowna.ca>
Subject: Pasadena rd

CAUTION: External email - Check before you click!

> Ryan,greetings

> It has come to my attention that one of the properties on Pasadena rd
> has applied for an R6 rezoning It seems to me that such a nice street
> that we have lived on for over 30 years could now become a Mecca for
> rental suites.

> We are opposed to this,not opposed to carriage houses or small single unit second homes-my understanding is the new second house is 60+ x 25.

> This could become a precedent to future property upgrades on Pasadena
> rd We oppose this decision Walter and Karen Sherstobitoff

>

>

Suzanne Woods

From: Cheryl & Greg <cherylandgreg@shaw.ca>
Sent: Wednesday, May 25, 2022 7:01 AM
To: Tyler Caswell
Subject: Opposing Rezoning of 1290 Pasadena Road - Application Z22-0015
Attachments: Oppose Rezoning Z22-0015.pdf

CAUTION: External email - Check before you click!

Dear Mayor Basran and Council:

RE: Opposing Rezoning of 1290 Pasadena Road - Application Z22-0015

We are writing to advise that we are not in support of the proposed rezoning application at 1290 Pasadena Rd to be RU-6. The information provided to us, and the neighborhood, on this application has been minimal and misleading. The owners of this property advised us in person that they were building a carriage house. But the proposed rezoning application is for RU-6 – Two dwelling housing, so the owners provided us with incorrect information.

We would be in support of rezoning the property to RU-1C in order to build a carriage house and/or secondary suite on the property as were told by the owners. We feel that the RU-1C rezoning allows for smart growth and creates building and improvements that match the character of our community and neighborhood.

We have lived on Pasadena Rd since August 1997 and the houses all have large yards which is a beautiful aspect of this neighborhood and is the reason that we purchased our home here. Taking advantage of the large yards to over-build will destroy the character of the neighborhood. Just because you can do something, doesn't mean you should.

We are not opposed to progress in Kelowna and creating additional living spaces in residential neighborhoods. Therefore, as stated, while we do not support rezoning the property located at 1290 Pasadena Rd to RU-6, we do support rezoning to RU-1C to allow for a carriage house and/or secondary suite to be built.

Regards,
Greg and Cheryl Hilts

*A signed copy of this letter is attached.



Virus-free. www.avast.com

May 24, 2022

Greg and Cheryl Hilts
1330 Pasadena Rd
Kelowna BC
V1X 4P8

Council – City of Kelowna
1435 Water Street
Kelowna BC

Dear Mayor Basran and Council:

RE: Opposing Rezoning of 1290 Pasadena Road - Application Z22-0015

We are writing to advise that we are not in support of the proposed rezoning application at 1290 Pasadena Rd to be RU-6. The information provided to us, and the neighborhood, on this application has been minimal and misleading. The owners of this property advised us in person that they were building a carriage house. But the proposed rezoning application is for RU-6 – Two dwelling housing, so the owners provided us with incorrect information.

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We have lived on Pasadena Rd since August 1997 and the houses all have large yards which is a beautiful aspect of this neighborhood and is the reason that we purchased our home here. Taking advantage of the large yards to over-build will destroy the character of the neighborhood. Just because you can do something, doesn't mean you should.

We are not opposed to progress in Kelowna and creating additional living spaces in residential neighborhoods. Therefore, as stated, while we do not support rezoning the property located at 1290 Pasadena Rd to RU-6, we do support rezoning to RU-1C to allow for a carriage house and/or secondary suite to be built.

Regards,


Greg Hilts


Cheryl Hilts

Suzanne Woods

From: Jenni Gregg-Lowe <jenniandjason@gmail.com>
Sent: Tuesday, May 24, 2022 10:26 PM
To: Current Developments; Tyler Caswell; City Clerk; mayorandcouncil; Maxine DeHart; Ryan Donn; Gail Given; Charlie Hodge; Brad Sieben; Mohini Singh; Luke Stack; Loyal Wooldridge
Subject: Opposition to rezoning 1290 Pasadena Road Z22-0015

CAUTION: External email - Check before you click!

Mayor & Council

Please find my opposition to the rezoning application for 1290 Pasadena Road. (Z22-0015)

When the "owners" of 1290 Pasadena initially visited to inform me they were developing; I was under the impression it was a "carriage house." I didn't find out until sometime later that this is a second dwelling larger than most homes in the neighbourhood.

I was initially excited for this family moving to our amazing part of Kelowna and building a carriage house for their extended family.

When I found out the truth of the development, I was disappointed with this company's process of seeming to hide its intentions. This is a company purchasing the property to remove all the trees in the backyard and build a large structure visible to all neighbours around it - I am not excited about that.

Our little corner of Kelowna is special.

I want more families to move to our area. I want those families to add secondary suites & carriage houses to help maintain the growth of our community.

I don't want corporations buying these older properties for the land and creating high-density, large homes that won't benefit the community.

The precedent of this zoning change, especially in an older neighbourhood like ours, should be handled with care. Our community is now stronger than ever, rallying behind this cause together - it has reminded me just how lucky I am to live where I live.

I hope you'll hear us.

Jenni Gregg-Lowe
315 Peck Road, Kelowna, BC, V1X4R1
Resident for 49 years, owner for 17 years.

Suzanne Woods

From: City Clerk
Sent: Wednesday, May 25, 2022 8:43 AM
To: Suzanne Woods
Subject: FW: Opposition to Rezoning Application at 1290 Pasadena Road
Attachments: Individual Opposition Letter Rezoning of 1290 Pasadena Road.pdf

Lillian Klaamas

Legislative Services Clerk | City of Kelowna
250-469-8655 | lklaamas@kelowna.ca
Connect with the City | kelowna.ca

I acknowledge that my workplace is located on the traditional, ancestral, unceded territory of the Syilx/Okanagan people.

From: Trevor and Susanne Tremblay <tstremblay@yahoo.com>
Sent: Wednesday, May 25, 2022 8:41 AM
To: Current Developments <CDevelopments@kelowna.ca>; Tyler Caswell <TCaswell@kelowna.ca>; City Clerk <CClerk@kelowna.ca>; mayorandcouncil <mayorandcouncil@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Ryan Donn <RDonn@kelowna.ca>; Gail Given <ggiven@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Brad Sieben <BSieben@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Luke Stack <LStack@kelowna.ca>; Loyal Wooldridge <LWooldridge@kelowna.ca>
Cc: Susanne Tremblay <tstremblay@yahoo.com>
Subject: Opposition to Rezoning Application at 1290 Pasadena Road

CAUTION: External email - Check before you click!

In response to the public notification letter received regarding the above subject property, and as residents of the neighbouring property at 1300 Pasadena Road, we strongly oppose this application and submit the attached letter for Council and city staff's consideration to deny the current application or at least to compel Council to call a public hearing.

It is unclear what 'First Reading' on May 30th may result in so in the absence of that clarity, we trust the attached letter will inform Council of our objection to this application and our recommendation for a compromised alternative.

Thank you for your consideration.

