

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, October 1, 2002.

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 Assistant City Clerk, L.M. Taylor as Acting-Council Recording Secretary.

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.

The City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on September 13, 2002, and by being placed in the Kelowna Daily Courier issues of September 23 & 24, 2002, and in the Kelowna Capital News issue of September 22, 2002, and by sending out or otherwise delivering 204 letters to the owners and occupiers of surrounding properties between September 13-17, 2002.

3. INDIVIDUAL BYLAW SUBMISSIONS

3.1 H. Henson Electric Ltd. (Patrick McCusker)

- 3.1 (a) Bylaw No. 8903 (OCP02-0008) – H. Benson Electric Ltd. (Patrick McCusker) – 1229 & 1239 KLO Road – THAT City of Kelowna Official Community Plan (1994-2013) Bylaw No. 7600 be amended by changing the Generalized Future Land Use Map 19.1 designation of Lots 2 & 3, D.L. 131, ODYD, Plan 17528 except Plan H17514 located on KLO Road, Kelowna, B.C. from Multiple Unit Residential (Low Density) to Multiple Unit Residential (Low Density-Transitional).

See discussion under 3.1 (b)

- 3.1 (b) Bylaw No. 8904 (Z02-1031) – H. Benson Electric Ltd. (Patrick McCusker) – 1229 & 1239 KLO Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 2 & 3, D.L. 131, ODYD, Plan 17528 except Plan H17514, located on KLO Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the RM4 – Transitional Low Density Housing zone.

Staff:

- OCP amendment and rezoning to permit the construction of a 3½ storey, 33-unit residential condominium building.
- Applications have been made for a development permit and a development variance permit to be considered in conjunction with final adoption of the bylaws.
- Variance requested is to increase the height of the building to 3½ storeys.
- Plans for improvements to KLO Road have not been completed and no schedule for the improvements has been set.
- Staff recommend support.

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

- Letter from Margaret Hine, 1220 KLO Road, expressing concern about loss of view and increased traffic.

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

Patrick McCusker, agent for applicant:

- Outlined the plans for landscaping and the street signage for KLO Road.

Harvey Benson, applicant:

- The development could be reversed on the property to satisfy the concerns of the property owner across the street.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:18 p.m.

Certified Correct:

Mayor

LMT/am

City Clerk