

Public HearingOctober 28, 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, October 28<sup>th</sup>, 2008.

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

Council members absent: Councillor Barrie Clark.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Subdivision Approving Officer, Shelley Gambacort; Planner, Paul McVey; Development Services Manager, Steve Meunz\*; Planner, Nelson Wight\*; Traffic & Transportation Engineer, Jerry Behl\*; 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 City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on October 10<sup>th</sup>, 2008, and by being placed in the Kelowna Daily Courier issues of October 20<sup>th</sup>, 2008 and October 21<sup>st</sup>, 2008, and in the Kelowna Capital News issue of October 19<sup>th</sup>, 2008, and by sending out or otherwise delivering 1878 letters to the owners and occupiers of surrounding properties between October 10<sup>th</sup>, 2008 and October 15h, 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. 10031 (Z07-0082) – Bruckal Developments Corp./(New Town Architectural Services) – 443 Christleton Avenue - THAT Rezoning Application No. Z07-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, District Lot 14, ODYD, Plan 1335, located at 443 Christleton Avenue, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer.

Staff:

- Gave background information regarding the application.

Public HearingOctober 28, 2008

- Confirmed that the application will follow the direct Development Permit process.

## City Clerk:

- Council could instruct staff that, when considering the Development Permit to take into consideration the comments received at the Public Hearing as they relate to the rezoning application.

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

- Letters of Opposition:
  - Shannon Ferch, 461 Birch Avenue
  - Gerry & Chris Lee, 460 Birch Avenue
  - Patricia Richardson, 406 Christleton Avenue
  - Michael Minions, 421 Francis Avenue
  - Pat Stewart, 2395 Abbott Street
- Letters of Concern:
  - Janet Evans, 423 Christleton Avenue
  - Islam Mohamed, 423 Christleton Avenue
  - Allen Kowalchuk & Delores Wilson, 392 Christleton Avenue
- Letters of Support with Conditions as Outlined:
  - Gerry & Chris Lee, 460 Birch Avenue
    - As supported by:
      - Janet Evans, 423 Christleton Avenue
      - Robert & Shannon Ferch, 461 Birch Avenue
      - Robert Sperle, 410 Birch Avenue
      - Denton Powles, KLO Central Neighbourhood Association
    - One letter signed by:
      - Morio & Jane Tahara, 429 Christleton Avenue
      - Sue Ficociello, 398 Christleton Avenue
      - Patricia Richardson, 406 Christleton Avenue
      - Valerie Marks & Vaughan Hooper, 428 Christleton Avenue
      - Morris Parfitt, 452 Christleton Avenue
- Petition of Support with Conditions as Outlined:
  - A Petition submitted by Chris Lee, 460 Birch Avenue, as signed by 80 residents of the surrounding area.
- Letter from the Applicant:
  - Steven Bruckal

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

Steve Bruckal, Bruckal Developments Ltd., Applicant:

- There were changes made to the design of the structure in order to address the neighbourhood's concerns.
- Have gone back to some traditional duplex plans, which the neighbourhood was then given an opportunity to choose which two (2) of the plans that they liked. The plans presented tonight are the plans that are now being brought forward to Council.
- The only variance with the plans would be on the Birch side of the lot, which would be a site coverage variance as the strip along the bottom is the lane which was extended by an easement. This resulted in a 7% variance.

Gallery:

Public HearingOctober 28, 2008Chris Lee, 460 Birch Avenue

- Confused that the plans for Birch as she thought that structure would be on Christleton and the plans for Christleton would be on Birch.
- The plans seem to be reversed as well as the setbacks. Has no problem with the setback on Birch.
- Feels surrounded by duplexes that the developer has already built.
- Concerned that once the rezoning has been granted, the form and character that the neighbourhood has requested will not be followed through with.

Pat Richardson, 406 Christleton Avenue

- Believes that the plans have been reversed.
- Pleased with the different proposals that were presented to the neighbourhood.
- Concerned that once the rezoning has been granted, the form and character that the neighbourhood has requested will not be followed through with.

Islam Mohamad, 423 Christleton Avenue

- Pleased to see the changes that have been presented.
- Concerned that once the rezoning has been granted, the form and character that the neighbourhood has requested will not be followed through with as he believes that the developer has not followed through on previous promises.
- Would prefer that the property be subdivided as RU1 lots.
- Would like the Development Permit approval process to be jointly considered with the rezoning application.

Dennis McGuire, 354 Christleton Avenue

- Concerned about the process that the neighbourhood has been put through.

Wayne Dods, 420 Christleton Avenue

- Lives directly across the street from 443 Christleton Avenue.
- Wants to ensure that whatever is built on the site fits with the neighbourhood.
- Believes that the plans have been reversed.
- Requested proper site elevation plans that have not been provided by the developer.
- Important that Council consider the rezoning and Development Permit process together.