Sincerely,

Trevor & Susanne Tremblay
1300 Pasadena Road
250.808.9937

May 24, 2002

Kelowna City Hall
1435 Water Street
Kelowna, BC V1Y 1J4

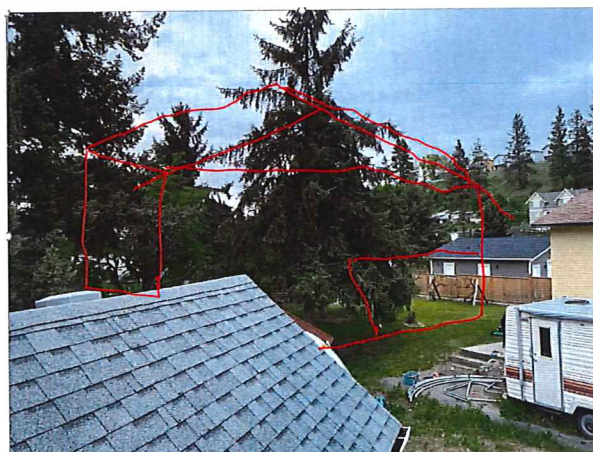
DELIVERED VIA EMAIL TO MAYOR & COUNCIL

Dear Mayor Basran and Council:

RE: Proposed Zoning Amendment 1290 Pasadena (Application Ref # Z22-0015)

As long-time residents (23 years) of 1300 Pasadena Road, we oppose the proposed zoning amendment noted above for the following reasons:

1. RU6 zoning does not practically limit the size of the 2nd dwelling and thus the proposed structure is inconsistent with neighbouring properties. We would be more supportive of an RU1-C zoning that caps the size and use which would be a reasonable compromise for lot use density while respecting the overall neighbourhood and existing taxpayers in the area.
2. The proposal is not congruent with the nature and character of the existing neighbourhood and the area noted as non-core (suburban residential). A more appropriate location for this type of densification would be the Core development areas north of Springfield Road (in fact, we specifically chose the Pasadena/Peck Road residential area for the desirable larger lots providing increased privacy and greenspace).
3. It directly negatively impacts the privacy of our property and neighbouring properties due to the unlimited size and location of the 2nd dwelling (see photos from our bedroom window below). Existing RU6 lots (2 in total) on our street are well established and appropriately (proportionately) sized duplex housing that is integrated within the existing character of the neighbourhood. The proposal in question is disproportionate for the area.



4. Local family-oriented community neighbourhood is negatively impacted by infill projects by absentee commercial real estate developer group (new property owner). We are deeply concerned about the negative impact on our real estate values should RU6 densification be allowed in this situation and in this specific location.
5. In addition to the negative impacts on privacy, there is substantial loss of valuable and attractive greenspace in the area.

DUE PROCESS CONCERNS:

We feel it's important that Mayor & Council, as our local elected government officials, also receive feedback on the 'customer experience' regarding this specific application process. Therefore, in addition to the above specific objections, we share the following observations and key concerns regarding the process thus:

1. Property owners of the subject property (or their representatives) provided erroneous or inconsistent information verbally to neighbours within the 50 m² radius during their initial canvassing efforts in April 2022. This was only discovered after several neighbours shared their individual experiences with one another. Neighbours were told the proposed project was 'a structure', 'a small construction project', to 'a carriage house'. Overall, this felt like an intentional evasive tactic by the new property owner to downplay the impact.
2. Personal inquiries to City Planner (Tyler Caswell) to understand the nature and extent of the proposed development lacked clear direction as to the specific steps to expect from the process being followed with Council and residents affected. While our inquiry was intended to log opposition to the proposal, we were advised that opportunity to do so would be better suited once the formal process kicked off with a 'letter' that would follow from the City.
3. The aforementioned letter or 'Public Notification' communication was received on May 12, 2022 with vague information about what recipients of the communication should do if supportive/opposed. It was simply advising of a "First Reading on May 30, 2022". No explanation as to what First Reading means....assumption there might be a public hearing....unclear.
4. I then attended City Hall in person to speak with the City Clerk who authored the public notification. I was directed to the planner Tyler Caswell. When I inquired about next steps and voiced my concern as to what seemed like a rush 'rubber-stamping process', he advised me that we could write a letter or email to oppose this and send it in by May 30th. I questioned that timing as it seems too late considering Council meets on the 30th and I wanted assurance that Council would have time to consider the public opposition. It was not clear whether a public hearing would be considered.

We share these concerns for the Council's reference and request that Council consider it's option to initiate a public hearing in response to significant public opposition and to ensure integrity of the new and somewhat flawed process.

In closing, we ask that Council deny the proposed RU6 rezoning application. We are supportive of OCP growth that respects the character of the neighbourhood and would be supportive of an RU1C (size restricted carriage home) rezoning and/or a legal suite in the existing single-family dwelling.

Thank you for your consideration of our letter in your deliberations.

Sincerely,



Trevor (& Susanne) Tremblay
1300 Pasadena Road
Kelowna, BC V1X 4P8
Cell# 250.808.9937

CC: planninginfo@kelowna.ca
tcaswell@kelowna.ca
cityclerk@kelowna.ca

May 23rd, 2022

Dear Mayor Basran and Council:

**RE: Residents Opposed to Proposed Zoning Amendment 1290 Pasadena
Application Ref # Z22-0015**

Today, we write to you as a group of City of Kelowna residents to express our concerns concerning the proposed rezoning application for the property located at 1290 Pasadena Road (Bylaw No. 12373/Z22-0015).

Our concerns about the proposed RU6 rezoning are two-fold; the process and why not consider an alternative to just building a second single-family house.

PROCESS

We have individually spent a great deal of time attempting to gain clarification on the rezoning and community consultation process. In conversation with city staff, they have articulated that implementing the new public consultation is a work in progress, and the process has been "tricky." We can attest to this as some affected residents have received little to no information (some affected properties not receiving proper notice). Many received conflicting or confusing information (and in some cases, misleading information) from the property owner regarding the planned rezoning and development proposal. In several instances, we were not advised correctly by city staff regarding the ("new") due process, critical dates for action, and what rights or specific next steps can be followed and by when, for existing homeowners in the area.

During the May 9th Council meeting, City Planner Tyler Caswell said the public notification was received on April 5th. This was the approximate date that the owners of 1290 Pasadena went door to door to the neighbours within a 50m radius. However, the 1290 Pasadena owners did not speak to each neighbour. Those they did speak with were given conflicting and/or misleading information and, in some cases, were evasive about the proposed development. We understand that multiple inquiries about this with city staff prompted the request for the April 21st handout.

On April 21st, 2022, a representative for the property owner (Laul Real Estate Group) provided a handout with a fundamental overview of their request to build another second single-family home via their contractor Conceptive Homes on the existing lot (copy attached as *Exhibit A*). While there was a site plan included, the accompanying drawing of the proposed dwelling was barely legible.

We are a closely connected neighbourhood, and after receiving this information, we started to discuss our next steps. On April 26th, as per the letter we received from the applicant, we contacted City Planner Tyler Caswell. Mr. Caswell was very cordial and advised that the information sheet we received from the applicant/property owner was the preliminary process to inform neighbours within 50m of the subject property.

Mr. Caswell was asked as neighbours in the area if we have an opportunity to express our concerns to Council with regards to the application. We were assured that a process would formally start with the City of Kelowna. Once we receive formal notice from the City, there would be an opportunity to address/object to the application. Mr. Caswell assured us that the window of opportunity had not passed, as the zoning amendment was in the early stage of the process.

