

Public HearingApril 24, 2001

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, April 24, 2001.

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

Council members absent: Councillor B.D. Given.

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.

(\* 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.

Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on April 6, 2001, and by being placed in the Kelowna Daily Courier issues of April 16 & 17, 2001, and in the Kelowna Capital News issue of April 15, 2001, and by sending out or otherwise delivering 57 letters to the owners and occupiers of surrounding properties between April 4 & 8, 2001.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8659 (Z01-1002) – Brad Laverdure – 594 Spruceview Place South - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 4, Sec. 32, Twp. 26, O.D.Y.D., Plan KAP45720, located on Spruceview Place South, 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:

- The rezoning is a result of a complaint about an illegal suite.
- The existing on-site parking meets bylaw standards with 2 stalls in the garage and two tandem in the driveway.
- The applicant has indicated he could add an extra stall next to the garage if that alleviates concern about parking.

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

- 30 signature petition of support circulated by the applicant.
- Letter of concern about safety from Wilma & Wilfred Wollin, 593 Spruceview Place South, advising they signed the signature of support but have since changed their minds and asking that Council stipulate that the tenants must use the driveway and garage for parking and not park on the street.
- Late letter from Martin & Lorraine Landry, 598 Spruceview Place South, advising they signed the petition of support but have since changed their minds and do not support the application because the building is beginning to show the lack of live-in owner's care and a second driveway would add to the deteriorating eye appeal.

Public Hearing

April 24, 2001

- Late letter from Dale & Carolyn Jacklin, 596 Spruceview Place South, advising they signed the petition of support but have since changed their minds and do not support the application because the whole house is rented out, lack of care and upkeep of the property and too many vehicles parking on the street.

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

Gord Laverdure, applicant's father:

- Brad Laverdure resides in Calgary and could not be here for this public hearing.
- There is parking for 4 vehicles on-site with 2 in a double garage and a double width driveway in front so do not understand the parking concerns.
- There is someone looking after the house on an ongoing basis and Brad hires a groundskeeper during the summer so do not understand the suggestion that upkeep of the place is shoddy.
- The fact that there is a park site next door and that the mailboxes for the neighbourhood are in front of the park has nothing to do with the vehicles parked in the driveway of the subject property.
- People coming to the park have no option but to park on the street and there are two streets they can chose from. Likely not many vehicles come to the park.

Lambertus Vos, 581 Spruceview Place North:

- There is a lot of traffic in the area. During the day women come to the park site with their children and people also come by car to collect their mail. There is very little parking for either.
- Nobody parks in the driveway when there are vehicles parking in the garage.
- There is not enough parking in the area and it is not a good place to have secondary suites. Some homes have no secondary suite but they have a lot of company that sometimes have to park 7 or 8 houses down the street.

Gord Laverdure, applicant's father:

- Named some of the people who signed the petition of support.

There were no further comments.

#### 4. TERMINATION:

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

Certified Correct:

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Mayor

BLH/am

City Clerk