Steven Bruckal, Applicant:

- The plans were switched on the lots due to the lot sizes and the laneway affecting the property. The Marion Meadows plan works better on the Birch side; while the Cluck's Corner plan works better on the Christleton side.
- The plans as designed are townhouse plans and the structures will be built as a side-by-side duplex.

Robert Firch, 461 Birch Avenue

- The neighbourhood's verbal approval is based on the fact the site plans were as presented and not switched.
- Prefer that the neighbourhood remain as RU1, but would support RU6 only if the rezoning application and the Development Permit can be considered at the same time.
- Concerned that the public and City Council does not have any input once the property has been rezoned.
- There is already a "For Sale" sign on the Birch Avenue property.
- Cannot support this application as he does not trust the developer.
- Would request that final adoption be subject to Council approving the development and building permits and the adoption of the rezoning application be subject to certain conditions.

Cheryl Gunn, 453 Christleton Avenue

- Lives next door to the proposed development.
- Opposed to the rezoning.

Public HearingOctober 28, 2008

- Believes that the developer will not be made accountable to ensure that what is intended to be built gets built to the neighbourhood's satisfaction.
- Feels that once the rezoning occurs, the property will then be sold.
- Does not trust the developer.

Gerry Lee, 460 Birch Avenue

- No longer lives at 460 Birch Avenue. They now rent it out due to the developer causing problems for them.
- Concerned about the developer already owning adjoining properties that have "grandfather" rezoning and will be developing those property in a form that will not be acceptable.
- Would prefer that two (2) single-family homes be constructed on the site.
- Needs to be ensured that the developer will build a structure that is acceptable to the neighbourhood.
- Make the rezoning of this property contingent upon certain conditions with the Development Permit process.
- Was at the neighbourhood meeting and did not have a dialogue with the developer regarding the placement of the plans on each lot.

Faith Payton, 477 Christleton Avenue

- Feels that she will be cut off from the rest of the neighbourhood if the form and character is not conditional and the setbacks on the street are not preserved.

## Staff:

- Confirmed that the setbacks are more or less identical with respect to RU1 and RU6 zones.

Steven Bruckal, Applicant

- Believes that they have made a number of changes to the plan based on the neighbourhood's concerns.
- Believes that there has been significant input from the neighbourhood.
- Subdividing the lot and building single-family homes is not economically sound for the developer.
- If the property is not rezoned, then the developer will have to subdivide the lots into single-family lots.

Myles Bruckal, Applicant:

- Is developing a duplex on the property based on research that was conducted.
- Believes that the lot was clearly designed and planned back in 1947 as a duplex lot.
- Believes they are following the community plan that was established 53 years ago.
- Comfortable with the neighbourhood's requests and feels that staff will ensure that those conditions are met through the Development Permit process.

Steven Bruckal, Applicant

- Aside from the variance required for the laneway, no other variances are being required.
- Was not at the meeting in which the neighbourhood representatives presented the proposals, so he cannot speak to what the neighbourhood was given to consider.
- There is a "For Sale" sign on the Birch side of the lot in order to generate interest of potential buyers.
- Due to the change in the real estate market, the developer needs to do whatever it takes to market the property.
- Construction will not be started until their current development is sold.

## Staff:

- Believes that the Land Title Office will not allow for the kind of a covenant that the neighbourhood is requesting and Building Schemes are filed by the developer and are not enforced by the City.

Public HearingOctober 28, 2008Myles Bruckal, Applicant

- Does not feel that they should have to come before Council with a Development Permit prior to the Bylaw receiving final adoption.
- Does not want to go through the Development Permit process if there is no guarantee that it will be approved.

Steven Bruckal, Applicant

- Feels that it is staff's role to take into consideration both the neighbourhood's and Council's concerns when issuing the Development Permit.
- Feels that the conditions are restricting the property owners' rights and the value of the lot.

There were no further comments.

Moved by Councillor Blanleil/Seconded by Councillor Given

**R965/08/10/28** THAT Rezoning Application No. Z07-0082 be deferred to the November 25, 2008 Public Hearing.

Carried

Council:

- Would like a sketch of what the frontage would look like and how it can be located on the site.

Councillor Letnick joined the meeting at 7:44 p.m.

- 3.2 Bylaw No. 10073 (OCP08-0015) and Bylaw No. 10074 (Z08-0052) – Harley and Joan Gariepy/(Harley Gariepy) – 1990 Raisanen Road – THAT OCP Bylaw Amendment No. OCP08-0015 to amend Map 19.1 of the Kelowna 2020 – Official Community Plan Bylaw No 7600 by changing the Future Land Use designation of Lot 9, Section 32, Township 26, O.D.Y.D., Plan 23353, located on Raisanen Road, Kelowna, B.C., from the MRL – Multiple unit Residential (Low Density Housing) designation to the S2RES – Single/Two Unit Residential, be considered by Council'

AND THAT Council considers APC public process, to be appropriate consultation for the purpose of section 879 of the Local Government Act, as outlined in the report of the Planning & Development Services Department date August 27, 2008;

AND THAT Rezoning Application No. Z08-0052 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Section 32, Township 26, O.D.Y.D., Plan 23353, located on Raisanen Road, Kelowna, B.C. from the A1 Agriculture 1 zone to RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP08-0015 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works and Utilities Department and Glenmore Ellison Improvement District being completed to their satisfaction.

