

Public HearingJune 19, 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, June 19, 2001.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blaneil, 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: Acting-City Manager/Director of Planning & Development Services, R.L. Mattiussi, City Clerk, D.L. Shipclark; 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 7:02 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 May 30, 2001, and by being placed in the Kelowna Daily Courier issues of June 11 & 12, 2001, and in the Kelowna Capital News issue of June 10, 2001, and by sending out or otherwise delivering 87 letters to the owners and occupiers of surrounding properties between May 30 and June 1, 2001.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8692 (Z01-1025) – Steve and Jolan Panta – 380 Viewcrest Court - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 30, Sec. 23, Twp. 28, SDYD, Plan KAP53665, located on Viewcrest Court, 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:

- There is one other secondary suite zone in the area and it is at the corner of Uplands and Lakeshore.
- The rezoning would facilitate development of a suite in the lower floor of a single family dwelling that is currently under construction.

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

- letter from Gustav Klein and Denise Gariepy, 384 Viewcrest Court
 - letter from Lyle & Geraldine Isenor, 380 Uplands Court
- both generally opposed because of negative impact on property values in the area and their enjoyment of their own properties would diminish.
- late letter of concern from John & LeeAnn Brachman, 388 Viewcrest Court, supporting the nanny suite concept but concerned about unrestricted rental of the property.

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

Steve Panta, applicant:

- The suite is proposed for occupancy by their 19 year old son to give him an opportunity to have independent living before going out into the world, and both parents are ageing and so may have need of the suite.
- Care has been taken to ensure that all requirements for a suite have been met.
- On-site parking is addressed and is not visible from the street or from the neighbours.
- He and his family are quiet people and do not want to disrupt the neighbourhood or inhibit them from having quiet use of their properties too.
- The neighbours have signed a petition of support for the suite.

Council:

- Asked that in future they be provided with copies of correspondence and/or petitions submitted with the initial applications for rezoning to the 's' zone and not just the correspondence and/or petitions received as a result of the notice of the public hearing.

There were no further comments.

- (b) Bylaw No. 8693 (Z01-1015) – Jag Ventures Inc. (Ray Gagnon)- 809 Finns Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Sec. 34, Twp. 26, O.D.Y.D., Plan 16944, located on Finns Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the I1 – Business Industrial zone in order to allow development of the site for uses permitted in the I1 zone.

Staff:

- The applicant also owns the adjacent property to the southwest and intends to develop the subject property such that it will appear that the two lots were developed together.
- Variances will be required to reduce the minimum lot size and for a proposed zero setback on the east property line.
- There will be a second access to the site from Finns Road.

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.

Ray Gagnon, 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:

Mayor

BLH/am

City Clerk