

Public HearingAugust 5, 2008

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, August 5th, 2008.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre. Blanleil, Colin Day, Brian Given, Robert Hobson, Norm Letnick and Michele Rule.

Council members absent: Councillors Barrie Clark and Carol Gran.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Current Planning Supervisor, Shelley Gambacort; Planner, Paul McVey; and Council Recording Secretary, Sandi Horning.

(* denotes partial attendance)

1. Mayor Shepherd called the Hearing to order at 6:00 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 City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on July 18th, 2008, and by being placed in the Kelowna Daily Courier issues of July 28th, 2008 and July 29th, 2008, and in the Kelowna Capital News issue of July 27th, 2008, and by sending out or otherwise delivering 537 letters to the owners and occupiers of surrounding properties between July 18th, 2008 and July 23rd, 2008.

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. 10039 (Z07-0047) – Mario & Odessa Digiovanni – 1385 McBride Road - THAT Rezoning Application No. Z07-0047 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Sec. 19, Twp. 26, ODYD, Plan 11351, located at 1385 McBride Road, Kelowna, B.C. from the RU2 – Medium Lot Housing to the RU6 – Two Dwelling Housing zone be considered by Council.

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

- Letters of Opposition:
 - Bob & Barbara Macfarlane, 1306 McBride Road
 - Jennifer & Rick Bomford, 1306 McBride Road

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. 10040 (Z08-0024) – Young & Hamel Motors Ltd./(Cheviot Properties Ltd.) – 580 Harvey Avenue - THAT Rezoning Application No. Z08-0024 to amend

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the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 139, ODYD, Plan 36595, located at 580 Harvey Avenue, Kelowna B.C., from the C4 – Urban Centre Commercial zone to the C7 – Central Business Commercial zone be considered by Council.

The 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.

Conrad Gaucher, CBA Architecture Corp., Applicant's Representative:

- No further information to add.

There were no further comments.

- 3.3 Bylaw No. 10041 (Z08-0031) – Fortis Properties Corp./(Project Management Services Inc.) – 2417/2419 Harvey Avenue - THAT Rezoning Application No. Z08-0031 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of That Part of Lot 3 Shown on Plan B5888, DL 125, O.D.Y.D. Plan 3447, located on Harvey Avenue, Kelowna, B.C. from the existing C10 – Service Commercial zone to the proposed C4 – Urban Centre Commercial zone be considered by Council.

The 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.

Brad Greene, Project Management Services Inc., Applicant's Representative:

- Confirmed that he is in receipt of the Accessibility Guidelines and that this development will meet, or exceed, forty-two (42) of the recommendations or requirements.

There were no further comments.

- 3.4 Bylaw No. 10042 (Z08-0027) – Shaun Klotz & Darcy Jordan/(Bob Guy) – 725 Quigley Road - THAT Rezoning Application No. Z08-0027 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Sec. 22, Twp 26, ODYD, Plan 36483, located at 725 Quigley Road, Kelowna BC, from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council.

Staff:

- Believes that the required permit would have to be issued by the City's Building Department in order to move the home onto the site; however issuance of any permit does not confirm support for this application.

The 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.

Bob Guy, Agent for the Applicant:

- Advised that the lot is quite large (over .5 of an acre) and that the rezoning is supported by the Official Community Plan.
- A "delayed" Demolition Permit has been issued by the City; however that permit has been issued on the condition that the rezoning is approved.
- Confirmed that it has always been the intent of the owner to remove the existing garage on the site.

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There were no further comments.

- 3.5 Bylaw No. 10043 (Z08-0058) – Aletta Nixon/(Neville & Aletta Nixon) – 1570 Glenmore Road – THAT Rezoning Application No. Z08-9058 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 Section 16 Township 23 Osoyoos Division Yale District Plan 4223, located at 1570 Glenmore Road, Kelowna BC from the A1 – Agriculture 1 zone to the A1(s) – Agriculture 1 (with Secondary Suite) zone be considered by Council.

The 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.

Neville & Aletta Nixon, Applicant:

- There was originally a mobile home on the site.
- Confirmed that it is the intent to move the old sales office for the Yale Town development onto the site.

There were no further comments.

- 3.6 Bylaw No. 10044 (Z08-0053) – Corey-Lea Neufeld/(Corey Lea & Dean Neufeld) – 4505 Gaspardone Road - THAT Rezoning Application No. Z08-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, Section 34, Twp. 29, ODYD, Plan KAP74510 located at 4505 Gaspardone Road, Kelowna, B.C. from the A1 – Agriculture 1 Zone to the A1s – Agriculture 1 with Secondary Suite zone be considered by Council.

The 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.

Dean Neufeld, Applicant:

- No further information to add.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 6:21 p.m.

Certified Correct:

Mayor

City Clerk

SLH/dld