Staff:

- Gave background information with respect to the application.

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

Public HearingOctober 28, 2008

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

Harley Garipey, Applicant

- Agreeable to the upgrades to Raisanen Road.

There were no further comments.

- 3.3 Bylaw No. 10079 (Z07-0063) – Robert Anderson/Roblyn Developments Ltd.) – 1000 Graham Road – THAT Rezoning Application No. Z07-0063 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 42, Section 22, Township 26, O.D.Y.D., Plan 28367, located on Graham Road, Kelowna, B.C. from the Ru1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adopting of the zone amending bylaw be considered subsequent to the requirements of the Rutland Waterworks Irrigation District being completed to their satisfaction;

AND FURTHER THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works and Utilities Department being completed to their satisfaction.

## Staff:

- Gave background information regarding the 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.

Rob Anderson, Roblyn Developments Ltd., Applicant

- Described in detail the proposal he is putting forward to Council.
- Has consulted with the neighbourhood and received their input with respect to any concerns.
- There are RU6 lots already zoned in the area.
- Conducted his own traffic study.
- This is a good example of the in-filling that Council is trying to achieve.
- Each lot will be stratified, but not as a bareland strata.

There were no further comments.

- 3.4 Bylaw No. 10080 (OCP07-0024) and Bylaw NO. 100841 (Z07-0074) – Baljit & Manjit Shokar & The Owners, Strata Plan No. KAS1411/(City of Kelowna) – (East of) Spencer Road – various addresses and 6060 Spencer Road - THAT Official Community Plan Amendment Application No. OCP07-0024 to amend City of Kelowna Zoning Bylaw No. 8000 by applying the future land use designations of Lot B, District Lot 120, O.D.Y.D., Plan KAP51562, That Part of District Lot 119, Shown on Plan B3553, O.D.Y.D., Plan H17738, Strata Lots 1 – 133, District Lot 144, O.D.Y.D., Strata Plan KAS1411 together with an interest in the common property in proportion to the unit entitlement of the strata, and the Park Dedication, in accordance with Map 19.1, attached to the Planning and Development Services Department report dated August 28, 2008 be considered by Council;

AND THAT Council considers the Advisory Planning Commission public process to be appropriate consultation for the purpose of section 879 of the Local Government Act, as outlined in the report of the Planning and Development Services Department, dated August 28, 2008.

AND THAT the necessary changes or additions to relevant Maps within the Kelowna 2020 – Official Community Plan be completed on Lot B, District Lot 120, O.D.Y.D., Plan KAP51562, That Part of District Lot 119, Shown on Plan B3553, O.D.Y.D., Plan H17738, Strata Lots 1 – 133, District Lot 144, O.D.Y.D., Strata Plan KAS1411 together with an interest in the common property in proportion to the unit entitlement of the strata, and the Park Dedication, in accordance with the maps attached to the report of the Planning and Development Services Department, dated August 28, 2008.

AND THAT Rezoning Application No. Z07-0074 to amend City of Kelowna Zoning Bylaw No. 8000 by applying the zoning classifications of Lot B, District Lot 120, O.D.Y.D., Plan KAP51562, That Part of District Lot 119, Shown on Plan B3553, O.D.Y.D., Plan H17738, Strata Lots 1 – 133, District Lot 144, O.D.Y.D., Strata Plan KAS1411 together with an interest in the common property in proportion to the unit entitlement of the strata, and the Park Dedication, in accordance with Map “A” be considered by Council;

AND FURTHER THAT the OCP Bylaw Amendment No. OCP07-0024 and zone amending bylaw be forwarded to a Public Hearing for further consideration.

Staff:

- This is a housekeeping item to deal with the Country Rhodes subdivision that recently had its boundaries brought within the City of Kelowna.

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.

- 3.5 Bylaw No. 10084 (Z08-0056) – Jason Moore & Yvette Toews – 5110 Chute Lake Crescent – THAT Rezoning Application No. Z08-0056 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 12, Section 24, Township 28, Similkameen Division Yale District, Plan 24416, located at 5110 Chute Lake Cr, Kelowna BC from the RR2 – Rural Residential 2 zone to the RU1 – Large Lot Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to Works & Utilities requirements being satisfied.

Staff:

- Gave background information with respect to the application.

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

- Letter of Opposition
  - Ross & Debra Klock, 485 Okaview Road
- Letter of Concern
  - Mr. & Mrs. David Boyle, 5090 Weiss Court

Public HearingOctober 28, 2008

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

Yvette Toews, Applicant

- Did canvass seven (7) of the surrounding neighbours and received approval for this rezoning.
- Believes that this is a good example of in-fill.
- Have addressed the matter of the under-ground stream with Environmental Technicians and are addressing any environmental concerns.