The City Clerk's office said that the public notification process begins after Council gives the initial application consideration. To our understanding, this took place at your May 9, 2022, Council meeting.

While watching the May 9th Council meeting online, which took approximately 2 minutes for Council to consider the staff report, it was unclear when the notification period was starting and what the next steps for the residents would be in expressing our concerns for the rezoning process.

Residents in the notification area (50m radius of the subject project) received a letter from the City Clerk's office on May 12th, 2022 (copy attached as *Exhibit B*). The letter signed by Steven Fleming was not dated and provided vague or ambiguous information for residents as to the overall process and in fact, the City of Kelowna website is silent on the development process (see *Exhibit C*). When we contacted his office, the voice mail indicated he was out of the office until May 30th. We finally got another staff member in the clerk's office.

As you may recall, on November 25th, 2021, the BC Government received Royal Assent (Bill 26) for the new rules and legislation regarding the public notification process for local governments.

Under the new rules, no public hearing is required for rezoning if it follows a municipality's Official Community Plan and has the staff's blessing. However, Council can overrule the staff recommendation and call a public hearing if the application seems to warrant more public input, especially if there is significant public opposition.

The City Clerk's office did indicate that the correspondence process has also changed from the previous council procedure bylaw. In addition, the community has no public opportunity to speak to Council in an open meeting. Again, the process of which has not been openly communicated proactively to the residents; it's only been discovered after much effort by a few residents.

This process seems in contrast to the newly adopted OCP, which states that: the city to engage the community regularly in municipal decision-making, with emphasis on including seldom heard voices, members of equity-seeking groups, and those who are going to be impacted by the decision. We are passionate about our community and believe that as a group of citizens most affected by this proposed rezoning application, we should have an opportunity to express our concerns publicly.

We share this background information for the Council's reference as we received three different dates as to when the public notification period begins. Thus, many residents have been confused and frustrated with the process.

ALTERNATIVE TO PROPOSED 2ND SINGLE FAMILY HOME

We applaud the Council on the City of Kelowna's newly adopted Official Community Plan (OCP). This plan will guide the city's growth through to 2040 and states that 25,300 units of housing will have to be constructed in that time to accommodate an expected 45,000 more residents. As community citizens, we participated in community meetings and provided input as requested by Council and staff.

Pasadena Road is a well-established and diverse neighbourhood in a desired area close to Mission Creek Greenway. Many of us have been long-term residents of this area for more than 20+ years and specifically sought out this area for its desirable larger lots for much-needed green space and privacy. We are a friendly community that welcomes new neighbours, and we are not against development. We are not "NIMBY" folks, as we also believe it is essential to maximize the existing infrastructure (i.e. water/sewer).

We support smart growth that respects the character of the neighbourhood. According to the OCP, densification of a neighbourhood should be implemented in a respectful manner of the existing homes and sensitively integrated into the community and core areas while ensuring compatibility with the current neighbourhood.

We understand the Council's challenges on the demand for growth, especially affordable rental accommodation. We are asking Council to balance this need for development while considering and respecting the existing characteristics and quality of the community. We feel that constructing another sizeable single-family home and/or duplex (RU6) home right next to each other within the heart of the residential housing does not respect the spirit and intent of the OCP. Just because you can do something doesn't mean you should! A healthy, vibrant and sustainable community is not just trying to maximize the density in every street in the city.

We feel that what is more reasonable in keeping with the newly adopted OCP is for the property owner to apply to build a carriage house and/or construct a secondary suite in the existing home. The applicant will still be receiving two rentable units per their request while also providing some protection for the integrity and quality of the current neighbourhood.

The community concern is that if Council approves the RU-6 zone, another single-family house can be constructed to the minimum setback and maximum site coverage. This would have a serious and harmful impact on the quality of life of this neighbourhood and its residents.

Whereas, if the applicant applies for a carriage home, they would be restricted to the size of the second home to be no more than 90 sq m. We know that the community has no say over the form and character of the house to be built and neither does Council once the RU-6 land use zone is approved, so it's critically essential to oppose the rezoning to RU-6.

The City Clerk and Planning staff have also said that City Council could adopt a new zoning policy in the next few months. We were told by planning staff that the RU6 zone will be replaced with a new zone with more infill opportunities over the next 18 months. What that could look like is still uncertain. Maybe a suite in each of the two homes, which in essence would make the property a 4-plex. Plus, there would also be the option of stratifying the property, which could then see multiple owners.

We believe that what we are offering is a very reasonable compromise for all the above-mentioned reasons. We request the Mayor and Council to turn down this rezoning application and recommend that the property owner re-apply for RU1C – Large Lot Housing with Carriage House, which we would support.

If you have any questions, welcome the opportunity to meet in person or virtually in advance of the May 30th Council meeting.

Grateful for your service to our community and looking forward to hearing back from you.

Sincerely,



Calvin Clapp
355 Peck Rd
Kelowna BC V1X 4R1

May 25, 2022

Dear Mayor Basran and Council:

RE: Stephen and Shelley Cathrea Opposed to Proposed Amendment 1290 Pasadena (Z22-0015)

While we have signed and supported the community opposition letter Shelley and I thought it was important to also express our personal opposition concerning the proposed rezoning application for the property located at 1290 Pasadena Road (Bylaw No. 12373/Z22-0015) as we are the next-door property and are greatly affected by councils' consideration and decision.

Our concerns about the proposed RU6 rezoning are as follows:

PROCESS

We had a representative from the rental company show up at the door with a check list claiming she lived next door on April 5th. I told her that I knew my neighbor and was confused. She then elaborated and said she owned the property, and they were going to do a little construction and needed to let me know. I was handed the city checklist by her without any drawings or documentation as to what the construction entailed.

On April 22nd the additional documentation was dropped in mailboxes by the applicant without contacting any of the community members and she took pictures of each house at the time - we can only assume as her proof she had dropped off the documents.

We spoke with Tyler Caswell at the city, and he had said that once we received the proper documentation a meeting would be called for input. This is not the case as the process was fast tracked in our opinion.

This process so far has not engaged the community for consultation with the timing slowed by evasive actions by the applicant and should not have been forwarded to council until the criteria was truly met.

The city process seems to be not only flawed, but hard to navigate. Please see attached screen shots from the City of Kelowna Website, which clearly states "If the application is supported it will be scheduled for further consideration at a Public Hearing". We are now being told, that on November 25th, 2021, the BC Government received Royal Assent (Bill 26) for the new rules and legislation regarding the public notification process for local governments. Why has the website not been updated in the past 6 months?

Privacy

We purchased this property over 25 years ago and have made a considerable investment in the property totalling over \$600,000 in the last few years with hopes for our retirement in a neighborhood that we have loved. Rather than move to a neighbourhood like Kettle Valley or Tower Ranch we chose to stay somewhere where we have green space.

This proposal will infringe on the privacy of our back yard as per pictures. We will also experience elimination of sun and our view of the West Side with a 2-storey structure being built along the back yard fence line. We cannot agree with an absentee property owner increasing profit at the expense of ours and our neighbors properties, community, and neighborhood.

