

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, April 1, 2003.

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, E.A. Horning 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; Special Projects Planning Manager, H.M. Christy; 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.

The City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on March 14, 2003, and by being placed in the Kelowna Daily Courier issues of March 24 & 25, 2003, and in the Kelowna Capital News issue of March 23, 2003, and by sending out or otherwise delivering 391 letters to the owners and occupiers of surrounding properties between March 14 & 17, 2003.

The City Clerk also advised that the correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy 309.

Mayor Gray reminded applicants and citizens in the public gallery of the rules of procedure for the Public Hearing.

3. INDIVIDUAL BYLAW SUBMISSIONS

3.1 952 AND 962 Lawson Avenue

- 3.1 Bylaw No. 8956 (Z02-1051) – 554007 BC Ltd. (Walter and Lidia Baumgart) – 952 & 962 Lawson Avenue – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, DL 138, Plan 4491, ODYD and Lot B, DL 138, Plan 4491, ODYD, located on Lawson Avenue, Kelowna, B.C. from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone.

Staff:

- This application was adjourned from the Public Hearing of February 18, 2003 to tonight's Public Hearing in order for the applicant to discuss his proposal with the neighbourhood.
- Since the February 18, 2003 Public Hearing, the applicant has revised his application by reducing the number of units from 14 to 12 units, developed in two 3-unit buildings and one 6-unit building.
- Showed the proposed building elevations.
- A Development Permit and Development Variance Permit would be required should the rezoning be approved.

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The City Clerk advised that, in addition to the correspondence that was received and circulated to Council at the February 18th Public Hearing, the following correspondence had been received:

- letter from Jane Eamon, 980 Lawson Avenue, opposed to the higher density and its impact on the existing character of their single family neighbourhood.
- 6 form letters from residents indicating support and that they are considering purchasing one of the proposed townhouse units.
- 19 form letters from residents simply indicating support for 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.

Keith Funk, representing the applicant:

- The proposed rezoning is in compliance with the City of Kelowna Official Community Plan.
- Drew attention to other changes that have occurred in the surrounding area to demonstrate that the neighbourhood is in transition.
- A public meeting was held in the neighbourhood on March 24th and it was modestly well attended (12 individuals). Notices were also posted on everyone's door in the neighbourhood; a response was received from 3 property owners.
- Reviewed the evolution of changes to the development design.
- The project will be marketed as a strata townhome although 2 units will be initially rented by family of the two applicants.

Rick Simorol, 1919 Pandosy Street:

- Supports the proposal.

Brian Stewart, 942 Lawson Avenue:

- The proposed design is a definite improvement but still has some issues with respect to the landscape plans and if they can be addressed has no problems with it.

Jane Eamon, 980 Lawson Avenue:

- The development has gone from being rental units to being strata owned. What guarantee do the homeowners in the neighbourhood have that it really will be owner-occupied? Does not want rental units.
- There is already a day care centre and a seniors home in the area and they generate a large amount of traffic. Concerned about the traffic impact of 12 more families and only 1 driveway from the proposed development.

Jim Mayne, 1903 Sonora Drive:

- Addressed Council at the February 18th Public Hearing expressing concern with the proposal on behalf of Mrs. Audrey Johnston, 961 Lawson Avenue. Subsequent to the Public Hearing, with Mrs. Johnston's approval, accepted an offer from the applicant and his agent to do the marketing for the project.
- The marketing information package includes disclosure of the strata rules. In the beginning the developers own all 12 units and the rules would say how many units can be rented and how many have to be owner-occupied. The developers would control that until they sell the 7th unit and since those people would have purchased on the basis that the units would be owner-occupied, they would probably want owner-occupied units next to them. That is as close to a guarantee as is possible that the units would be owner-occupied.

There were no further comments.

