



## City of Kelowna Public Hearing Minutes

Date: Tuesday, November 19, 2013  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Council Members Present: Deputy Mayor DeHart and Councillors Colin Basran, Andre Blanleil, Gail Given, Robert Hobson\*, Mohini Singh and Gerry Zimmermann

Council Members Absent: Mayor Walter Gray and Councillor Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Urban Planning, Ryan Smith; Manager, Long Range Planning, Gary Stephen; Planner Specialist, Graham March; and Council Recording Secretary, Sandi Horning

(\* denotes partial attendance)

### 1. Call to Order

Deputy Mayor DeHart called the Hearing to order at 6:02 p.m.

Deputy Mayor DeHart advised that Items 6.2 to 6.4 on the Regular Meeting Agenda will not be considered tonight and will be deferred to the December 3, 2013 Regular Meeting.

Deputy Mayor DeHart 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 November 5, 2013 and by being placed in the Kelowna Capital News issues of November 8, 2013 and November 12, 2013, and by sending out or otherwise delivering 1,856 letters to the owners and occupiers of surrounding properties between November 5, 2013 and November 8, 2013.

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. Bylaw No. 10893 (Z13-0034) - 464 Cadder Avenue, Painchaud Family Holdings Inc.

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.

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

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

Shari Fieldhouse, Applicant's Representative

- Excited about moving to a larger home in the same area.
- Advised that the home is an open-concept design with the bedrooms upstairs. There will be a rec room over the garage.

There were no further comments.

#### 3.2. Bylaw No. 10894 (Z13-0033) - 868 Liban Ct, Laryn & Judith Penner

Staff:

- Displayed a PowerPoint Presentation summarizing the application before Council.
- Responded to questions from Council.
- Advised that if the single-family home has a basement suite, it would have to be decommissioned prior to the issuance of the Occupancy Permit for the carriage house.
- Advised that there should be 2 stalls on site for the original single-family dwelling with an additional stall for the carriage house.

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

- Letters of Concern:
  - J. Pells, 895 Kennedy Street (2)
  - K. Dodds, Glenmore Valley Community Association
- Letters of Opposition:
  - B. Drinkwater, 910 Pitcairn Court
  - B. Taylor, 881 Tronson Court
  - K. Cameron, 872 Liban Court
  - K & J Kofer, 865 Kennedy Street
  - B & S Tassie, 862 Liban Court
  - M & J McKinney, 878 Liban Court
- Petition of Opposition:
  - A Petition of Opposition signed by 30 owners/occupiers of the surrounding properties as submitted by J. Pells of 895 Kennedy Street

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

Lynn Welder Lalonde, Applicant's Representative

- Provided the history of the application.

- The property owners purchased the property in May of 2013.
- The property owners chose the neighbourhood because they live in the Dilworth area and wanted to purchase in a neighbourhood close to them so that they could keep an eye on the rental property.
- Was advised by City staff that the site would meet the requirements for a carriage house.
- Believes that the carriage house proposal is sensitive to the area as it will only be one-storey.
- Advised that the basement suite has never been rented out by the current owners.
- The property owners are making every effort to be sensitive to the neighbourhood.
- Responded to questions from Council.
- Tried to keep/create as much green space as necessary on the site.
- Confirmed that there are currently renters in the property, but not in the basement suite.
- Confirmed that the property owners are aware that the basement suite will have to be decommissioned.
- Advised that if the carriage house was not approved, then the homeowners would be willing to apply for a secondary suite.

Gallery:

Robert Johnson, 1847 Mountain Avenue

- Submitted his speaking notes.
- Opposed to the rezoning.
- Believes this is not sensitive to the neighbourhood.
- Would prefer that the neighbourhood remain as single-family homes

Julianne Pells, 895 Kennedy Street

- Has lived on Kennedy Street for 18 years.
- Advised that she is speaking on behalf of a number of residents in the area.
- Opposed to the rezoning.
- Would prefer to limit carriage houses to the corner lots on Liban Court and Kennedy Street.
- Would rather have the Applicants legalize the existing suite in the current house.
- Believes that rezoning this particular lot is not sensitive densification.
- Responded to questions from Council.
- Expressed a concern with on-site parking if the carriage house is approved.
- Expressed a concern that the lot is mid-block and that a carriage house could create privacy issues for the adjoining property owners.

Richard Wensink, 1664 Blondeaux Crescent, on behalf of Glenmore Valley Community Association

- Expressed a concern that the property owner, or their agent, did not contact the Community Association for input.

Grant Turik, 854 Liban Court

- Opposed to the rezoning.
- Believes that the lane is used by parents taking their kids to school and expressed a concern with use of the lane and the off-street parking.
- Expressed a concern with the traffic in the area as a result of the school and believes that more density will make the traffic issues worse.
- Expressed a concern with the proposed density and what it will do the neighbourhood in the future.
- Advised that his biggest concerns are the parking and density.
- Believes that the lane only provides one-way in and one-way out.
- Responded to questions from Council.

Councillor Hobson left the meeting at 6:49 p.m.

Kim Dodds, 862 Liban Court

- Lives right beside the subject property.
- Expressed a concern that the carriage house will take away from the green space and landscaping currently on the site.
- Doesn't mind the densification and doesn't have a problem with legal suites.
- Expressed a concern with the height of the carriage house.

## Staff:

- Clarified the maximum height allowed for a carriage house.
- Clarified the height proposed for the carriage house.
- Confirmed that the height of the carriage house will be dealt with during the Development Permit process.

Kim Dodds, 862 Liban Court

- Opposed to the rezoning as it is mid-block.

Richard Wensink, 1664 Blondeaux Crescent, on behalf of Glenmore Valley Community Association

- Requested that the applicants, or their agent, advise why they didn't contact the Community Association.

Lynn Welder Lalonde, Applicants' Representative

- Advised that she did not know that she should have contacted the Glenmore Valley Community Association.

## Staff:

- Advised that contacting any of the Community Associations is not a requirement of the development application process or the Development Application Procedures Bylaw, however it is encouraged.

Lynn Welder Lalonde, Applicants' Representative

- Advised that the property owners would prefer a carriage house over a basement suite as they are targeting long-term tenants.
- Responded to the concerns of the interveners.
- Clarified the green space being proposed for the site.
- Responded to questions from Council.
- Advised that she personally knocked on the neighbourhood residents' doors.

There were no further comments.

**3.3. Bylaw No. 10887 (OCP13-0015) - Housekeeping Amendments**

## Staff:

- Summarized the housekeeping amendments.

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

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. No one came forward.

**3.4. Bylaw No. 10888 (OCP13-0016) - Miscellaneous Amendments**

## Staff:

- Summarized the miscellaneous amendments.

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

Deputy Mayor DeHart invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. No one came forward.

#### 4. Termination

The Hearing was declared terminated at 7:16 p.m.

---

Deputy Mayor DeHart

---

City Clerk

/slh