

Public HearingJuly 10, 2007

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 10th, 2007.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre. Blanleil, Barrie Clark, Colin Day, Carol Gran, Robert Hobson, Norm Letnick and Michele Rule.

Council members absent: Councillor Brian Given

Staff members in attendance were: City Manager, Ron Mattiussi; Deputy City Clerk, Stephen Fleming; Director of Corporate Services/Acting Director of Planning and Development Services, David Shipclark; Current Planning Supervisor, Shelley Gambacort; and Council Recording Secretary, Sandi Horning.

(* denotes partial attendance)

1. Mayor Shepherd called the Hearing to order at 6:04 p.m.
2. Mayor Shepherd 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 Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on June 22nd, 2007, and by being placed in the Kelowna Daily Courier issues of July 3rd, 2007 and July 4th, 2007, and in the Kelowna Capital News issue of July 1st, 2007, and by sending out or otherwise delivering 545 letters to the owners and occupiers of surrounding properties between June 22nd, 2007 and June 26th, 2007.

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 Bylaw No. 9811 (Z07-0044) – George Watson and Vicki Scott - 1282 Monterey Crescent – THAT Rezoning Application No. Z07-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Sec. 30, Twp. 26, ODYD, Plan 30458, located at 1282 Monterey Crescent, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

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

Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. No one came forward.

- 3.2 Bylaw No. 9812 (Z07-0028) - Pentar Homes/(Meiklejohn Architects Ltd.) 2138, 2140, 2142, 2150 Vasile Road - THAT Rezoning Application No. Z07-0028 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lots 6,7,8, and part of lot 9, District Lot 129, ODYD Plan 15777, located on Vasile Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RM5 – Medium Density Multiple Housing zone be considered by Council;

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Staff:

- Confirmed that, through the Development Permit process, Planning staff are keeping track of the number of bedrooms each unit being built contains.

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

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

Jim Meiklejohn, Applicant's Representative:

- Trying to achieve a pedestrian-friendly and street level entrance for the building.
- There will be a total of 56 units; 14 – 1 bedroom units and 42 – 2 bedroom units.
- Provided an explanation of the style of the architecture and the exterior materials.
- There is a fair amount of landscaping surrounding the building as well as on the individual patio units.
- Will be working with the Accessibility Checklist and Sustainability Checklist when obtaining a Development Permit for the project.
- Will be working with the developer and the engineer regarding the lighting of the parking area and lighting of the building.

Marilyn Vaughan, 1885 Barlee Road

- Concerned about the shading to her property.
- Concerned about the absentee landlords in the area and what will happen to the empty buildings on the subject properties in the neighbourhood.
- Concerned about security and neighbourhood safety during demolition and construction.
- Concerned about the increase in traffic and the fact there is only a right turn onto Highway 97.
- Inquired if there will be a park area in the development and when the neighbourhood park, that the public keeps hearing about, will be built.

Staff:

- There are two (2) City-owned properties that have been marked for development as park and open space; however the timeline for construction of the neighbourhood park is unknown to Planning staff at this time.
- As for traffic concerns, Planning staff are not aware of any traffic improvements being planned by the Transportation Division at this time.

Neil Parent, Pentar Homes, Applicant

- Personally removed vagrants from the properties himself and have removed some of the landscaping for safety reasons.
- A full-time security guard will be onsite during construction and the property will be fully fenced.

There were no further comments.

- 3.3 Bylaw No. 9814 (Z07-0004) – No. 21 Great Projects Ltd./(Stantec Consultants Ltd.) (South of) Ivens Road - THAT Rezoning Application No. Z07-0004 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a part of the South ½ District Lot 579, SDYD, Except Plan KAP77336, located off Hewetson Avenue, Kelowna, B.C., from A1 – Agriculture 1 zone to RU1h – Large Lot Housing (hillside) zone and P3 – Parks and Open Space zone, as shown on Map 'A' attached to the report of Planning and Development Services Department, dated May 22, 2007, be considered by Council;

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Staff:

- This relates to Phase 1 of the development of Neighbourhood 3.
- Planning staff are in the process of reviewing the subdivision application as it relates to this rezoning application.
- Planning staff are working with the applicant with respect to the newly developed Hillside Guidelines.

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

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

Marnie Skobalski, Stantec Consulting

- More defined plans will be provided when the process requires them.
- Contemplating streetscaping in Phase 1 with various pathway links.
- Phase 1 calls for a dedication of a 6.8 ha park with various network pathways.
- Phase 2 will have an Abbott Street style pathway.
- The pathway for Phase 2 will be hidden from the view of the neighbouring residential properties.
- Building envelopes on each property will be defined in order to assure that there will be additional setbacks on each property over and above what the City requires.
- The structures will be built along the slopes rather than projecting off of the slopes.
- Trying to encourage a "green" development and will be following the LEEDS design model.
- Did look at a street concept network to ensure that it would be compatible with transit.
- Did endeavour to receive feedback from BC Transit, however, no written feedback was provided.

Terry Klassen, Stantec Consulting

- The overall development will be very pedestrian-friendly.
- Provided an explanation regarding the streetscaping planned for the development
- The intention is for a share-use roadway to accommodate pedestrians and cyclists

Council:

- Would like Planning staff to incorporate any transit impacts into their reports as it would be helpful to let Council know where bus stops could be established within newly developed areas.

There were no further comments.

- 3.4 Bylaw No. 9815 (Z07-0005) – No. 21 Great Projects Ltd. and City of Kelowna/(Stantec Consultants Ltd.) (East of) Ivens Road, 1290 Ivens Road and 890 Paret Road - THAT Rezoning Application No. Z07-0005 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a part of the North ½ of D.L. 579, SDYD, Except Plans 5648, 9458, 9459, KAP74689, KAP75766 AND KAP77604; Lot 3, D.L. 579, SDYD, Plan KAP66779; and Lot B, D.L. 579, SDYD, Plan KAP67461, located off Paret Road, Kelowna, B.C., from A1 – Agriculture 1 zone to RU1h – Large Lot Housing (hillside) zone and P3 – Parks and Open Space zone, as shown on Map 'A' attached to the report of Planning and Development Services department, dated May 22, 2007, be considered by Council;

Staff:

- This relates to Phase 2 of the development of Neighbourhood 3.

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

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

Marnie Skobalski, Stantec Consulting

- See Item 3.3 above.

Terry Klassen, Stantec Consulting

- See Item 3.3 above

4. TERMINATION:

The Hearing was declared terminated at 6:48 p.m.

Certified Correct:

Mayor

SLH/dld

Deputy City Clerk