3.2 518 McKay Avenue

- 3.2 Bylaw No. 8986 (Z02-1060) – Ian & Marguerite Sisett – 518 McKay Avenue – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 10, DL 14, ODYD, Plan 3769 located on McKay Avenue, Kelowna, B.C. from the RU6- Two Dwelling Housing zone to the C4-Town Centre Commercial zone.

Staff:

- The applicant intends to construct a small commercial addition to the existing house on the property.
- The garage off the lane would be removed to provide for 4 parking stalls and a loading zone.
- Displayed drawings to show the form and character of the building.
- The application is consistent with the City of Kelowna Official Community Plan.
- The application was reviewed and supported by the Advisory Planning Commission.

The City Clerk advised that no correspondence had been received until at the start of tonight's Public Hearing when the applicant submitted copies of an information brief.

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

Margurite (Bev) Sisett, applicant:

- Trying to preserve the South Pandosy Village concept with this project.
- Significant road widenings required so need the requested square footage to make the project viable.
- Plans are conceptual.
- The proposed commercial use is an antique shop so impact on traffic would be minimal.
- Disappointed at having to remove the garage in order to meet parking requirements.

There were no further comments.

3.3 2430 Highway 97 North

- 3.3(a) Bylaw No. 8987 (OCP02-0013) – Ivanhoe Cambridge Inc. (IBI Group) – 2430 Highway 97 North – THAT Map 19.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 be amended by changing the Future Land Use designation of Lot 8, DL 125, O.D.Y.D., Plan KAP69740, located on Highway 97 North, Kelowna, B.C., from the Commercial and Industrial designation to the Commercial designation.

See discussion under 3.3(b).

- 3.3(b) Bylaw No. 8988 (Z02-1045) – Ivanhoe Cambridge Inc. (IBI Group) – 2430 Highway 97 North – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 8, DL 125, O.D.Y.D., Plan KAP69740, located on Highway 97 North, Kelowna, B.C., from the P3 – Parks and Open Space and I2 – General Industrial zones to the C3 – Community Commercial zone.

Staff:

- The application represents the last phase of development from the Central Park Area Structure Plan, other than any residual land that may be left over across the railroad tracks after construction of the North End Connector.
- The Official Community Plan amendment would change the land use from Service Commercial and Industrial to Commercial.
- The applicant participated in a pilot project for the Enterprise Way extension which should be open this year. In doing so, limitations were imposed to regulate trip generation rates.
- The Development Permit (DP) shows five building sites that could be split into different tenancy areas. The DP would be considered concurrent with Council's adoption consideration of the subject bylaw.

The City Clerk advised that the only correspondence received was an information brief submitted by the applicant.

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

Mike Pankiw, IBI Group:

- The planning process for development of the Central Park lands started in 1998. The long term concept for development of the lands east of Banks Road has been for commercial purposes.
- Substantial open space (17%) has been designated as part of this development.
- The site plan indicates 216,000 sq. ft. of development on the subject property with 927 parking stalls which is more than the 885 stalls required.
- At the Advisory Planning Commission meeting concerns were raised about the amount of landscape along Banks Road. As a result, the amount of landscaping will be significantly increased and they are working with City staff to provide suitable landscape material.
- Displayed building elevations to show that the project would be consistent with what is already developed on the west side of Banks Road.
- The phase 3 report deals specifically with the 84-86 trees on the site. Based on the evaluation criteria approximately half of the trees were good. Found, in developing the lands to the west, that the cutting and filling and change in the natural grading of the site makes it prohibitive to preserve and sustain the trees. Therefore the intent is to replace that tree stock with cultivated stock that would thrive and mature over time. The trees would be replaced at a 2 for 1 ratio. The calliper of the replacement trees is a Development Permit issue for discussion at that stage of the project approvals.
- The proposed landscaping per parking stall would be 40% more than required by City bylaw.
- A substantial walkway is proposed to link the commercial to the south to the green space opportunities to the north.
- In a town centre context a mixed use residential/commercial development would work; under the highway context residential would not work with the proposed development.
- Discussions are underway for a crossing agreement through the subject property to the Shell Station site; without a reciprocal access the Shell site would be isolated.

