

Public HearingJuly 3, 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, July 3, 2001.

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.

Council members absent: Councillors B.D. Given and R.D. Hobson.

Staff members in attendance were: Acting-City Manager/Director of Planning & Development Services, R.L. Mattiussi; Deputy City Clerk, A. Flack; Current Planning Manager, A.V. Bruce; Subdivision Approving Officer, R.G. Shaughnessy; 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 June 15, 2001, and by being placed in the Kelowna Daily Courier issues of June 25 & 26, 2001, and in the Kelowna Capital News issue of June 24, 2001, and by sending out or otherwise delivering 383 letters to the owners and occupiers of surrounding properties between June 14 & 15, 2001.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8695 (Z01-1031) Arlex Enterprises Ltd., Patrick & Judith Bentley, and John & Gail Schlosser (Michael Gaspari) – 4541 Gordon Drive – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, D.L. 358, ODYD, Plan KAP64413, 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:

- The house is currently under construction.
- The secondary suite is proposed in the rear half of the ground floor of the dwelling.
- Turning movement would be required within the property so that vehicles do not have to back out onto Gordon Drive.

The Deputy 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.

Michael Jasper, applicant:

- Indicated he had nothing to add at this time.

There were no further comments.

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- (b) Bylaw No. 8696 (Z01-1009) – Robert J. Ohlmann – 1316 Bernard Avenue - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot B, D.L. 137, ODYD, Plan 16595, located on Bernard 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.

Staff:

- The suite is existing.
- Some modifications would be required to meet Building Code.

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

- petition of support bearing 10 signatures.

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's mother indicated she had nothing to add at this time.

There were no further comments.

- (c) Bylaw No. 8697 (Z01-1024) – David and Sandra Marshall (David Marshall) – 4611 Gordon Drive - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, DL 357, ODYD, Plan 41826, 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:

- The property is a little over 1/3 of an acre in size.
- The rezoning is requested to facilitate a secondary suite in an accessory building.
- There is a pending subdivision application on the property. The accessory building would be situated so as not to compromise the subdivision potential.
- Once the lot is rezoned, if the applicant proceeds with the subdivision both lots would have the same zoning and so potentially both could have a suite.

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

- petition of support bearing 38 signatures.

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

David Marshall, applicant:

- He canvassed the area with the petition of support.
- Just wants to utilize the land that is available and has been sitting dormant until now.

There were no further comments.

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- (d) Bylaw No. 8699 (Z01-1023) – Oracle Investments Inc. (Runnalls, Denby & Associates) – 4752 Stewart Road West - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot A, Section 29, Township 29, SDYD, Plan KAP55599 as shown on Map "A" attached to the report, located on Stewart Road West, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR3 – Rural Residential 3 zone and P4 – Utilities zone in order to allow development of the site for uses permitted in the RR3 and P4 zones.

Staff:

- The applicant proposes to subdivide the property to create 17 single family lots and a storm water detention facility as the last phase of the Crawford Estates subdivision.
- This application is to rezone a small triangular portion (.7 ha) of land at the south end of the property that was not included in the previous zone amending bylaw and to rezone the north end of the property to facilitate the storm water detention facility.
- The application was reviewed and supported by the Advisory Planning Commission with no conditions.

The Deputy 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.

Tom Pyper, 1641 Parkridge Court:

- His property is north of the subject property adjacent to the area being zoned for the storm water detention facility.
- The property owners that would border onto the storm water detention facility would not want to see a skate park as part of the facility.

Staff:

- City Parks Division staff are working on a multi-purpose recreational area further to the south in cooperation with the School Board.
- The proposed storm water detention facility is considered park and open space but would be more of a utility lot which would be grassed and have the ability to retain water.

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

There were no further comments.

#### 4. TERMINATION:

The Hearing was declared terminated at 7:24 p.m.

Certified Correct:

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 Mayor

BLH/am

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 Deputy City Clerk