This proposal will likely impact our property value once a full-blown rental complex is built next door. Not to mention restricting the view, access to sunlight, backyard privacy, and increasing vehicle traffic and congestion.

Community Plan

We have been following the community plan update and as our neighborhood is not in high a density zone (the core areas being Capri, Landmark, Rutland uptown, Downtown Kelowna and Pandosy-Mission) as there are not a lot of services in proximity. Pasadena Road does not suit this proposed high density zoning due to it's proximity to the Mission Park Greenway and a lack of parking in the area.

We ask that you not approve the application until further consideration can be given and the neighbourhood has a chance to be heard. We could support a change to RU1-C or RU1-S which would at least carry some restrictions for the Developer(s).

Respectfully,

Stephen & Shelley Cathrea

1280 Pasadena Rd.

3:56



City of **Kelowna**



+ Neighbourhood consultation

— Initial consideration by Council

Once the review process and neighbourhood consultation have been completed, your file manager will prepare a report to Council with a recommendation of either support or non-support for your application.

From there, City staff will schedule a date for Council's initial consideration of your proposal. Initial consideration occurs at Monday afternoon Council meetings held in Council chambers. If staff recommend support for your application, you will not be asked to speak at this meeting. If staff recommend non-support for your project, you will be given 15 minutes to present.



AA

🔒 kelowna.ca



3:56




City of Kelowna



If Council supports your application, it will be scheduled for further consideration at a public hearing.

— Public hearing

Public hearings take place on Tuesday evenings in Council chambers and provide the opportunity for members of the public affected by your proposal to communicate with Council about it. Those wishing to provide feedback to Council about an application can also send information to clerks@kelowna.ca.

We recommended that you attend the public hearing as you will have an opportunity to present your application to Mayor and Council and answer any questions. Learn more about  [how to speak at a public hearing](#).

If Council supports your application at the public hearing, they will give your



🔒 kelowna.ca

We are now being told that a Public Hearing will not take place if City Council approves and the application is within the OCP

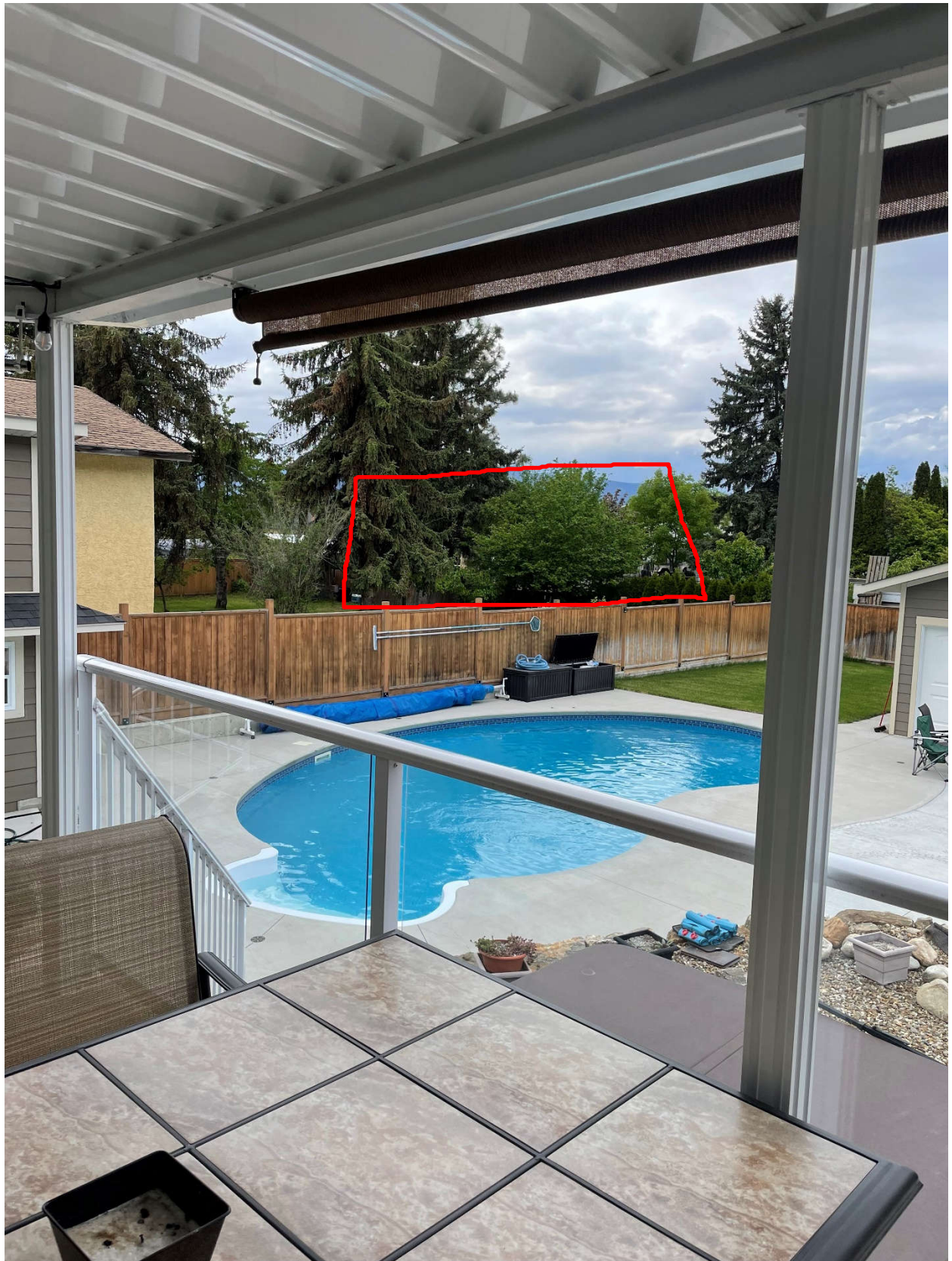
If Council supports your application at the public hearing, they will give your application second and third readings at the same meeting. After third reading, it's the applicant's responsibility to meet any requirements outlined in the Council resolution to advance the application to fourth reading.

— Fourth and final reading

For your proposal to receive fourth and final reading, any requirements outlined in the Council resolution must be met. Requirements may include preparing legal documents such as covenants, receiving final approval from the Ministry of Transportation or meeting engineering requirements

If your proposal also includes a development permit or [development variance permit](#) application, your fil





Proposed second home



All privacy and sunshine will be lost once the home is built



Any remaining view of the mountains will be lost

Suzanne Woods

From: Trevor Tremblay <ttremblaycpacga@gmail.com>
Sent: Wednesday, May 25, 2022 6:58 AM
To: Current Developments; Tyler Caswell; City Clerk; mayorandcouncil; Maxine DeHart; Ryan Donn; Gail Given; Charlie Hodge; Brad Sieben; Mohini Singh; Luke Stack; Loyal Wooldridge
Subject: Opposing Rezoning of 1290 Pasadena Road (Zoning Application Z22-0015)
Attachments: Opposition Letter with 56 signatures - 1290 Pasadena Road Zoning Amendment.pdf

CAUTION: External email - Check before you click!

My name is Trevor Tremblay and I represent a group of concerned residents from Pasadena Road, Peck Road, and Hollywood Road South, that are united in their opposition to the above noted rezoning application.