There were no further comments.

3.4 3866-3884 Truswell Road

- 3.4 Bylaw No. 8989 (Z02-1059) – Mission Shores Developments (David Tyrell Architect Inc.) - 3866-3884 Truswell Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots A, B, C, D and E; Sec. 1, Twp. 25, ODYD Plan KAP67760, located on Truswell Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the C9 Tourist Commercial zone.

Staff:

- The subject property includes 5 separately titled lots on Truswell Road.
- The application is to rezone the upland property to C9 and to rezone the portion of lake fronting the property to W2 intensive water use.
- The KLO/South Pandosy Sector Plan, adopted in 1996 and incorporated into the City of Kelowna Official Community Plan, indicated that the area should be developed for Tourist Commercial future land uses.
- The properties are currently used for 4 residential dwellings. The property owners have applied for and received accretion.
- The applicant is proposing to develop the property with 54 apartment hotel units that could be occupied for short-term rentals.
- Revised site plans show a number of buildings linked by a second floor plaza with a parking structure around the bottom floor. A boardwalk would be constructed within the property being dedicated to the City, consistent with foreshore policies.
- A number of variances would be required if the rezoning is successful. There were variances requested along the north property boundary but they are no longer required. There are still variances required at the front yard and from the property to the south.
- The rezoning is supported by the Advisory Planning Commission.
- The application is consistent with the City of Kelowna Official Community Plan.
- Staff will be coming forward with a recommendation soon that the 60 degree sight line requirement be deleted from the Zoning Bylaw.

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

Jonathan Friesen, president of Mission Shore Developments:

- Introduced his development team.

Rick Hulbert, architect:

- Was directed by Mission Shore Developments (MSD) to try to maximize quality, liveability and neighbourliness.
- The waterfront would be accessible to the public in the future as each property develops.
- Displayed photographs to show the character of the area.
- Compared what is allowed in the C9 zone to what they are proposing (up to 6 storeys - 3 storeys proposed; 1.5 FAR - 0.97 FAR proposed; 210,894 sq. ft. - 186,207 sq. ft. proposed; over 200 units allowed – 54 townhomes proposed; 27 parking stalls - 97 stalls proposed in order to keep cars, boats and trailers all off the street.)
- The stacked townhomes would look like 3 large, impressive homes from Truswell. Every home would have 2 access doors – one from the outside and one from the parking garage.
- Explained how they intend to address concerns raised by the Butlers, who own the adjacent property to the north, about massing of the lakefront building, encroachments, daylighting, etc. The stairway that was going to be encroaching has been removed so variance of that building setback is no longer required. Showed the proposed building design and elevation changes along the north property line noting that the existing landscaping would significantly block the proposed building adjacent to the north property line.

Wayne Danforth, engineer:

- Showed a photo of the existing dock that abuts the property and the dock that is proposed as the entrance point to the proposed marina facility which would include an additional 32 marine slips.
- Worked with Hay & Co to develop the improved dock. There is minimum sediment transfer occurring beyond the 339 m contour and beyond that depth there is no sediment transfer.
- The boardwalk is well above the high water line and so should not interfere with any water activity and would not interfere with fish spawning.
- The environment impact study dealt with the new dock and accretion and sedimentation issues along the beach not the impact of boats.

Rick Hulbert, architect:

- Displayed images of the proposed development and boardwalk to show that they are designed in a resort character.
- There would be no public access through the development to get to the boardwalk.
- None of the development would be on the newly accreted land.
- For environmental reasons they are proposing 32 boat slips instead of 54 slips.

Staff:

- Responding to questions from Council, explained that the proposed traffic light at Truswell and Lakeshore would be 'temporary' until such time as Lakeshore Road is 4-laned or some other longer term solution could be found.
- Does not think that any of the proposed building would be on the accreted land.

