

Public HearingMarch 19, 2002

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, March 19, 2002.

Council members in attendance were: Mayor Walter Gray, Councillors 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: Councillor A.F. Blanleil.

Staff members in attendance were: 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.

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 March 1, 2002, and by being placed in the Kelowna Daily Courier issues of March 11 & 12, 2002, and in the Kelowna Capital News issue of March 10, 2002, and by sending out or otherwise delivering 136 letters to the owners and occupiers of surrounding properties between February 28 and March 4, 2002.

3. INDIVIDUAL BYLAW SUBMISSIONS

- 3.1 **The Good Samaritan Society (FWS Community Partners Inc.)**

- 3.1 Bylaw No. 8812 (Z01-1064) – The Good Samaritan Society (FWS Community Partners Inc.) – 1540 KLO Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of part of Lot A, D.L. 131, O.D.Y.D., Plan KAP70104, located on KLO Road, Kelowna, B.C., from the A1 – Agricultural 1 zone to the RM4 – Transitional Low Density Housing zone in order to allow development of the site for uses permitted in the RM4 zone.

Staff:

- A 3-storey, 105-unit seniors' housing project is currently under construction. The small portion of additional property under application for rezoning at this time is as a result of a lot line adjustment at the rear property line as part of a property exchange with the adjacent property owner and would be consolidated with the remainder of the site.
- The residence on the subject property is intended for use as a group home for patients with dementia.
- A Development Permit application is on tonight's Regular Meeting agenda to deal with changes to the layout of the site.

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.

Del Juba, applicant:

- Through the lot line adjustment, about 4,000 sq. ft. was added to the property.
- The intent is to change the house into a cottage for people with Alzheimers and other forms of dementia.

There were no further comments.

### **3.2 Ivan and Nada Vidovic**

3.2 Bylaw No. 8814 (Z01-1070) – Ivan and Nada Vidovic – 278 Temple Court – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 4, Sec. 27, Twp. 26, ODYD, Plan 37210, located on Temple Court, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone to allow development of the site for uses permitted in the RU2s zone.

Staff:

- There is an existing suite on the ground floor of the house. The rezoning is a result of a bylaw enforcement file in response to a complaint and would legalize the suite to allow for its continuing use.
- Parking requirements for 3 on-site parking stalls can be met in a single vehicle garage and double wide driveway.
- RU2 zoning allows for a slightly smaller lot size than RU1 zoning.

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

- 4 petitions of opposition bearing a total of 5 signatures, all primarily concerned with adding to existing on-street parking problems in the neighbourhood.

Staff:

- Indicated, on a map, the addresses of the petitioners opposing the application.

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

Del Lot, 1257 Houghton Road:

- Temple Court is a dead-end with public no turn around. There is no sign to indicate that the road is a dead-end. The only way out is for vehicles to turn around in a private driveway or back out. Garbage trucks and street cleaning equipment have to back out.
- A number of vehicles park on the street and more vehicles would add to an already dangerous situation.
- There are a lot of suites and a lot of rental units in the area.

A young man who advised he does live in the neighbourhood expressed support for leaving it open for people to have suites anywhere in the city as a means of supplementing their income.

The applicant indicated he had nothing to add.

There were no further comments.

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4. TERMINATION:

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

Certified Correct:

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Mayor

City Clerk

BLH/am