

Public HearingSeptember 16, 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 September 16, 2008.

Council members in attendance: Mayor Sharon Shepherd, Councillors Colin Day, Brian Given, Carol Gran and Michele Rule.

Council members absent: Councillors Andre Blanleil, Barrie Clark, Robert Hobson and Norm Letnick.

Staff members in attendance were: Acting City Manager, Paul Macklem; City Clerk, Stephen Fleming; Subdivision Approving Officer, 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 August 29, 2008, and by being placed in the Kelowna Daily Courier issues of September 8, 2008 and September 9, 2008, and in the Kelowna Capital News issue of September 7, 2008, and by sending out or otherwise delivering 690 letters to the owners and occupiers of surrounding properties between August 29, 2008 to September 3, 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. 10062 (Z07-0095) – AMDI Investments Inc. – 2176 Wilkinson Street - THAT Rezoning Application No. Z07-0095 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Section 19, Township 26, O.D.Y.D, Plan 35197, located on Wilkinson St, Kelowna, B.C. from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing 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. No one came forward.

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- 3.2 Bylaw No. 10063 (Z08-0008) – Ann Allan Holdings Inc. & Ceberry Holdings Inc. (Ann Allan Holdings Inc.) – 300 Penno Road - THAT Rezoning Application No. Z08-0008 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, DL 123, O.D.Y.D., Plan 22129, located on Penno Road, Kelowna, B.C. from the existing RR3 – Rural Residential 3 zone to the proposed I2 – General Industrial zone be considered by Council.

## Staff:

- It is anticipated that the property will be used for secure parking and storage.

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. No one came forward.

- 3.3 Bylaw No. 10065 – (Z08-0064) – Anita & Ethan Rideout – 2605 Curts Street - THAT Rezoning Application No. Z08-0064 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, District Lot 135, ODYD, Plan 7821, located at 2605 Curts Street, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone, be considered by Council.

## Staff:

- The parking requirements of the zone have been met.

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.

Sophia Rideout, 2605 Curts Street

- Would be really glad if her parents are able to build a carriage house.

There were no further comments.

- 3.4 Bylaw No. 10066 (Z08-0068) – Jeffery Sininger & Krystal Sininger – 1338 Montenegro Drive - THAT Rezoning Application No. Z08-0068 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 13, Township 26, ODYD, Plan KAP84278, located at 1338 Montenegro Drive, Kelowna, BC, from the RU1h – Large Lot Housing (Hillside Area) zone to the RU1hs – Large Lot Housing (Hillside Area) with Secondary Suite zone be considered by Council.

## Staff:

- There is adequate on site parking for the suite.

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.

Jeffery Sininger, Applicant:

- Made an inquiry regarding the next step in the rezoning process.

There were no further comments.

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- 3.5 Bylaw No. 10067 (Z08-0055) – Robert George Peter Elliott – 4355 June Springs Road - THAT Rezoning Application No. Z08-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 35, Township 29, ODYD, Plan KAP71642, located on June Springs Road, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RR1(s) – Rural Residential 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. No one came forward.

- 3.6 Bylaw No. 10068 (Z08-0015) – Rachel Pazdzierski – 582 Radant Road THAT Rezoning Application No. Z08-0015 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 6, Township 26, O.D.Y.D., Plan 9002, located on Radant Road, 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 City Clerk advised that the following correspondence and/or petitions had been received:

- Letter of Support:
  - Markus Heinrichs, 521 Radant Road
- Letter of Opposition:
  - Amanda & Jason Schindel, 576 Radant Road

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

Rachel Pazdzierski, Applicant:

- Have lived on the property 18 ½ years and have owned the property for the past 6 years.
- Is a licensed daycare provider who is registered through Interior Health.
- Confirmed that all of the parking requirements have been met.

Linda Sampson, 587 Radant Road

- Supportive of the application.
- Feels that, in general, the neighbourhood is supportive of this application.
- Does not believe that traffic will be an issue.

William Burgher, 527 Radant Road

- Bought his property in 1986 and is supportive of the application.
- Does not believe that the daycare will be an issue.
- Access to the rental suite is in the back of the property and therefore he does not feel that the suite will negatively impact the neighbourhood.

There were no further comments.

- 3.7 Bylaw No. 10069 (Z08-0025) – Susan Robert (Dave Robert) – 1418 Alta Vista Road - THAT Rezoning Application No. Z08-0025 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16, District Lot 137, O.D.Y.D., Plan 13998, located on Alta Vista Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council.

The 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. No one came forward.

- 3.8 Bylaw No. 10070 (Z08-0041) – George & Shirley Staley – 4039 June Springs Road - THAT Rezoning Application No. Z08-0041 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 3, Township 26, O.D.Y.D., Plan KAP80425, located on June Springs Road, Kelowna, B.C. from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite, be considered by Council.

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

- Letters of Support:
  - Richard Lamberton, 3995 June Springs Road
  - Linda Lamberton, 3995 June Springs Road
  - Keith Morrice, 3975 June Springs Road
  - Britta Morrice, 3975 June Springs Road
  - Elizabeth & Jerry Scherle, 4080 June Springs Road
  - Lance Handley, 4079 June Springs 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.

4. TERMINATION:

The Hearing was declared terminated at 6:30 p.m.

Certified Correct:

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Mayor

SLH/hp

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City Clerk