Council:

- The property to the south is identified as future public park and that will provide the public access to the boardwalk.

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

- Letter from Greg Salloum, 3826 Capozzi Road;
- Letter and brief from Christopher (Kip) Butler, representing Lois C. Butler, owner of 3858 Truswell Road;
- Letter from Vaughn Sinotte, representing Bud & Diane Truswell, 3896 Truswell Road;
- Late submission from Douglass & Patricia Rolf, 3820 Capozzi Road;
- Late letter from Henry & Phylis Tostenson, 3838 Capozzi Road;
- Late letter and brief from Chris Fraser, representing Sharon & Mike Dalton, 3848 Capozzi Road;

All opposed to the application for reasons including noise, dust and other disruptions throughout the extended period of construction, environmental impacts from the marina and dock structures, decreasing property values, increased traffic, and change in the existing character of the neighbourhood.

- Late letter and brief submitted by the applicant, Jonathan Friesen, Mission Shores Developments Ltd. in support of 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.

Chris Fraser, representing the Daltons, 3848 Capozzi Road:

- Would have liked copies of environmental assessment reports and drawings for the wharf to help them deal with issues of concern but not available.
- Outlined the points raised in his written brief with respect to the OCP, accretion/erosion, the 60 degree sight line requirement; and environmental issues.
- His clients are totally opposed to this development and would like the area to remain as it is. If that cannot happen, then asked that the developer be held to what they are promising today. That the developer be required to grant a permanent easement through the proposed development for public access to the public beach and boardwalk area, rather than counting on a future access from the Truswell property. Also that they be required to register a covenant to bind the land to the proposed use of the property in perpetuity and prevent a 6-storey development at some point in future and to preclude a secondary business such as pub, nightclub or retail outlets.
- Would also like to see copies of the permit(s) from the Ministry of Land, Water and Air Protection that allowed the work that has been done on the dock to date to proceed.
- The Daltons moved into the neighbourhood 4 years ago.

Staff:

- The subject application was referred to the Ministry of Land, Water and Air Protection and they had no concern other than asking that the applicant incorporate the minimum floodplain management requirements into a covenant that would be registered on title and requiring fencing during construction.
- There would not be any fuelling facilities.
- BC Assets and Lands are the jurisdictional authority for approving the dock.

Vaughn Sinotte, Sinotte & Company, Barristers & Solicitors:

- Representing Bud & Diane Truswell, 3896 Truswell Road.
- The tourist commercial use is too aggressive to be coming in with 54 units in a single phase as opposed to a staged development. It is a major intrusion on the residential uses in the area.
- Concerned that fuel spillages could negatively impact Kokanee spawning.
- Concerned about whether the additional traffic that would be generated can be accommodated.
- Environmental issues should be addressed prior to the zoning being granted.
- Would like to stop this application before it gets started until all neighbourhood concerns are addressed.

Christopher (Kip) Butler, Thomas Butler LeClair, Barristers & Solicitors:

- Representing his mother, Lois Butler, 3858 Truswell Road.
- Concerned at such a large and high impact development being proposed on the foreshore of the lake at the mouth of Mission Creek.
- Referred to various sections in the OCP to support an argument that the OCP is flawed and that the property should not be developed for C9 uses.
- Referred to sections of the Lake Okanagan Shorezone Plan and recommended actions with respect to use of the waterfront.

Steve Goertz, 3884 Truswell Road:

- Has lived there about 10 years and is still at the above address although he recently sold the property to Mission Shores Developments.
- Spoke in support of the proposed development which in his opinion would increase property values in the area and have no negative impact on traffic or the lake.

(Dr.) Douglass Rolf, 3820 Capozzi Road:

- Has lived there since mid-August 2002.
- Has submitted a letter indicating his opposition to the proposed rezoning.
- Wants the area to remain residential.
- Concerned about the safety of the children playing on the streets.
- It is already difficult for traffic to get off Truswell onto Lakeshore Road.

