

Public HearingMarch 22, 2005

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 22, 2005.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blanleil, R.D. Cannan, B.A. Clark, C.B. Day, E.A. Horning 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 & Corporate Services, R.L. Mattiussi; Acting Deputy City Clerk, D.M. Fediuk; Manager of Development Services, 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.

The Acting Deputy City Clerk advised Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on March 4, 2005, and by being placed in the Kelowna Daily Courier issues of March 14 & 15, 2005, and in the Kelowna Capital News issue of March 13, 2005, and by sending out or otherwise delivering 411 letters to the owners and occupiers of surrounding properties between March 4-7, 2005.

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.

3. INDIVIDUAL BYLAW SUBMISSIONS

- 3.1 **195 Hartman Road**

- 3.1 Bylaw No. 9372 (Z04-0085) – Angela Percy (Salloum and Company) – Hartman Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Sec. 26, Twp. 26, ODYD Plan 25374, located on Hartman Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU6 – Two Dwelling Housing zone.

Staff:

- The rezoning is requested to accommodate subdivision of the property into two lots.
- There are a range of lot sizes within the area with many RU6 and RU1s zoned lots in the general vicinity.
- The Advisory Planning Commission recommends support.

The Acting Deputy City Clerk advised that no correspondence and/or petitions had been received.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Representative for the applicant:

- Indicated he had nothing to add at this time.

There were no further comments.

**3.2 Building Height Definition - Walkout Basements**

- 3.2 Bylaw No. 9364 (TA04-0009) City of Kelowna – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by amending the definitions of storey, half and the provisions for building height with regard to walkout basements.

## Staff:

- The proposed text amendment is intended to clarify how building height is measured for dwellings with walkout basements.
- The amendments clarify that for a half storey in a one storey building, the shorter walls have to be **exterior** walls; provide for a 3 storey height on the entire rear side of a dwelling with a walkout basement as long as the front side of the dwelling is no more than 2 storeys; allow for an overall height of 3 storeys or 12.5 m rather than the 9 storeys in the bylaw as it now exists.

The Acting Deputy City Clerk advised that no correspondence and/or petitions had been received.

Mayor Gray invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

There was no response.

**3.3 727 and 737 Stremel Road**

- 3.3 Bylaw No. 9374 (Z04-0086) – Gordon Wiancko and Jennie & Carey Coukell (Lynn Welder Consulting) – Stremel Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Sec. 34, Twp. 26, O.D.Y.D., Plan 20471 and Lot 1, Sec. 34, Twp. 26, O.D.Y.D., Plan 18713, located on Stremel Road, Kelowna, B.C. from the existing RU1 – Large Lot Housing zone to the proposed I2 – General Industrial zone.

## Staff:

- The rezoning is requested to allow for consolidation of the two properties to facilitate a self-storage facility that would be constructed in three buildings.
- A Development Permit (DP) application is not required in conjunction with this rezoning because the property is not within a mandatory DP area.
- The lots to the west are all under rezoning application and the remaining lots to the east would be large enough to facilitate a similar consolidation and redevelopment should the owners chose to do so.
- The Advisory Planning Commission recommends support.

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

- letter of opposition from Wayne Marsh, 1180 Findlay Road, opposed because the increased traffic and potential business hours would negatively impact surrounding property values and the peace and quiet of the neighbourhood.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Linda Kerkonen, 766 Stremel Road:

- Agrees with the letter from Mr. Marsh. Does not want to see any more traffic in the area either.
- Storage rental facilities can create a lot of problems. The area is quiet now. A self-storage facility would be accessible all hours of the day and night.

Public Hearing

March 22, 2005

Lynn Welder, applicant:

- The hours of business have not been established at this point, but there would be a controlled closing time. The hours might be from 7 a.m. to 7 p.m.
- A landscaping buffer would be provided along Stremel at the front and also along the rear of the property. Normally Industrial properties are not required to have a setback but in this case the property to the east is still residential and therefore a setback is also required along that boundary along with buffering, to City Zoning Bylaw standards.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:27 p.m.

Certified Correct:

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Mayor

BLH/am

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Acting Deputy City Clerk