In response to the public notification recently received by a few residents, in the last 48 hours we have assembled a group of neighbours to collaborate on the **attached Group Letter** and on May 24, 2022 we canvassed the neighbourhood and obtained 56 signatures of registered owners in the vicinity representing 49 unique properties that are opposed to this proposal (100% of those we spoke with were opposed). The residency tenure of the 49 properties contacted totals 1,038 years in this neighbourhood, ranging from 1 to 50 years of individual residency. The signatories to this letter, which are provided in Appendix 1 of the letter, represent an average of over 21 years per property!

This is being submitted via email on the morning of Wed May 25th due to the lack of clarity of process and timelines for concerned property owners to have their voices heard by Council. We trust this will be included in the Council's May 30th meeting agenda package during which we understand the application will be given 'First Reading'. Should you require it, a physical hard copy with original signatures will be hand delivered to the City Clerk's Office between 12:00-1:00pm on Thursday May 26, 2022.

Thank you for your attention to this matter. As noted in our letter, we welcome an opportunity to discuss the matter further.

Respectfully submitted,

Trevor Tremblay
Primary Contact for Concerned Neighbours
1300 Pasadena Road
Cell# 250.808.9937

May 23rd, 2022

Dear Mayor Basran and Council:

**RE: Residents Opposed to Proposed Zoning Amendment 1290 Pasadena
Application Ref # Z22-0015**

Today, we write to you, as a group of City of Kelowna residents, to express our concerns concerning the proposed rezoning application for the property located at 1290 Pasadena Road (Bylaw No. 12373/Z22-0015).

Our concerns about the proposed RU6 rezoning are two-fold; first the process and secondly the lack of consideration regarding an alternative to building a second single-family house without limitations on size.

PROCESS

We have individually spent a great deal of time attempting to gain clarification on the rezoning and community consultation process. In conversation with city staff, they have articulated that implementing the new public consultation is a work in progress, and the process has been “tricky.” We can attest to this reality as some affected residents have received little to no information (some affected properties not receiving proper notice). Many received conflicting or confusing information (and in some cases, misleading information) from the property owner regarding the planned rezoning and development proposal. In several instances, we were not advised correctly by city staff regarding the (“new”) due process, critical dates for action, and what rights or specific next steps can be followed and by when, for existing homeowners in the area.

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On April 21st, 2022, a representative for the property owner (Laul Real Estate Group) provided a handout with a fundamental overview of their request to build another second single-family home via their contractor Conceptive Homes on the existing lot (copy attached as *Exhibit A*). While there was a site plan included, the accompanying drawing of the proposed dwelling was barely legible.

We are a closely connected neighbourhood, and after receiving this information, we started to discuss our next steps. On April 26th, as per the letter we received from the applicant, we contacted City Planner Tyler Caswell. Mr. Caswell was very cordial and advised that the information sheet we received from the applicant/property owner was the preliminary process to inform neighbours within 50m of the subject property.

Mr. Caswell was asked if we, as neighbours in the area, have an opportunity to express our concerns to Council with regards to the application. We were assured that a process would formally start with the City of Kelowna. Once we received formal notice from the City, there would be an opportunity to address/object to the application. Mr. Caswell assured us that the window of opportunity had not passed, as the zoning amendment was in the early stage of the process.

The City Clerk's office said that the public notification process begins after Council gives the initial application consideration. To our understanding, this took place at your May 9, 2022, Council meeting.

While watching the May 9th Council meeting online, which took approximately 2 minutes for Council to consider the staff report, it was unclear when the notification period was starting and what the next steps for the residents would be in expressing our concerns for the rezoning process.

Residents in the notification area (50m radius of the subject project) received a letter from the City Clerk's office on May 12th, 2022 (copy attached as *Exhibit B*). The letter signed by Steven Fleming was not dated and provided vague or ambiguous information for residents as to the overall process and in fact, the City of Kelowna website is silent on the development process (see *Exhibit C*). When we contacted his office, the voice mail indicated he was out of the office until May 30th. We finally got another staff member in the clerk's office.

As you may recall, on November 25th, 2021, the BC Government received Royal Assent (Bill 26) for the new rules and legislation regarding the public notification process for local governments.

Under the new rules, no public hearing is required for rezoning if it follows a municipality's Official Community Plan and has the staff's blessing. However, Council can overrule the staff recommendation and call a public hearing if the application seems to warrant more public input, especially if there is significant public opposition.

The City Clerk's office did indicate that the correspondence process has also changed from the previous council procedure bylaw. In addition, the community has no public opportunity to speak to Council in an open meeting. Again, the process of which has not been openly communicated proactively to the residents; it's only been discovered after much effort by a few residents.

This process seems in contrast to the newly adopted OCP, which asserts that: the City engage the community regularly in municipal decision-making, with emphasis on including seldom heard voices, members of equity-seeking groups, and those who are going to be impacted by the decision. We are passionate about our community and believe that as a group of citizens most affected by this proposed rezoning application, we should have an opportunity to express our concerns publicly.

We share this background information for the Council's reference as we received three different dates as to when the public notification period begins. Thus, many residents have been confused and frustrated with the process.

ALTERNATIVE TO PROPOSED 2ND SINGLE FAMILY HOME

We applaud the Council on the City of Kelowna's newly adopted Official Community Plan (OCP). This plan will guide the city's growth through to 2040 and states that 25,300 units of housing will have to be constructed in that time to accommodate an expected 45,000 more residents. As community citizens, we participated in community meetings and provided input as requested by Council and staff.

Pasadena Road is a well-established and diverse neighbourhood in a desired area close to Mission Creek Greenway. Many of us have been long-term residents of this area for more than 20+ years and specifically sought out this area for its desirable larger lots for much-needed green space and privacy. We are a friendly community that welcomes new neighbours, and we are not against development. We are not "NIMBY" folks, as we also believe it is essential to maximize the existing infrastructure (i.e. water/sewer).

We support smart growth that respects the character of the neighbourhood. According to the OCP, densification of a neighbourhood should be implemented in a respectful manner of the existing homes and sensitively integrated into the community and core areas while ensuring compatibility with the current neighbourhood.

We understand the Council's challenges on the demand for growth, especially affordable rental accommodation. We are asking Council to balance this need for development while also considering and respecting the existing characteristics and quality of the community. We feel that constructing another sizeable single-family home and/or duplex (RU6) home right next to each other within the heart of the residential housing does not respect the spirit and intent of the OCP. Just because you can do something doesn't mean you should! A healthy, vibrant and sustainable community does not imply maximizing the density in every street in the city.

We feel that what is more reasonable, in keeping with the newly adopted OCP, is for the property owner to apply to build a carriage house and/or construct a secondary suite in the existing home. The applicant will still be receiving two rentable units per their request while also providing some protection for the integrity and quality of the current neighbourhood.

The community's concern is that if Council approves the RU-6 zone, another single-family house can be constructed to the minimum setback and maximum site coverage. This would have a serious and harmful impact on the quality of life of this neighbourhood and its residents.

Whereas, if the applicant applies for a carriage home, they would be restricted to the size of the second home to be no more than 90 sq m. We know that the community has no say over the form and character of the house to be built and neither does Council once the RU-6 land use zone is approved, so it's critically essential to oppose the rezoning to RU-6.