Greg Salloum, 3826 Capozzi Road:

- Has spoken to the neighbours from Lot 1 at the end to Mrs. Butler's property and everyone is opposed.
- The proposal does not fit in with the residential character of this long established neighbourhood and is forcing the residents to leave the area.
- Traffic and parking are concerns. Most of the homes have young families.
- The City of Kelowna Official Community Plan (OCP) is open to amendment by developers so residents should be able to change the OCP too. Asked that Council review the area sector plan and OCP.

Dr. Gurmeet Randhawa, 3832 Capozzi Road:

- There are about 10 children in the neighbourhood and they play everywhere.
- Traffic is already a major problem. With the increased traffic it will be impossible for the residents to live in the neighbourhood.
- If a large gate could be installed at Truswell/Capozzi then he would not be opposed. Otherwise, the OCP needs to be reviewed.

Linda Kelly, 3899 Truswell Road:

- There are a lot of children in the neighbourhood and changes in the area have been gradual and over time.
- This is an elephant amongst a herd of cattle and is too big for the area.
- Concerned about the environmental impact on the fish in the creek.
- The Truswells may never be willing to sell their land for a park. Need alternative public access to the foreshore.

Jackie Kelly, 3889 Truswell Road:

- Strongly opposed because the development is not appropriate for the area at this time. Replacing the 3 homes that were there with 54 units is overwhelming.
- Did not oppose the boat launch when it was approved because boat traffic is non-intrusive.
- Concerned that sewer will back-up in the neighbourhood as a result of the additional development.

Jim Kelly, 3879 Truswell Road:

- Is very much opposed. The development will destroy a long-standing neighbourhood.

Linda Shannon, 529 Martin Road:

- Opposed to the proposed development.
- Bought last February with the intention of being in a quiet neighbourhood. Shocked to see what could be happening.

Gail Meier, 557 Radant Road:

- Lived there since 1973.
- Opposed because does not want any more changes in the neighbourhood.
- The proposed development would have too big an impact and there are trees that would probably be lost.
- The area is already extremely congested with boats.

Keith Funk, 1336 Wilson Avenue:

- Referred to a flyer that was delivered to all the properties within the sector in 1995 when he worked on the sector plan as an employee of the City of Kelowna and gave his perspective on the project given his work on the sector plan.

Chris Fraser again:

- Federal authorities should also be contacted for input on the potential environmental impact from this development.

Staff:

- The City has worked very closely with the environmental agencies and they recognized that the foreshore area was almost entirely sand and that there was no environmental condition that required any further study.
- Federal Fisheries may have some jurisdiction but that is covered by the Ministry of Land Water and Air Protection.

Wayne Danforth again:

- Showed a recent aerial photograph of the mouth of Mission Creek and the development in the general area to show the proximity of the project to the creek.
- All boats would be stored on lifts. The only in-water boat storage would be guest parking areas and those stalls are designated at the outer extremes of the marina.
- 27 of the 32 slips are designated as bow-rider, family runabout size and boat lifts will only accommodate that size of boat, 4 slips at the outer end would be designated for boats up to 28 feet and one slip would accommodate a boat of up to approximately 35 feet in length.
- The top of the existing dock would be 32.9 geodetic and that is considered high. There is little or no potential for the fixed docks to be a contributor to sedimentation by interrupting the flow of the water.

Jonathan Friesen, applicant:

- Without the variance of the 60 degree sight lines, Building E would have to be deleted and it is the most valuable building in the most prominent location on the site. The 9 units in that building will be sold for about \$300 per sq. ft. Without that profit base in the proforma picture, the entire property would have to be reconfigured and densities increased elsewhere. Would destroy the cottage look and change the character so that the project would be less appealing.
- The City is reviewing their bylaw with respect to the 60 degree sight line requirement.
- Targeting their market to the tourist vacationer crowd. It would be of little consequence to the success of the project if they were required to limit the stay to maximum 240 days.
- Had a neighbourhood meeting and met with other residents individually, prior to the application being considered by the Advisory Planning Commission.
- Could consider providing a temporary public access along the Truswell property line to the beach until such time as the Truswell property becomes available as park. Would also be willing to restrict the uses to those that are proposed.

