

Public HearingJuly 26, 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, July 26, 2005.

Council members in attendance were: Mayor Walter Gray, Councillors R.D. Cannan, B.A. Clark, C.B. Day, R.D. Hobson and S.A. Shepherd.

Council members absent: Councillors A.F. Blanleil, B.D. Given and E.A. Horning.

Staff members in attendance were: Director of Planning & Corporate Services, R.L. Mattiussi; Deputy City Clerk, S.C. Fleming;; Manager of Development Services, A.V. Bruce; Subdivision Approving Officer R.G. Shaughnessy, Development Engineering Manager S. Muenz, and Council Recording Secretary, I. Tilstra.

1. Mayor Gray called the Hearing to order at 7:03 p.m.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "*Kelowna 2020 - Official Community Plan 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 Acting City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on July 8, 2005, and by being placed in the Kelowna Daily Courier issues of July 18th, 2005 and July 19th, 2005, and in the Kelowna Capital News issue of July 17, 2005, and by sending out or otherwise delivering 468 letters to the owners and occupiers of surrounding properties between July 8, 2005 and July 11, 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(a) **5127 Chute Lake Road**

- 3.1(a) Bylaw No. 9447 (OCP05-0008) – Nicola Consiglio – Chute Lake Road – THAT Map 19.1 of the *Kelowna 2020 - Official Community Plan Bylaw No. 7600* be amended by changing the Future Land Use designation of part of Lot 1, Sec. 24, Twp. 28, SDYD, Plan 5485 except Plans 18646, KAP49406, KAP50989 and KAP64523, located on Chute Lake Road, Kelowna, BC, from the Future Urban Reserve designation to the Single/Two Unit Residential & Major Park/Open Space designations, as shown on Map "A" attached to the report of Planning & Corporate Services Department dated June 16, 2005.

See discussion under 3.1(b).

3.1(b) 5127 Chute Lake Road

- 3.1(b) Bylaw No. 9448 (Z05-0020) – Nicola Consiglio – Chute Lake Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Sec. 24, Twp. 28, SDYD, Plan 5485 except Plans 18646, KAP49406, KAP50989 and KAP64523, located on Chute Lake Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RR2 – Rural Residential 2 zone, RR3 – Rural Residential 3 zone, RU1h – Large Lot Housing (Hillside area) zone, P3 – Parks & Open Space zone and P4 – Utilities zones as shown on Map "B" attached to the report of Planning & Corporate Services Department dated June 16, 2005.

Staff:

- The northern third of the subject property is currently designated for Single/Two Unit Residential in the OCP, with the balance of the property designated as Future Urban Reserve. The Future Urban Reserve designation was put in place primarily due to lack of water to service the lands above the 520 metre contour.
- The developer of the adjacent property to the west is prepared to upgrade the water to service the area above the 520 m contour.
- The applicant has been working closely with the neighbouring developer to ensure continuity in the road network, linear park and servicing requirements.
- The applicant is proposing to create 11 lots zoned RR2h, 20 lots zoned RR3h, and 39 lots zoned RU1h, all of which would be hillside development. The proposal also includes a park and open space component and a P4 zoned lot for an existing Terasen utility station.
- The Advisory Planning Commission recommends support as do staff.

The 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.

Applicant:

- Indicated nothing to add at this time.

There were no further comments.

3.2(a) 5241 Chute Lake Road

- 3.2(a) Bylaw No. 9449 (OCP05-0003) – Singla Bros. and Gary Randhawa –Chute Lake Road – THAT Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 be amended by changing the Future Land Use designation of part of Lot A, Sec. 24, Twp. 28, SDYD, Plan 18646, located on Chute Lake Road, Kelowna, BC, from the Future Urban Reserve designation and Single/Two Unit Residential to the Single/Two Unit Residential designation and Major Park/Open Space, as shown on Map "A" attached to the report of Planning & Corporate Services Department dated June 16, 2005.

See discussion under 3.2(b).

3.2(b) 5241 Chute Lake Road

3.2(b) Bylaw No. 9450 (Z05-0014) – Singla Bros. and Gary Randhawa – Chute Lake Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, Sec. 24, Twp. 28, SDYD, Plan 18646, located on Chute Lake Road, Kelowna, BC, from the A1 – Agriculture 1 zone to the RU1h – Large Lot Housing (Hillside Area) and P3 – Parks and Open Space zones as shown on Map "B" attached to the report of Planning & Corporate Services Department dated June 16, 2005.

Staff:

- This is the property that is adjacent and west of the property under the previous application on this agenda.
- The northern half of the subject property is designated Single/Two Unit Residential in the OCP and the southern half of the property is designated as Future Urban Reserve, again primarily due to lack of water to service the lands above the 520 metre contour.
- With the proposed upgrade of water to service lands above the 520 m contour, this applicant is proposing to develop 105 single family residential RU1h size lots which is reduced from the 125 lot shown in the plan.

The 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.

Tony Lockhurst, applicant:

- Indicated he had nothing to add at this time.

There were no further comments.

3.3 3295 Lakeshore Road

3.3 Bylaw No. 9451 (Z05-0024) – VE Properties (Water Street Architecture) – Lakeshore Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, D.L. 14, ODYD, Plan 42579 located on Lakeshore Road, Kelowna, B.C., from the C9 - Tourist Commercial zone to the C4 - Urban Centre Commercial zone.

Staff:

- The property is within the Commercial area of the Pandosy Town Centre.
- The proposed zoning change is required to support redeveloping the property with a 3-storey, mixed retail/office building. The main building would be on the north side of the lot, with a stairway at the front of the building leading to a second storey passageway connection to office space above a parking garage on the south side of the lot. Parking would also be provided at the rear of the property.
- A variance would be required to allow a minor encroachment for one parking stall.
- The Advisory Planning Commission recommends support as do staff.

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

Public Hearing

July 26, 2005

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

Domenic Rampone, owner:

- Indicated he had nothing to add at this time.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:23 p.m.

Certified Correct:

Mayor

Deputy City Clerk

SCF/IT/am