The City Clerk and Planning staff have also said that City Council could adopt a new zoning policy in the next few months. We were told by planning staff that the RU6 zone will be replaced with a new zone with more infill opportunities over the next 18 months. What that could look like is still uncertain. Maybe a suite in each of the two homes, which in essence would make the property a 4-plex. Plus, there would also be the option of stratifying the property, which could then see multiple owners.

We believe that what we are offering is a very reasonable compromise for all the above-mentioned reasons. We request the Mayor and Council to turn down this rezoning application and recommend that the property owner re-apply for RU1C – Large Lot Housing with Carriage House, which we would support.

If you have any questions, we welcome the opportunity to meet in person or virtually, in advance of the May 30th Council meeting.

We are grateful for your service to our community and are looking forward to hearing back from you.






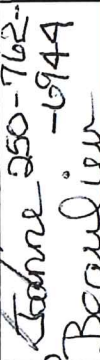




Sincerely,

Concerned Neighbours of Pasadena Rd, Peck Rd, & Hollywood Road South

(Names, Addresses and Signatories to this letter are attached as Appendix 1)

Enclosures: Appendix 1 – 56 Signatories to this letter
Exhibit A – 1290 property owner’s handout
Exhibit B – City of Kelowna Public Notification
Exhibit C – City of Kelowna website info on development process

Appendix 1 - Signatories to Group Letter

Signatories to the Group Letter in Opposition to the Rezoning Application				YEARS IN THE NEIGHBOURHOOD
NAME	ADDRESS	SIGNATURE	EMAIL ADDRESS	
1 Tom & Carol Stockdale	1335 Pasadena Rd		carols54@telus.net	41
2 Ken & Karim Hrynew	1325 Pasadena Rd		hrynewk@gmail.com	16
3 JACQUELYN & GLADYS FOSTER	1355 PASADENA RD		stacey.foster@telus.net	8
4 Bennie Gullion	1365 Pasadena Rd		benniemg@telus.net	38
5 JOHN BARR	1385 PASADENA RD		JOHN.BARR13@TELUS	30
6 Joanne Beaulieu	1425 Pasadena Rd Kelowna, BC		jbeaultist@gmail.com jbeaultist@gmail.com	12
7 Darlene + Darrel Bensmiller	1465 Pasadena Rd		dtbensmiller@yahoo.ca	46
8 Frank Fausler	1555 Pasadena		frank.fausler@gmail.com	12
9 Brenda Simla	1485 Pasadena Rd		jsimla@gmail.com	35 yrs
10 Armando DeAlba Maria DeAlba	1560 Hollywood Rd.			21

Z22-0015 / 1290 Pasadena Road - RU1 to RU6 Rezoning Application

Neighbourhood signatures & Addresses of those opposed





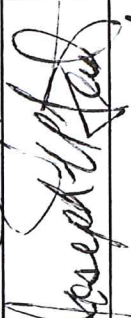





Canvasser Name:

Ken Hrynew

Canvasser Signature:



Appendix 1 - Signatories to Group Letter

Signatories to the Group Letter in Opposition to the Rezoning Application		Signatories to the Rezoning Application		YEARS IN THE NEIGHBOURHOOD
NAME	ADDRESS	SIGNATURE	EMAIL ADDRESS	
1	Shelley Cattivera 1880 Pasadena Rd		scattivera@hotmail.com	25
2	Stephen Cathro 1280 Pasadena Rd		Stephen.Cathro@worky.com	25
3	Sheila Oldhamstead 1440 Pasadena Rd			22
4	Trevor Tromblay 1300 Pasadena Rd		tstremblay@yahoo.com	23
5	Joseph Feist 1270 Pasadena Rd			31
6	Wendy Swartz 1395 Pasadena Rd		wendy@swartzcounting.ca	9
7	Therese Grogan 1405 Pasadena Rd		therese.grogan@shaw.ca Snow.ca	19
8	Bea Ann Miller 1435 Pasadena Rd		beahmm5@gmail.com	17
9	Charissa Nordine 1455 Pasadena Rd		Charissa.nordine@hotmail.com	6
10	Liz Blackburn 1495 Pasadena Rd			3

Z22-0015 / 1290 Pasadena Road - RU1 to RU6 Rezoning Application

Neighbourhood signatures & Addresses of those opposed

Canvasser Name: Ken Hyman
 Canvasser Signature: 

Appendix 1 - Signatories to Group Letter

	NAME	ADDRESS	SIGNATURE	EMAIL ADDRESS	YEARS IN THE NEIGHBOURHOOD
1	KEVIN GILBERT	1360 PASADENA RD		cmg148RT@Tcoms.net	38
2	Cheryl Gilbert	1360 PASADENA RD.		cmg148RT@Tcoms.net	38
3	Nancy + Al Smith	1350 Pasadena		nancy_smith@shaw.ca	39
4	Grieg = Cheryl Hills	1330 Pasadena Rd		cheryl.and.greg@shaw.ca	25
5	Jisang + Kelly Shim	1310 Pasadena Rd		yakinikubak@gmail.com	14
6	KATHA ALMONTE	1400 PASADENA RD		alimowest@gmail.com	30
7	John Wickentrist	1430 Pasadena		johnwick@smail.com	33
8	Jhan Ubrisin	1460 Pasadena		Johnnyspeed@shaw.ca	22
9	THE ROSEAU	1470 PASADENA			
10	KARI FARGO	1490 Pasadena Rd		kfargo7@gmail.com	1
11	KAREN SHERSTADT	1540 Pasadena Rd		karns27@hotmail.com	30
12	Chantal Coatsure	1520 Pasadena		chanCoatsure@outlook.com	17
13	Taryn Hnglson	1520 Pasadena KH		Taryn_hnglson@hotmail.com	16
14					
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16					
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Z22-0015 / 1290 Pasadena Road - RU1 to RU6 Rezoning Application

Neighbourhood signatures & Addresses of those opposed

Canvasser Name: Cheryl Hills


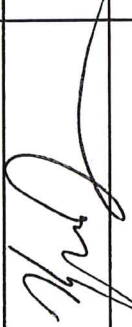


Canvasser Signature:

Appendix 1 - Signatories to Group Letter

Signatories to the Group Letter in Opposition to the Rezoning Application					
NAME	ADDRESS	SIGNATURE	EMAIL ADDRESS	YEARS IN THE NEIGHBOURHOOD	
1	YARBISA CAL CLAPP	355 Peck Rd. Rei.			36
2	Debra Rogers	370 Peck Rd			27
3	Ken Nickerson	385 Peck Rd			3
4	Arion Nicklasser	385 Peck Rd			12
5	Bazina WAWALICH	390 Peck Rd			15
6	Courtney Cook	420 Peck		courtneycook7@hotmail.com	14
7	Chelan Palik	440 Peck			2
8	Tena Kristalovich	475 Peck			23
9	Camryn Fishlock	515 Peck			45
10	TONY FISHLOCK	515 Peck			45
Z22-0015 / 1290 Pasadena Road - RU1 to RU6 Rezoning Application					
Neighbourhood signatures & Addresses of those opposed					
			Canvasser Name:	Jenni Gregg-Lock	
			Canvasser Signature:		