Rick Hulbert again:

- The development would be 3-storey with sloped roofs. Change is not easy. Trying to make this tourist oriented development as residential looking as possible while still being commercial.

There were no further comments.

3.5 **2045, 2053 and 2061 Garner Road, 1625 Verdure Road and 2980 Gallagher Road**

- 3.5(a) Bylaw No. 8991 (OCP02-0015) – Gordon & Heidi, Donald & Amy, Allan & Angelica Kirschner (Allan Kirschner and Dan Middal) – 2045, 2053 and 2061 Garner Road, 1625 Verdure Road and 2980 Gallagher Road – THAT Map 19.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 be amended by changing the Future Land Use designation of Lots A, C & D, Sec. 13, Twp. 26, ODYD, Plan KAP48770; Lot 3, Sec. 13, Twp. 26, & Sec. 18, Twp. 27, ODYD, Plan KAP44995; Lot 1, Secs. 12 & 13, Twp. 26 & Secs. 7 & 18, Twp. 27, ODYD, Plan KAP71697, located on Loseth Road, Kelowna, BC, from the Single/Two Unit Residential designation to the Multiple Unit Residential – Medium Density designation.
- 3.5(b) Bylaw No. 8992 (Z02-1015) – Gordon and Heidi, Donald and Amy and Allan and Angelica Kirschner (Allan Kirschner and Dan Middal) – Garner Road, Verdure Road and Gallagher Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Sec. 13, Twp. 26, ODYD, Plan KAP48770, located on Loseth Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU1h – Large Lot Housing (Hillside Area), RU4h – Low Density Cluster Housing (Hillside Area), RU6h – Two Dwelling Housing (Hillside Area) and P3 – Parks & Open Space zones.

Staff:

- The subject properties are owned by the Kirschner family.
- An area structure plan was developed for the entire area last year and the land use designations in that plan were adopted.
- The OCP amendment would change the proposed future land uses to modify the cluster and row housing areas within the Kirschner Area Structure Plan based on revised contour information. The total number of proposed units remains unchanged at about 700 units.
- The portion of the property under application for rezoning is owned by Alan Kirschner and is proposed for development to create 109 single family lots, a duplex, and housing in cluster format.

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

- letter from Donna Harvey-Smith, 1439 Alpine Avenue;
 - late letter from Steve & Hrvojka Bailey, 1746 Fulmer Road;
- both opposed because the existing character of the area would change and because of concern about the potential negative impact on wildlife and traffic.

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

Keith Funk, representing the applicant:

- Gave a more detailed synopsis of the Kirschner Mountain Estates proposal to give a sense of the type of development that is proposed. This included a brief outline of the proposed design features; reasons for the revisions to the plan; giving an update of the road upgrades and ultimate provision of a traffic light at Highway 33/Loseth Road somewhere after 110 units; and the phase 1 subdivision plan.
- Confirmed that there would be a trail connecting system.

Tim Evans, 1419 Begley Road:

- During the OCP Public Hearings for the Black Mountain Plan regarding density, the residents were made aware that there would be some form of cluster housing but were told that the overall density would remain on the single family level.

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Staff:

- The OCP amendment is just to deal with the cluster housing form, the density would not change.

There were no further comments.

Moved by Councillor Blanleil/Seconded by Councillor Shepherd

P294/03/04/01 THAT the Regular Meeting be convened after termination of this Public Hearing and the bylaws from the Public Hearing be dealt with tonight.

Carried

4. TERMINATION:

The Hearing was declared terminated at 11:20 p.m.

Certified Correct:

Mayor

City Clerk

BLH/am