Ross Klock, 485 Okaview

- Concerned about the subdivision of the lots in the area as higher density is being created.
- Feels that this will set a precedent in the area.
- Concerned about water pressure in the area decreasing.

There were no further comments.

- 3.6 Bylaw No. 10085 (Z08-0051) – Terry and Lynae Igel – 391 Yates Road – THAT Rezoning Application No. Z08-0051 to amend City of Kelowna Zoning bylaw No. 8000 by changing the zoning classification of Lot 14, Section 32, Township 26, O.D.Y.D., Plan 15293, located on Yates Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to RU1(s) Large Lot Housing with a Secondary Suite zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department and the Glenmore-Ellison Improvement District being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit.

Staff:

- Showed Council the revised Site Plans and provided further detail with respect to the changes.
- Due to the revised Site Plans, the variance for the site coverage will no longer be required.

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

- Letters of Opposition
  - Randy & Angie Kunz, 360 McTavish Road
  - Tanya Burke, 359 McTavish Crescent
  - Jim & Sharon Whaley, 388 McTavish Road
  - Dorothy Robertson, 363 McTavish Crescent
  - Kim & Murray Wilkinson, 374 McTavish Crescent
  - Joan & Bryan Good, 390 McTavish Crescent
- Petition of Opposition
  - A Petition of opposition signed by 37 residents of the surrounding area

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



Public HearingOctober 28, 2008Terry Ingel, Applicant

- Had originally wanted the building built against the property located at 385 Yates Road, which would have required a second driveway. This was not acceptable to City staff as there is a Bylaw in place that states that only one driveway can be used for access.
- This lot is approximately 3x the size of the lots that are located behind his (RU2 lots).
- Will only build a carriage house that will meet the allowable requirements.
- Has tried to address the concerns of the neighbourhood.

Dennis Ingel, Father of Applicant

- Will be living in the property as he wants to live close to his son.
- Wants to live within walking distance of various amenities.
- Feels that the proposal will enhance the neighbourhood.
- There is currently a 9 foot cedar hedge along the back of the property to provide privacy to the abutting properties.

## Gallery:

Brent, Owner of 394 McTavish Road

- Owns the property that directly backs this property and is the most impacted by this proposal.
- Opposed to the rezoning as he feels that the application is not sensitive to the surrounding area and feels that his property value will decrease.
- The cedar hedge is only 7 feet tall and the cedars are currently dying off.
- Would like the structure to be a single-storey and not a two-storey.
- Feels that the structure could be moved closer to the existing residence to allow for more space between his property.

Leigh Guillot, 396 McTavish Road

- Opposed to the size and location of the secondary building.
- A secondary dwelling should be built closer to the original structure.
- This building is too big and too close to her home.
- Her hedges are about 7 feet tall at the moment.

Melissa Martin, 392 McTavish Road

- Her property does have 7 feet cedar hedges.
- Concerned about losing privacy due to the structure being built.
- She was approached by the parents of the applicant.

Terry Ingel, Applicant

- Had researched the property prior to purchasing it.
- Based on the parking requirements, a garage was required. If the garage was put beside the property the footprint would be bigger.
- Due to the high water table, a basement is not feasible.
- One of the windows, being the bathroom window, at the back of the property will be frosted. The kitchen window could be frosted as well.
- Will consider setting the structure back further on the property.

There were no further comments.

Moved by Councillor Hobson/Seconded by Councillor Rule

**R966/08/10/28** THAT Rezoning Application No. Z08-0051 be deferred to the December 9, 2008 Public Hearing.

Carried

Public HearingOctober 28, 2008

- 3.7 Bylaw No. 10087 (Z08-0045) – Tommy and Sandra Ann Josiassen/(Milagro Advisory Services Inc.) – 1305 Highway 33 - THAT Rezoning Application No. Z08-0045 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Sec. 13, Twp. 26, ODYD, Plan 4283 Except Plans H8383 and KAP86139, located at 1305 Highway 33, Kelowna, B.C. from A1 – Agriculture 1 to RR2 – Rural Residential 2 zone be considered by Council;

THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the issuance of Preliminary Layout Review Letter by the Approving Officer.

## Staff:

- Confirmed that the Works & Utilities Department is requesting that only one access to the property be allowed.

The City Clerk advised 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.

Peter Klimut, Milagro Advisory Services Inc.

- Three (3) lots in the area are already zoned RR2.
- Provided further details regarding the rezoning.
- Did commission a professional report that notes that the agricultural viability of the property is very limited. The ALC is in agreement with that finding.

## Gallery:

Beverly Hazard, 1565 Lewis Road

- In agreement with the subdivision.
- The property is not agriculturally viable.
- Concerned about the location of a new residence on the property.

Public HearingOctober 28, 2008Peter Klimut, Milagro Advisory Services Inc.

- The backhoe on the site was there for the purpose of geotechnical evaluation.
- Is aware that Ms. Hazard is concerned about the location of the structure to her property and the owner of the property will ensure that her concerns are addressed.

