

Public HearingDecember 14, 1999

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, December 14, 1999.

Council members in attendance were: Acting-Mayor S.A. Shepherd, Councillors A.F. Blanleil, R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given and R.D. Hobson.

Council members absent: Mayor Walter Gray and Councillor J.D. Nelson.

Staff members in attendance were: City Manager, R.A. Born; City Clerk, D.L. Shipclark; Director of Planning & Development Services, R.L. Mattiussi; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

1. Acting-Mayor Shepherd called the Hearing to order at 7:00 p.m.
2. Acting-Mayor Shepherd advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "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.

The City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on November 25th, 1999, and by being placed in the Kelowna Daily Courier issues of December 6th and 7th, 1999, and in the Kelowna Capital News issue of December 5th, and by sending out or otherwise delivering 490 letters to the owners and occupiers of surrounding properties between November 25th and 27th, 1999.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8484 (Z99-1054) – Dianna & Frederick Behrner – 119 McTavish Avenue - THAT the City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Plan 22525, Sec.24, Twp. 25, O.D.Y.D., located on 119 McTavish Avenue, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone in order to allow development of the site for uses permitted in the RU1s zone.

The Current Planning Manager indicated the property on maps displayed on the overhead projector and advised that the rezoning would allow an existing suite over the 2-car garage to be used for revenue purposes. No new construction is proposed. A variance is required for the location of the house. The Current Planning Manager displayed slides showing the elevations of the garage building and advised that the garage is connected to the house with a breezeway. The house was on the heritage inventory in 1983 but has since been re-evaluated and is not included on the proposed draft heritage register. Works & Utilities staff have agreed that a public turn-around for the west end of McTavish Avenue can be facilitated by a right-of-way over the driveway area on the subject property. Planning Department staff recommend that Council give favourable consideration to this application.

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

Acting-Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

The applicant indicated he had nothing further to add at this time.

There were no further comments.

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- (b) Bylaw No. 8485 (Z99-1046) – Johnannes & Irma Schepp; Jakob & Eleonore Jahner; and Peter & Ludmilla Becker (John Schepp) – 1125 Bernard Avenue - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, Sec. 20, Twp. 28, ODYD, Plan 5803, except Plan KAP46957, located on Bernard Avenue, Kelowna, B.C., from the C9 – Tourist Commercial zone to the C-4 Town Centre zone in order to allow development of the site for uses permitted in the C4 zone.

The Current Planning Manager indicated the property on maps displayed on the overhead projector and advised that the applicant is proposing to redevelop the existing motel site with a 4-storey congregate care facility with 14 one-bedroom and 12 bachelor units along with a manager's suite. A variance is required for the site width. Access would be from Bernard Avenue. The proposed use is consistent with the future land use provisions of the Official Community Plan and the existing uses in the area. A road dedication would be required for future widening of Bernard Avenue and that dedication would also deal with an existing sidewalk that is not within City property. A one-time cash levy would be taken for the work to be undertaken in future when the property on the corner to the west redevelops. The Current Planning Manager showed the proposed building elevations and described how the exterior of the building would be finished. He noted that the application was reviewed and supported by the Advisory Planning Commission and staff recommend that this application be considered favourably by Council.

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

Acting-Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Irwin Schepp advised he was a son of the applicant and that he was available to answer questions of Council.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:15 p.m.

Certified Correct:

Acting-Mayor Shepherd

City Clerk

BLH/bn