

Public HearingJuly 17, 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 17, 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.

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.

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 "Kelowna Official Community Plan (1994-2013) Bylaw No. 7600" and "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 28, 2001, and by being placed in the Kelowna Daily Courier issues of July 9 & 10, 2001, and in the Kelowna Capital News issue of July 8, 2001, and by sending out or otherwise delivering 221 letters to the owners and occupiers of surrounding properties between June 28 & 29, 2001.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8698 (Z01-1018) – Tracy Arnold – 300 Dundas Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 16, Sec. 22, Twp. 26, ODYD Plan 20473, located on Dundas Road S., 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 proposed to be located in the basement of the dwelling.
- The windows for the suite meet Building Code requirements with respect to size but the security bars would have to be removed as the windows would serve as an emergency exit for the tenants.

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

- Petition of support provided by the applicant bearing 9 signatures of residents in the neighbourhood.

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

Tracy Arnold, applicant:

- The neighbours directly in front, beside and behind the subject property all signed the petition of support.
- The bars on the windows can be opened from the inside so the windows could still be used for emergency exit without removing the bars. However, the bars will be removed from the windows before final reading if required.

There were no further comments.

- (b) Bylaw No. 8700 (OCP01-001, Z01-1004) W.H. & M.W. Reid (Wally Reid) – Dehart Road – THAT Map 15.1 – General Future Land Use of Schedule “A” of the Kelowna Official Community Plan (1994 – 2013) Bylaw No. 7600 be amended by changing the Future Land Use designation of the East ½ of Lot 1, DL 358, O.D.Y.D., Plan 260, except Plans B1546, 18828, and 42674, located on Gordon Road and DeHart Road, from Major Park/Open Space, Educational/Major Institutional, and Multiple Family Residential (Medium Density) to Major Park/Open Space, Commercial, Single/Two Family Residential, and Multiple Family Residential (Medium Density) as shown on Map “A” attached to the report of the Planning & Development Services Department dated June 13, 2001;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of the East ½ of Lot 1, DL 358, O.D.Y.D., Plan 260, except Plans B1546, 18828, and 42674, as shown on Map "A" attached to the report of the Planning and Development Services Department, dated June 13, 2001, located on Gordon Road and DeHart Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU5 – Bareland Strata Housing zone in order to allow development of the site for uses permitted in the RU5 zone.

Staff:

- The application initially included a commercial node at the northeast corner of the subject property; however, the commercial component of the application has since been dropped.
- The rezoning is for development of the southerly half of the property with single and two family bareland strata housing. A walkway would be provided from Sherwood Road to connect to the future park site.
- A route of public access from the future park site to Gordon Drive would be discussed further with the applicant when the multi-family portion of the development proceeds on the northeasterly portion of the property.
- The B.C. Gas right-of-way would be relocated to along the west and southerly boundaries of the subject property.
- The Advisory Planning Commission reviewed the application and recommended support for the bareland strata housing portion of the proposal but recommended further consideration of the OCP amendment for the northerly half of the property be deferred until after completion of the OCP review.
- The Planning Department does not recommend support as staff view the proposed development as under-utilization of the land and see this property as an opportunity for multi-family housing and increased densities that may not be marketable today but that should be preserved for future utilization.
- Identified the access points envisaged by the conceptual plans noting that the bareland strata portion of the development would take its main access off Gordon Drive and accesses from Dehart would be kept to a minimum.

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

- Petition of support in a letter format with 10 signatures of area residents.
- Letter of opposition from Ron & Barbara Hallick, 458 Sarsons Road, objecting to commercial and walled city type development in the Okanagan Mission proper; 4-laning of Lakeshore and Gordon Roads; and asking for a referendum on development issues in the Lower Mission.
- Letter from Mary Ann Klotzbach, 4445 Gordon Drive, stating she would prefer that the area be rezoned RU5 with single family strata development.

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- Letter from J.L. Lambrick and Norman Lambrick, 664 Dehart Road, stating they have no objection to the application but strongly recommending that the RU5 portion of the development have access from both Gordon Drive and Sherwood Road and asking that the future medium density, multi-family development be restricted to 3 storeys in height.

The City Clerk further advised that a summary has been circulated of the correspondence received as a result of OCP advertising several months ago. The summary indicates that 218 submissions were received and all were opposed to the commercial component that has since been withdrawn from this application.

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

Wally Reid, applicant:

- Satisfactory arrangements have now been met with City staff for the future park site.
- A route of public access to Gordon Drive cannot be considered until such time as the northeast corner of the property is developed, likely in 5-10 years. If there is to be a pedestrian connection to Gordon Drive, it would only be from the future park site to Gordon Drive and not from Sherwood to Gordon.
- The intent is to create a retirement area in the Okanagan Mission so that people can stay in familiar surroundings. The subject property is an ideal location for grandparents because there are schools all around the property.
- The subject property is also well served by transit, police and firemen are about a block away at the Community Hall, and services such as water, sewer, natural gas, hydro, cable TV, etc. are all available.
- Sidewalks would be provided along the frontage of the property as it is developed.
- An eye-pleasing berm with a barrier on top is being considered for around the strata housing development so as to deflect sound up.
- The existing bus stop adjacent to the subject property is just past the Shafer Road access on Gordon Drive.

Wendy Fransen, 4492 Gordon Drive:

- Advised she was also representing her neighbour, Mrs. Anna Cruesemann, 4482 Gordon Drive.
- Main concern is the impact of additional traffic from the proposed development and the recently approved Stoneybrook subdivision on the 4-way stop at the Dehart/Gordon intersection. Would like traffic lights installed at this intersection.
- The transit stop is on Gordon Drive at Schafer Road. The sidewalk should be extended from the bus stop to the school property so that the children can at least walk all the way to school on a sidewalk.

Bruce Brown, 4488 Gordon Drive:

- Opposed to the proposed multi-family development which is inappropriate in this area of the Okanagan Mission. There is no reason why a developer could not buy up several lots and create a multi-family development somewhere else.
- Would not want to see a 4-storey apartment building in the Mission.
- The single family bareland strata with a berm would fit in fine.
- For safety reasons the sidewalk should not be constructed until it can be put in all the way to the school.
- If the bus stop were moved to more appropriate location it would be a lot safer.

There were no further comments.

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4. TERMINATION:

The Hearing was declared terminated at 7:51 p.m.

Certified Correct:

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Mayor

City Clerk

BLH/am