Appendix 1 - Signatories to Group Letter

Appendix 1 - Signatories to Group Letter

Signatories to the Group Letter in Opposition to the Rezoning Application				
NAME	ADDRESS	SIGNATURE	EMAIL ADDRESS	YEARS IN THE NEIGHBOURHOOD
1	Jenni Gregg-Lowe 315 Peck Rd			49
2	Krista Noble 315 Peck Rd			10
3	Bryce Major 325 Peck Rd			10
4	Susanne Tremblay 1300 Pasadena Road			23
5				
6				
7				
8				
9				
10				

Z22-0015 / 1290 Pasadena Road - RU1 to RU6 Rezoning Application
 Neighbourhood signatures & Addresses of those opposed

Canvasser Name: Jenni Gregg-Lowe
 Canvasser Signature: 

Appendix 1 - Signatories to Group Letter

Signatories to the Group Letter in Opposition to the Rezoning Application				
NAME	ADDRESS	SIGNATURE	EMAIL ADDRESS	YEARS IN THE NEIGHBOURHOOD
1	Silvana Almeida 1720 Holl ^y wood rd		Talco2@shaw.ca	18
2	Arnette 1710 Hollywood ^{South}		enugent@telus.net	50
3	MATT KING 1700 Hollywood S.	Math King	matkingpei@gmail.com	1
4	Becki Graboik 1690 Hollywood Rd		beckibw@Hotmail.com	10
5	Bruce Babluk 1670 Hollywood ^{Rd S}		BABLUK BRUCE@gmail.com	6
6	Scott Thompson 1620 Holly ^{wood} l ^{eds}		jthompson10@hotmai ^l .com	25
7	Mike White 1600 Hollywood ^{leds}		Mike.james.white@ yunoq.co.	5
8	LA RAY DAVIANT 1580 Hollywood RD			15
9	Kelly Shin 1310 Pasadena Rd		global.kelly@ hotmail.com	14
10				

222-0015 / 1290 Pasadena Road - RU1 to RU6 Rezoning Application

Neighbourhood signatures & Addresses of those opposed

Canvasser Name: Jiesang Shin

Canvasser Signature: _____

8 unique = 130

Received on Apr 21/22
Hand delivered

OWNER:
LAUL REAL ESTATE GROUP
2645 NORRIS ROAD, KELOWNA

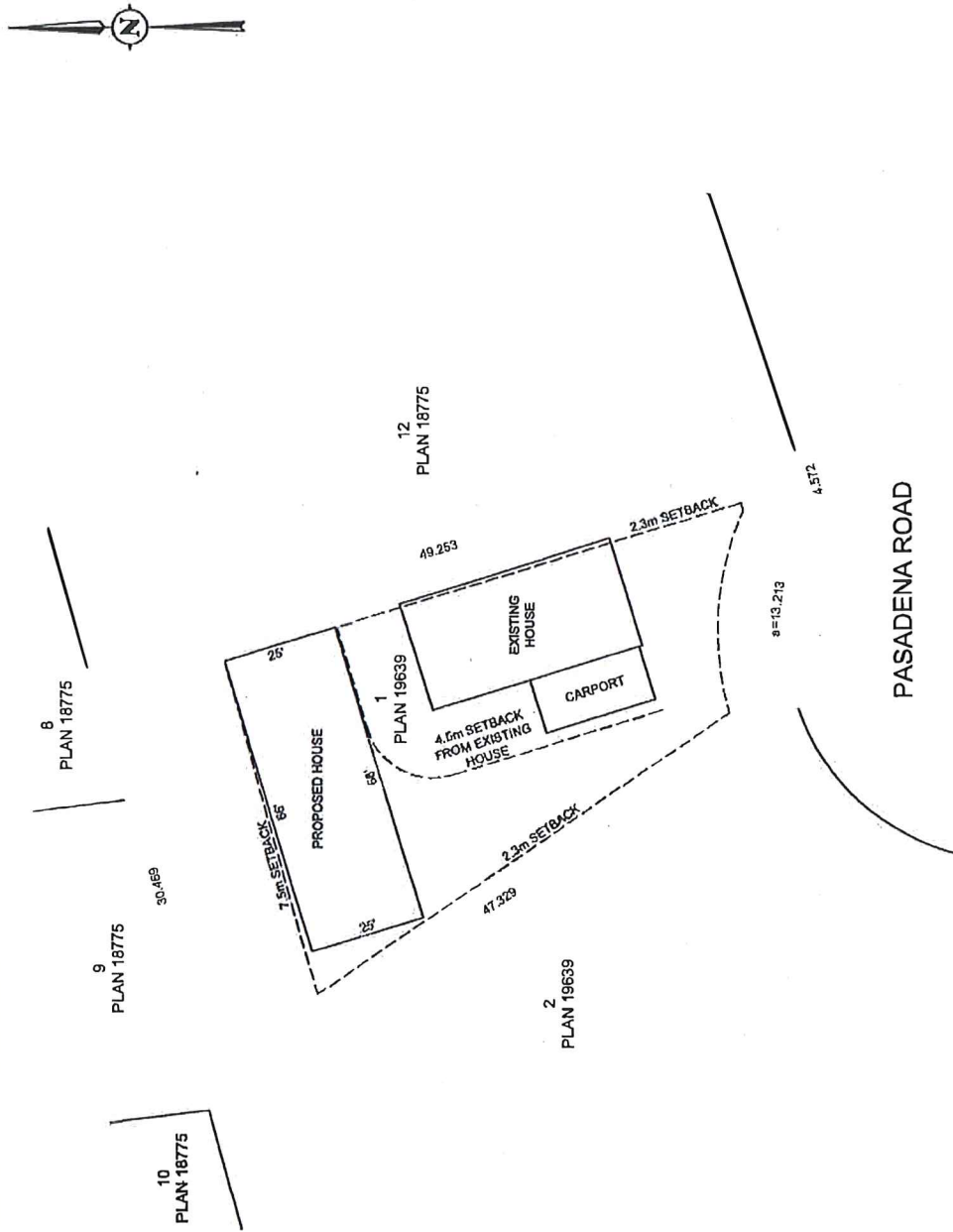
CONTRACTOR:
CONCEPTIVE HOMES, 5479 UPPER MISSION DRIVE, KELOWNA

- Location of proposal: 1290 PASADENA ROAD, KELOWNA
- Detailed description of the proposal, including specific changes proposed: Owner is proposing changes to the zoning to allow a second detached dwelling at the rear of the property as per the site plan attached. This is a rezoning Application from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing
- Visual rendering and/or site plan of the proposal: See attached front elevation on how the house will look like (similar to)
- Contact information for the applicant or authorized agent : Conceptive Homes, Kelowna – Phone# 2502580033, admin@conceptivehomes.com
- Contact information for the appropriate City Department: Tyler Caswell is a planner with City of Kelowna office and his direct line is 250-469-8967. Email: tcaswell@kelowna.ca
- Identifications of available methods of feedback: All feedbacks can either come to Conceptive Homes or Tyler Caswell

Exhibit A

SKETCH PLAN OF LOT 1 SECTION 14
TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN 19639