There were no further comments.

The meeting recessed at 9:09 p.m. and reconvened at 9:20 p.m.

- 3.8 Bylaw No. 10089 (Z08-0063) – Rob and Dayna Selby/(Rob Selby) – 664 Balsam Road – THAT Rezoning Application No. Z08-0063 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 358, O.D.Y.D., Plan 19073, located on Balsam Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1(s) – Large Lot Housing with Secondary Suite zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of Works and Utilities being satisfied.

Staff:

- Advised that the following condition has been added prior to final adoption of the Bylaw:
  - Final adoption will be considered upon confirmation that the existing suite within the principal dwelling has been decommissioned to the satisfaction of the Inspection Services Department.

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

- Letters of Concern
  - Cheryl King, 4356 Bray Street
  - Mary Anne Livingston, 4360 Bray Street

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

Rob Selby, Applicant

- The house had a second kitchen when he purchased the property.
- Is prepared to meet all of the City's requirements.
- Believes that the site lines to the surrounding properties will not be affected.

Gallery:Richard Drinnan, 669 Greene Road

- Concerned that the garage was originally shown as a 2-car garage, but is currently being shown as a 3-car garage.
- Inquired as to what kind of landscaping buffers are being considered by the applicant.
- Concerned about the increasing density in the neighbourhood.

Rob Selby, Applicant

- The laneway proposed for the property will access the property from the opposite side of the walkway.
- Is considering the landscaping in the area and will ensure that the landscaping on the property conforms.

Public HearingOctober 28, 2008

- The property was subdivided approximately 1 year ago and provided Council with the history behind the subdivision.
- Have canvassed the neighbourhood with respect to this proposal.
- The garage was designed for 2-cars plus boat/RV storage.

There were no further comments.

- 3.9 Bylaw No. 100980 (Z07-0016) – National Society of Hope and Jabs Construction Ltd/(National Society of Hope) – 2059-2129 Benvoulin Ct, 2170 Benvoulin Rd and 2175 Benvoulin Ct. - THAT Rezoning Application No. Z07-0016 to rezone portions of the following subject properties:

Lot A District Lots 128 and 142, O.D.Y.D., Plan KAP85660, Except Plan KAP86951

Lot 1, District Lot 128, O.D.Y.D., Plan KAP84354

Lot A, District Lot 128, O.D.Y.D., Plan KAP86945, Except Plan KAP86951

located on Benvoulin Court, from A1 – Agriculture 1 to RM5 – Medium Density Multiple Housing, in accordance with Map “A” be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the lot line adjustments necessary to create proposed Lots A, B, and C;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND FURTHER THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property.

Councillor Blanleil declared a conflict of interest as he owns property within the notification area and left the meeting at 9:38 p.m.

**Staff:**

- There is now a Works & Utilities requirement for a road reserve which may change once the Traffic Impact Study is completed.
- It is likely that the design of the development may have to be changed due to the road reserve requirement.
- Staff are still reviewing the Traffic Impact Study for the area.
- Feels that a pedestrian corridor may be required.
- Concerned about traffic flow in the area.

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.

Pat McCusker, New Town Architecture, Applicant's Representative

- It is important to note that the Planning Department actually supports the parking variance, which is quite large.
- Feels that the target market, being seniors, are down sizing their living requirements.

Public HearingOctober 28, 2008

- Believes that because the site is located within a town centre, the need for parking will not be great.
- Have provided ample scooter parking.
- Believes that the intersection at Springfield Road and Benvoulin Court should contain a pedestrian right-of-way as it will be very important to the residents.

Luke Stack, National Society of Hope, Applicant

- Traffic is a very important issue in the area.
- This application went in-stream in 2007 and the traffic issues are still a concern.
- The current 2020 OCP shows this property as being part of the "town centre" and not on the fringe.
- Would like to maintain a pedestrian access point from the development to the main entrance to Orchard Park. There is an existing crosswalk there today and would like to have it maintained.
- The cost of bonding for a traffic signal at Mayer Road is \$250,000.00, which is a requirement of City staff.
- Is supportive of the requirement of constructing a walkway along the property for pedestrian access.

## Gallery:

Peter Klimut, on behalf of R366 Enterprises Ltd.

- Fully supportive of the Society of Hope's rezoning application.
- Owns property in the area (9 acres on the east side of Benvoulin) that will be directly affected by this proposal.
- The property owners in the surrounding area commissioned and completed a Traffic Impact Study in 2006 and that Traffic Impact Study suggested that the road reserve is not necessary.
- Traffic and access issues are an ongoing concern.
- A seasonal farmers' market is being proposed on a portion of the property with an objective to relocate the current crafter's and farmer's market to the site.

Lambert Schmaltz, R366 Enterprises Ltd.

- Totally support the development.
- Inquired why was there was no Traffic Impact Study done when Dilworth Road was constructed.

