

Public HearingMay 2, 2000

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, May 2, 2000.

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

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; Special Projects Planning Manager, H.M. Christy; and Council Recording Secretary, B.L. Harder.

1. Mayor Gray called the Hearing to order at 7: p.m.
2. Mayor Gray 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 April 18, 2000, and by being placed in the Kelowna Daily Courier issues of April 24 & 25, 2000 and in the Kelowna Capital News issue of April 23, 2000, and by sending out or otherwise delivering 705 letters to the owners and occupiers of surrounding properties between April 13-18, 2000.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8537 (Z99-1028(a)) – Shaw Cablesystems Company and Cambridge Shopping Centres Limited (Cambridge Shopping Centres Limited, Shaw Cablesystems Company and City of Kelowna) – 2350 Hunter Road and 2430 Highway 97 North – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning Classification of Lot 3, D.L. 125, O.D.Y.D., Plan 33660 and part of Lot B, D.L. 125, Sec. 28, Twp. 26, O.D.Y.D., Plan 19786 Except Plans M15094 and 37794 located on Hunter Road and Highway 97 North from the A1 – Agriculture 1 and P3 – Parks and Open Space zones to the I1 – Business Industrial zone in order to allow development of the site for uses permitted in the I1 zone.

Staff:

- The application is to rezone a sliver of property along the easterly property boundary, as well as the underlying zone of the property which is covered by Land Use Contract, so that the sliver of land can be consolidated with the Shaw Cable parcel.
- The consolidation is required to facilitate a land exchange between Cambridge and Shaw Cable so that Enterprise Way can be realigned to a geometric alignment that will better serve the Cambridge shopping centre lands.

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

Mayor Gray 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 to add at this time.

There were no further comments.

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- (b) Bylaw No. 8541 (Z00-1017) – Robert Richardson and Shada Enterprises Ltd. – 442 Christleton Avenue - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, D.L. 14, Sec. 13, Twp. 25, O.D.Y.D., Plan KAP60634, located on 442 Christleton Avenue, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone in order to allow development of the site for uses permitted in the RU2s zone.

Staff:

- A secondary suite is proposed for development in the basement of the existing dwelling.
- Some areas of the lower floor will remain part of the upper storey dwelling unit.

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

Mayor Gray 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 to add at this time.

There were no further comments.

- (c) Bylaw No. 8542 (Z00-1016) – Joseph & Kathryn Neilsen (Lawrence Josey) – 998 Laurier Avenue - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, D.L. 138, O.D.Y.D., Plan 4187, located on 998 Laurier Avenue, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RU6b – Two Dwelling Housing with Boarding and Lodging House zone in order to allow development of the site for uses permitted in the RU6b zone.

Staff:

- A boarding and lodging home is proposed for construction on the site for a maximum of 10 residents including the manager's suite.
- The manager's suite does not include a kitchen.
- Parking would be provided from the asphalt lane in the rear.
- There are other existing and proposed boarding and lodging houses in the surrounding area.

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

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

Lawrence Josey, applicant:

- The facility would house a maximum of 8 residents plus the manager's suite, not 10 residents including the manager's suite as indicated by the Planner.

There were no further comments.

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- (d) Bylaw No. 8543 (Z00-1008) – Brad Farrell – 927 Tataryn Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Sec 22, Twp. 26, O.D.Y.D., Plan KAP65523, located on Tataryn Road, 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.

Staff:

- The applicant is proposing to construct a single family dwelling with a secondary suite on the main level.
- A Restrictive Covenant will be registered on title to require installation of a package treatment plant on the property should the septic fail.
- Sanitary sewer service is proposed for the subject property in 2007-2008.

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

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

Brad Farrell, applicant:

- Advised he polled the neighbours within a 300 ft. radius of the subject property.
- Submitted a petition of support bearing 24 signatures.

There were no further comments.

- (e) Bylaw No. 8544 (Z00-1014) – Lance Pilott and Donalene Zacharias (Lance Pilott) – 4632 Gordon Drive - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, DL 357, ODYD, Plan KAP63101, located on Gordon Drive, 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.

Staff:

- A 2½ storey single family dwelling is under construction on the property.
- A secondary suite is proposed for development within the lower level of the dwelling.

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

Mayor Gray 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 to add at this time.

There were no further comments.

#### 4. TERMINATION:

The Hearing was declared terminated at 7:23 p.m.

Certified Correct:


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 Mayor

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 City Clerk

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