

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, January 30, 2001.

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

Council members absent: Councillor B.A. Clark

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 Acting-Council Recording Secretary, L.M. Taylor.

(* denotes partial attendance)

1. Mayor Gray called the Hearing to order at 7:00 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 January 10, 2001, and by being placed in the Kelowna Daily Courier issues of January 22, 2001 and January 23, 2001, and in the Kelowna Capital News issue of January 21, 2001, and by sending out or otherwise delivering 62 letters to the owners and occupiers of surrounding properties between January 10, 2001 and January 15, 2001.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8626 (Z00-1048) - Yellow Rose Ventures Ltd. (FWS Construction Ltd.) - Benvoulin Road THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, DL 128, O.D.Y.D., Plan 8771 Exc. Plan KAP61007, located on Benvoulin Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing zone in order to allow development of the site for uses permitted in the RM3 - Low Density Multiple Housing zone.

Staff:

- A 58-unit multi-family, non-profit residential development for special needs housing project is proposed for construction through the Father Delestre Housing Society.
- A Housing Agreement will be registered to specify the affordability component of the development.
- Development consists of 4 groups of row housing and one 3.5 storey apartment building.
- Rental housing project targeted to lower income families or families with accessibility issues.
- Variances have been requested to increase the height of the apartment building from 2.5 storeys to 3.5 storeys and to reduce the parking requirement from 97 stalls to 82 stalls.
- Sanitary sewer will be provided by means of a temporary lift station until main trunk has been designed and installed by City.
- Consistent with Official Community Plan and Strategic Plan.
- Transportation division considers access at south side of property to be adequate.

The City Clerk advised that the following late correspondence had been received:

- letter of opposition from Rina Culos, 1915 Bowes Street
- Concerned about the proposed height of the apartment building and inadequate buffering between proposed development and their property.

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

Del Juba, FWS Construction, Applicant

- They will construct sidewalk along west side of Benvoulin Road to Cooper Road.
- Children from development will attend Dr. Knox Middle School, A.E. Matheson or Raymer Elementary, all of which are on transit routes.

Dominic Scianitti, Father Delestre Society, Applicant

- The project is close to all amenities, which is crucial for low-income families.
- Will be professionally maintained with full time maintenance employee.

Jean-Marcel Duciaume, owner 201-2288 Benvoulin Road

- Represents the homeowners at the Arboretum located south of the development.
- Lot would be better suited to adult oriented development as schools are fair distance away.
- Playground is barely sufficient for toddlers, not suitable for older children.
- Difficult to make left hand turn out of development.
- City should build sidewalk from Springfield to Benvoulin along west side of Cooper and install traffic light at Cooper and Benvoulin to make area safer for pedestrians.

Bruno Curatalo, MKS Resources owner of Arboretum Development

- City should ensure there is sufficient landscaping between the Arboretum and development to buffer the noise.
- Setback along common property line should be increased from required 4.5 metres.
- City should ensure the playground location does not impact the Arboretum.

There were no further comments.

- (b) Bylaw No. 8627 (Z00-1050) - Ronald & Gwendolyn Waller - Treetop Road THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Sec. 19, Twp. 27, O.D.Y.D., Plan 33849, located at 1940 Treetop Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR1 – Rural Residential 1 zone in order to allow development of the site for uses permitted in the RR1 - Rural Residential 1 zone.

Staff:

- The applicant proposes to create one additional rural residential lot and continue the tree farm operation on the lot with the existing single family dwelling.
- The application has been reviewed and supported by the Agricultural Advisory Committee.
- Access to property and “no build” areas will be controlled through subdivision approval.
- Both parcels meet the required 1-hectare parcel size for lots on septic systems.

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.

There was no response.

There were no further comments.

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4. TERMINATION:

The Hearing was declared terminated at 8:24 p.m.

Certified Correct:

Mayor

LMT/bn

City Clerk