Norm Geishbrecht, Manager of the Okanagan Chateau, 2100 Benvoulin Court

- Concerned about access on Benvoulin Court.
- Traffic often accesses his property to access Cooper Road and is concerned that if no access road is be proposed, access through his property will increase.

Mr. Shering, on behalf of the Owners of 2140 Benvoulin Court

- Inquired as to whether or not there is any possibility of Benvoulin Court becoming a "full 2-way street".

## Staff:

- Advised that there is no intention in making Benvoulin Court a 2-way street.
- The Traffic Impact Study has been completed and is currently being reviewed by external consultants.

There were no further comments.

- 3.10 Bylaw No. 10091 (Z08-0077) – Architecturally Distinct Solutions/(Architecturally Distinct Solutions) – 893 Hewetson Avenue - THAT OCP Bylaw Amendment No. OCP07-0026 to amend Map 19.1 of the Kelowna 2020 – Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot 6 District Lot 14 Osoyoos Division Yale District Plan 3438 located at 614-624 Francis Avenue, Kelowna, BC from Single/Two Unit Residential to Multiple Unit

Public HearingOctober 28, 2008

Residential – Low Density, as shown on Map “A” attached to the report of Planning & Development Services Department, dated May 5, 2008, be considered by Council;

AND THAT Council considers the APC public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act* as outlined in the report of the Planning & Development Services Department dated December 18, 2007;

AND THAT Rezoning Application No. Z07-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 6 District Lot 14 Osoyoos Division Yale District Plan 3438 located at 614-624 Francis Avenue, Kelowna, BC from RU6 – Two Dwelling Housing Zone to RM1 – Four Dwelling Housing Zone be considered by Council;

AND THAT the OCP Bylaw Amendment No. OCP07-0026 and zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with the Council’s consideration of a Development Variance Permit DVP07-0216 for the subject property.

Councillor Blanleil returned to the meeting at 10:23 p.m.

## Staff:

- There is a registered Building Scheme for the development area. The Building Scheme is strictly between the developer and any potential purchasers and is not something that the City gets involved with.

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

- Letters of Opposition
  - Greg Gaspari, 896 Hewetson Avenue
  - Lindsey Friesen, 5053 Treadgold Court
- Letter of Support
  - John Vienneau, 5053 Treadgold Court

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

Matt Johnston, Architecturally Distinct Solutions

- The Building Scheme does have a clause that there should be “no commercial” use on the property.
- Has confirmed with City staff that a secondary suite is not deemed “commercial” use.
- Feels that the proposal will compliment and enhance the area.
- The volume of traffic is heavy due to the construction in the area.
- There will be more than ample parking on site for the 1-bedroom suite that is being proposed.

There were no further comments.

- 3.11 Bylaw No. 10092 (Z08-0078) – Robert & Cathy Schuh/(Robert Schuh) – 808 Lone Pine Drive - THAT Rezoning Application No. Z08-0078 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 7 Section 24 Township 26 ODYD Plan KAP59957, located at 808 Lone Pine Drive, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council;

Public HearingOctober 28, 2008

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District being completed to their satisfaction.

Councillor Day declared a conflict of interest as he owns property within the notification area and left the meeting at 10:34 p.m.

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

- Letter of No Objection
  - Mary McCallum, 772 Lone Pine Drive
- Letter of Opposition
  - Dave & Donna McClure, 843 Lone Pine Drive

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

Raymond Gitzer, on behalf of the Applicant, Robert Schuh

- Nothing further to add, but will respond to any questions from the gallery or Council.

There were no further comments.

- 3.12 Bylaw No. 10094 (Z07-0088) – B.H.K.T. Holdings Ltd/(Protech Consultants Ltd) – 5020 Killdeer Road - THAT OCP Bylaw Amendment No. OCP07-0033 to amend Map 19.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot A, Section 24, Township 28, SDYD, Plan 30848, located at 5020 Killdeer Road, Kelowna, B.C., from the Single/Two Unit Residential designation, to the Single/Two Unit Residential, Major Park/Open Space, and Multiple Unit Residential (Low Density) designations, as shown on Map “A” attached to the report of Planning & Corporate Services Department dated August 8, 2008, be considered by Council

AND THAT Council considers APC public process, be appropriate consultation for the purpose of section 879 of the Local Government Act, as outlined in the report of the Planning & Development Services Department dated February 18, 2008.

THAT Rezoning Application No. Z07-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 24, Township 28, SDYD, Plan 30848, located at 5020 Killdeer Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU5 – Bareland Strata Housing, P3 – Parks and Open Space, and RM3 – Low Density Multiple Housing zones, as shown on Map “A” attached to the report of the Planning & Corporate Services Department, dated August 8<sup>th</sup>, 2008, be considered by Council.

AND THAT the OCP Bylaw Amendment No. OCP07-0033 and Zone Amendment No. Z07-0088 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction and lot consolidation.