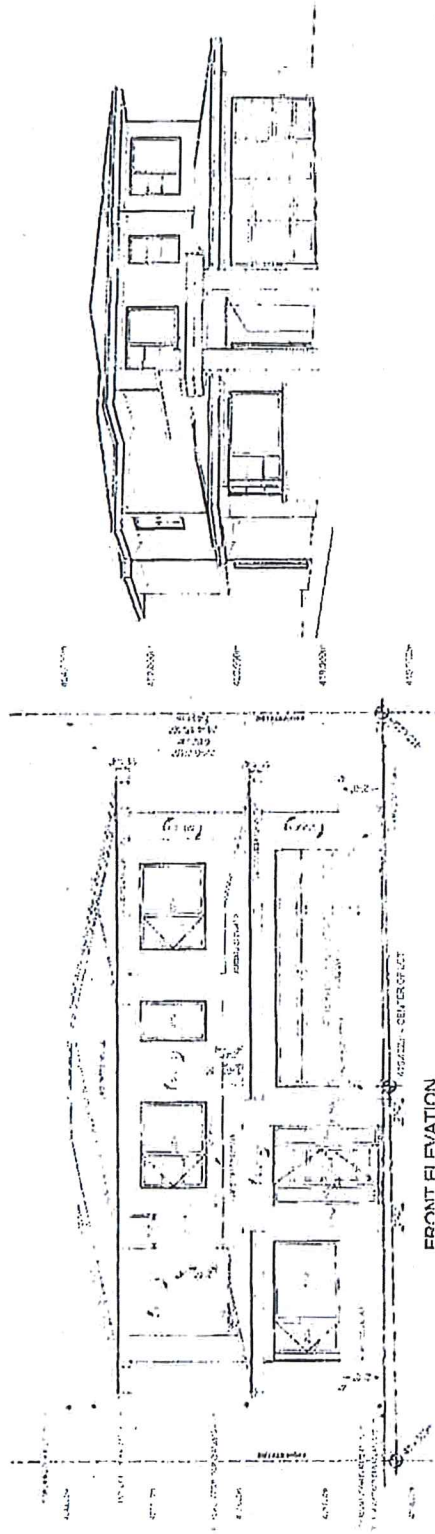
PID: 007-994-753
CLIENT: LAUL REAL ESTATE GROUP INC.
CIVIC ADDRESS: 1290 PASADENA ROAD



File: 2101477R0 Date: 2022-02-11
Drafted by: MM Checked by: TF

Exhibit A

N



Received by mail May 12/22

Public Notification



Dear property owner/occupant,

In your neighbourhood

Council is giving notice of a proposed amendment to Zoning Bylaw No. 8000:

1290 Pasadena Road (see map on reverse for location)
Bylaw No.12373 (Z22-0015)

Requested zoning change: From the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

Date of first reading: May 30, 2022.

More information

Copies of the proposed bylaw, Council report and related materials are available online at kelowna.ca/council or at the Office of the City Clerk at City Hall from 8am–4pm, Monday to Friday, up to and including May 30, 2022.

For more information on this application, go to kelowna.ca/council, call **Development Planning at 250-469-8626**, email planninginfo@kelowna.ca or visit the second floor at City Hall, 8am–4pm, Monday to Friday (excluding Statutory Holidays).

Stephen Fleming, City Clerk
cityclerk@kelowna.ca

Public Notification

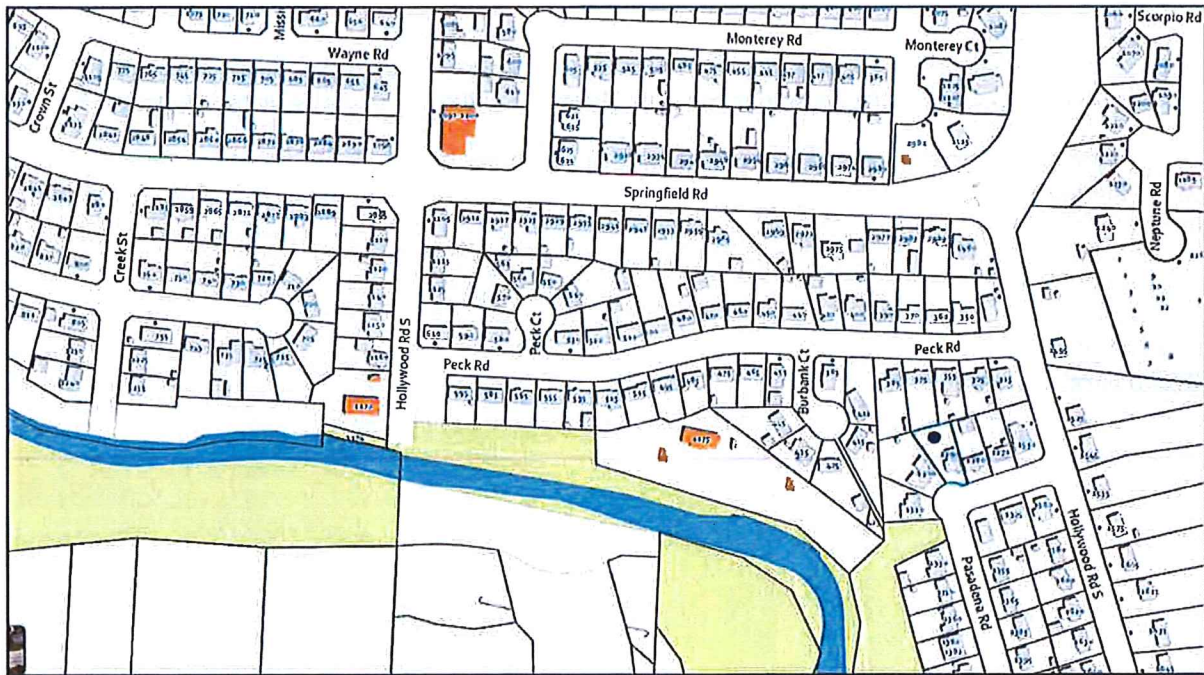


Exhibit C – Development Process website information

Screenshot taken 5/23/2022 when attempting to know more about due process:

The screenshot shows the City of Kelowna website. The top navigation bar includes links for 'Our community', 'Parks & recreation', 'City hall', 'City services', 'Business services', 'Roads & transportation', and 'Homes & building'. The left sidebar lists various services under 'Homes & building', with 'Rezoning & OCP amendment' selected. The main content area is titled 'Rezoning & OCP amendments' and contains a breadcrumb trail: 'Homes & building > Property Development > Rezoning & OCP amendments'. Below the breadcrumb, there is a paragraph of text explaining zoning classifications and a link to an 'online mapping system'. A central section titled 'Read this overview on the development process' contains a paragraph about the complexity of the process and a blue button with the text 'VISIT OUR DEVELOPMENT PROCESS OVERVIEW PAGE'. Below this, there is another section titled 'Overview of the rezoning and OCP amendment process' with introductory text. A red circle highlights the button.

Error provided when accessing the above link to know more:

← → ↻ 🔒 kelowna.ca/node/439/draft



Our community Parks & recreation City hall City services Business services Roads & transportation

Access denied

🏠 > Access denied

You are not authorized to access this page.