



City of Kelowna

Public Hearing

Minutes

Date: Tuesday, July 25, 2017
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: Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; Planner Specialist, Melanie Stepphun*; and FOI-Legislative Coordinator, Sandi Horning

(* 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 of City Hall on Tuesday, July 11, 2017 and by being placed in the Kelowna Daily Courier issues on

Friday, July 14, 2017 and Wednesday, July 19, 2017, and by sending out or otherwise mailing 508 statutory notices to the owners and occupiers of surrounding properties on Tuesday, July 11, 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

3.1 2800 Hwy 97 N, OCP16-0021 (BL11405) & Z16-0072 (BL11406), 0802333 BC Ltd. - Reconsideration

Staff:

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

The City Clerk advised that no correspondence and/or petitions had been received.

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

Steve Butler, Applicant's Representative

- Spoke to the rationale for rezoning.
- Confirmed that the property will be cleaned up to be in compliance with municipal bylaws.
- Responded to questions from Council.

No one from the gallery came forward.

Staff:

- Responded to questions from Council.

There were no further comments.

3.2 2673 Gore St, TA17-0009 (BL11426) and Z17-0025 (BL11427) - Stanley Tessmer

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:

Jonathan Tromsness, Gore Street

Harmony Bjarnason and Tom Stow, Gore Street

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

Stanley Tessmer, Property Owners, and Shane Worman, Applicant's Representative

- Provided an overview of the project.

- Spoke to the merits of the design and proposed density.

Gallery:

Mark, Gore Street

- Purchased the adjacent property 11 years ago.
- The project has great impacts on the neighbours.
- Noted he was also opposed to the corner lot redevelopment and has learned to live with it.
- Believes that the sketch shown to Council is not to scale. His property will be facing a 44' high wall.
- Raised privacy concerns.
- A rezoning to RM4 would be more in keeping with the neighbourhood character and design.
- Concerned with redevelopment of the neighbourhood.
- Responded to questions from Council.

Jonathan Tromsness, Gore Street

- Opposed to the application.
- Not the right area for this type of density.
- Believes the applicant has 'blessing' of Council.

Mayor Basran:

- Clarified that Council has not approved the application and that is why we are having a public hearing.

Jonathan Tromsness, Gore Street

- Spoke to the unaffordability of the current neighbourhood housing market.
- Inquired what Council's plan for the Pandosy area is.
- Raised parking concerns.

Harmony Bjarnason, Gore Street

- Opposed to the application.
- Does not support the character of the neighbourhood.
- RM4 is a better zone and a 3-storey structure would be more in keeping with the neighbourhood.
- Raised concerns with bulk and shadow impacts on neighbours.
- Raised parking and safety concerns.
- Displayed photos of the area to illustrate her concerns.
- Not an example of affordable housing due to the high costs of the units.
- Requested that Council defer consideration until traffic implications can be examined in greater detail.
- Made comment that the sketch shown to Council is not to scale and provided examples with actual photographs.

Edith Wright, Gore Street

- Opposed to the application, but not opposed to development in general.
- RM4 is a more suitable zone.
- Agrees with the previous speakers.
- Not an example of affordable housing.
- Raised parking, traffic and laneway concerns.
- Likes the look of the building, but it's out of character for the neighbourhood.
- Responded to questions from Council.

Lee, Gore Street

- Opposed to the application, but not opposed to development in general.
- Out of touch with the neighbourhood.
- Concerned with a precedent being set for future development applications.

Harmony Bjarnason, Gore Street

- Summarized a letter from a neighbour, Robert Wilson on Osprey Avenue, who is opposed to the application.
- Expressed concerns with an increase in traffic on Bathe Street as well as sightline safety concerns.
- Responded to questions from Council

Shane Worman, Applicant's Representative

- The drawings are drafted by professionals and are to scale; Took exception to the statements that the drawings are deceptive.
- The RM5 zone is compatible with the OCP. A rezoning to RM4 would also require an OCP amendment.
- Setbacks are the same for RM4 and RM5. The only difference is height.
- This is a town centre and is an appropriate area for density, as identified in the OCP.
- Spoke to the public consultation efforts.
- Spoke to road and laneway traffic and that they are in accordance with City bylaw requirements.
- The amount of additional traffic this development will create is minimal.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

3.3 1350 and 1370 KLO Rd, OCP17-0010 (BL11433) and Z17-0026 (BL11434) - Summerwood Retirement Resort Holding Corporation

Staff:

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

The City Clerk advised that no correspondence and/or petitions had been received.

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

Ed Hall, Regency Retirement Resorts, & Rachel Webster, Intern, Kent MacPherson, Applicant's Representatives

- Displayed a PowerPoint presentation summarizing the proposal and providing the rationale for the proposed OCP amendment and rezoning/
- Thanked Community Planning staff for their input.
- Great location for a retirement home.
- Responded to questions from Council.

Gallery:

Rocky Taetz, Holland Road

- Neither in favour of the application nor opposed to it.
- His property backs onto the subject property.
- Thanked Mr. Hall for the preliminary meeting with him.
- Concerned with maintaining the natural green space.
- Concerned with privacy implications with being next door to a multi-storey building.
- Would like to see a good privacy buffer.
- Raised concerns with impacts on property values.
- Raised concerns with traffic impacts.

Carlo Bertelli, Holland Road

- Expressed a concern with the size of the building. Too big for the neighbourhood.
- Concerned with loss of trees.
- Concerned with traffic safety as KLO Road is already quite busy.
- Concerned with impacts on sunlight in his back yard and garden.
- The building should be redesigned.
- Responded to questions from Council.

Lori Taeta, Holland Road

- Expressed a concern with traffic impacts.
- Raised concerns with privacy impacts.
- Expressed safety concerns as there are a number of children who live in the area.
- Raised a concern with how busy KLO Road is and the difficulty in turning in/out of Holland Road.

Pat, Sunrise Village, Robin Road South

- Won't be personally impacted but believes the rest of the area will be.
- Doesn't want to see any changes to the park or the park opened to the public as there are already transients in the area causing problems.

Ed Hall, Regency Retirement Resorts, Applicant's Representative

- There will be very little traffic volumes created by the development. Most of the residents, when they move in, bring their vehicles, but after living there for a while, they realize they don't need a car as there is free shuttle services for residents.
- The intention is for the park to remain private.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

3.4 2375 Abbott St, Z17-0038 (BL11442) - Aurora Exteriors Ltd

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:

Brent and Tasha Carmichael, Abbott Street
Patrick Stewart, Abbott Street

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

Birte Decloux, Urban Options Planning & Permits, Applicant's Representative

- Made comment regarding the concerns raised in correspondence.
- Displayed images of the proposed roof top patio location.
- The carriage house will be one storey and will face into the property rather than towards the neighbours.
- Displayed a sketch showing the existing trees and roof design that will limit concerns of the neighbours.
- Noted that the large tree on the site will be retained and maintained.

No one from the gallery came forward.

Staff:

- Responded to questions from Council.

There were no further comments.

4. Termination

The Hearing was declared terminated at 8:22 p.m.

Mayor

/slh

City Clerk