Public HearingOctober 28, 2008

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

- Letter of Opposition
  - Ben & Marianne Derksen, 5017 Treadgold Court
- Letter of Concern
  - Bob & Sherry Petkau, 5049 Treadgold Court

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

Councillor Day returned to the meeting at 10:41 p.m.

Grant Maddock, Protech Consultants Ltd.

- Proposing the RU5 subdivision based on the lot depth that is achievable through subdivision of the property, but will develop under the RU2 requirements.

Gallery:

Richard Murphy, 5001 Killdeer Road

- Is an adjoining property owner.
- The area is mostly RU1 and RU2 so this RU5 subdivision would set a precedent for the area.
- Have never been consulted or advised by the Applicant. The only notification was done by the City of Kelowna.
- Is opposed to the proposal.
- Concerned about the traffic impact in the area.
- Concerned that the back of the homes will be facing the Killdeer Road.
- This development would not blend in with the character of the community.

Staff:

- There are similar developments that have backyards facing streets within the City.
- Staff could ensure that there is common fencing along the area.
- Frost Road and Killdeer Road will have to be upgraded.

Tony Hoft, 5005 Treadgold Court

- Purchased the home in July 2007
- Opposed to the rezoning as the development does not fit the character of the neighbourhood and feels that the density being proposed is too high
- Only notified of the Public Hearing via the City's notification process
- Would prefer RU1 zoning for the development

Moved by Councillor Letnick/Seconded by Councillor Given

**R967/08/10/28** THAT the Public Hearing be continued past 11:00 p.m. in accordance with Section 5.5 of Council Procedure Bylaw No. 9200.

Carried

Lee, Occupier of 5025 Treadgold

- Opposed to the rezoning.
- Concerned about increased traffic in the area.
- Concerned about property values decreasing in the area.

Clare Murphy, 5001 Killdeer Road

- Was not informed nor consulted by the applicant.
- Never thought that she would be facing such a rezoning in her area.



Public HearingOctober 28, 2008

- Believes that the value of her property will decrease due to the fact that her property will now face the backyards of the proposed residences of the proposed subdivision.
- Would rather see the front of houses rather than the backs of houses.

## Staff:

- It is possible that a covenant could be placed on the properties to ensure that the frontages face Killdeer Road.
- Access would be off the internal road, so access should not be an issue.
- Is it possible to have RU1 zoning with variances requested for the yard setbacks.

Yvette Toews, 5110 Chute Lake Crescent

- Supportive of the rezoning and the development configuration.

Carmen Shaw, 5005 Killdeer Road

- Opposed to the rezoning.
- Concerned that once its zoned RU5, then anything conforming to the RU5 zone can be built by any subsequent purchaser.

Grant Maddock, Applicant's Representative:

- The Advisory Planning Commission heard this application approximately 1 year ago and there was not any opposition at that time so the applicant felt that they did not have to conduct any further public consultation.
- The neighbours who are opposed have just recently moved to the neighbourhood.
- A landscape buffer is being suggested along the back of the properties.
- There are significant lots on Frost Road that back onto the street.
- The strata will be developed and landscaped by a single developer.
- Developer would be willing to place a covenant on the property to limit the number of lots being created.
- It will be up to the Strata Corporation to determine proper maintenance of the lots and landscaping.
- There is no elevation difference.

There were no further comments.

- 3.13 Bylaw No. 10095 (Z08-0069) – 0709128 BC Ltd/(Protech Consultants Ltd) – 128 & 158 Penno Road - THAT Rezoning Application No. Z08-0069 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot A, District Lot 123, ODYD, Plans 16931 & 4784, except plans 14539, H16596 and H8110, located 128 and 158 Penno Road, Kelowna, BC from the RR3 - Rural Residential 3 zone to the I2 – General Industrial zone, be considered by Council.

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property.

AND THAT final adoption of the zone amending bylaw be considered subsequent to the consolidation of the subject properties, and the requirements of the Works & Utilities department and the Ministry of Transportation being completed to their satisfaction.

The City Clerk advised 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.

Public Hearing

October 28, 2008

Grant Maddock, Protech Consultants Ltd.

- Available to answer any questions from the gallery or Council.
- Advised that Penno Road to the south will be closed once the site is developed and that a Road Closure will be registered on title.

There were no further comments.

- 3.14 Bylaw No. 10096 (Z08-0054) – Ramen Ahuja – 200 Ponto Road – THAT Rezoning Application No. Z08-0054 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 20, Section 26, township 26, O.D.Y.D., Plan 4414, located at 200 Ponto Road, Kelowna BC from the RU1 – Large Lot Housing zone to the RM1 – Four Dwelling Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department and Rutland Waterworks being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit on the subject property.

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.

## Gallery:

Brian Burnell, 190 Ponto Road

- Lived in the property since 1950 and is opposed to any rezoning of the property.
- Concerned about increased traffic on the street.
- Does not want to see any further development on the street.
- Provided pictures of the surrounding houses in the neighbourhood.

Martin Letechko, 155 Ponto Road

- Opposed to the development.
- Concerned about increased traffic in the area due to the increase in density.

Manjit Sohi, Applicant's Representative

- The applicant does not speak very good English, so he will be translating for him.

Brad Hitchman, 280 Ponto Road

- Grew up in the neighbourhood.
- Opposed to the rezoning.
- Believes that the neighbourhood does not want redevelopment in the area that will result in multi-family residences.
- Feels that 1.5 parking lots per unit is not enough.
- Feels that traffic will increase in the area.
- There was no neighbourhood consultation done by the applicant.

Leanne Spanza, 290 Ponto Road

- Bought her home approximately 3 years ago.
- Has never been consulted with respect to the redevelopment in this area.
- Concerned about parking and the increase in traffic.

Mike Knopf, 270 Ponto Road

- Bought approximately 9 years ago.
- Concerned about the increased traffic in the area.
- Concerned about the increase in density.

Manjit Sohi, Applicant's Representative

- Unable to answer whether or not the units will be owner-occupied or rental properties.

There were no further comments.

- 3.15 Bylaw No. 10097 (OCP07-0031) – Kinnikinnik Developments Inc and Glenmore-Ellison Improvement District/(Kinnikinnik Developments Inc.) – 3650 & 4001 Finch Road, (W of) Glenmore Road North, 1890, 2230 & (N of) McKinley Road, and (W of) & 3280 Slater Road - THAT OCP Bylaw Amendment No. OCP07-0031 to amend Map 19.1 of the *Kelowna 2020 - Official Community Plan* Bylaw No. 7600 by changing the Future Land Use designation of; Lot B, Sec. 33, Twp. 23, O.D.Y.D., Plan KAP78845; Frac. NE ¼, of Sec. 29, Twp. 23, O.D.Y.D said to contain 91 acres more or less; NW ¼, Sec. 28, Twp. 23, O.D.Y.D; SW ¼, Sec 28, Twp 23, O.D.Y.D; Lot 1, Sec. 21 & 28, Twp. 23, O.D.Y.D., Plan KAP78846; NW ¼, Twp. 23, Sec. 21, O.D.Y.D, Exc. Plans DD24364, and 18402; That part of the NW ¼ of Sec. 21 Shown on Plan B3562, Twp 23, O.D.Y.D., Exc. Plan 17265; Lot A, Sec. 21, Twp. 23, O.D.Y.D., Plan 17265 Exc. Plan KAP50960; located on Glenmore Road, Finch Road, and Slater Road, Kelowna, B.C., to the revised Future Urban Reserve, Rural / Agriculture, Commercial, Public Services, and Private Recreation designations, as shown on Map "A" attached to the report of Planning & Development Services Department, dated September 26, 2008, be considered by Council;

Public HearingOctober 28, 2008

AND THAT Council considers APC public process, to be appropriate consultation for the purpose of section 879 of the *Local Government Act*, as outlined in the report of the Planning & Development Services Department dated September 26, 2008,

AND THAT Zoning Bylaw Text Amendment No. TA08-0006 to amend City of Kelowna Zoning Bylaw No. 8000 by amending the CD18 - Vintage Landing Comprehensive Resort Development Zone as shown in Schedule "A" as outlined in the report of the Planning & Development Services Department dated September 26, 2008 be considered by Council;

THAT OCP Bylaw (OCP07-0031) and Text Amendment No. TA07-0006 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the OCP Bylaw (OCP07-0031) and Text Amendment No. TA07-0006 be considered subsequent to Council's consideration a zone amending bylaw for the subject properties.

## Staff:

- Detailed the requested amendments to the OCP and Text Amendment.
- The Rezoning Application will follow at a future date.
- This application has always been considered a commercial-resort development and density is based on floor area.
- The square footage of commercial development is not changing and therefore there should not be any servicing issues.
- Monitoring of the 240 days usage is a concern to staff.

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

- Letters of Opposition:
  - Richard Drinnan, 669 Greene Road
  - Roger Kintzinger, 2175 Paly Road
- Letter of Support:
  - Al & Vivian Kuhn, 4000 Glenmore Road North.

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

Gail Temple, G Group of Companies, Applicant's representative

- The application today is exactly the same as the original application.
- This will be a commercial zone which will not have future use as housing.
- ALR approval was conditional upon a design with an exact location of the golf course and consolidating the lots for the golf course.
- There is only 6.6 acres that is being returned to future urban reserve. It is essentially the same size of golf course, its just moved over a bit.
- This is not permanent housing as it is a resort community.
- A Resort Master Plan has been delivered to the Planning Department which details the proposal.
- Density has not been increased, nor was the use changed.

## Gallery:

Richard Drinnan, 669 Greene Road

- Have been following the project for many years.
- Concerned about the perceived increase in the number of units from 1,000 to 3,100.
- Believes that there is a 300% increase density based on his numbers.

Public HearingOctober 28, 2008

- Concerned that the Environmental Assessment Order is based on liveable units. An exemption would be for 1,000 units, however he believes that the liveable units are actually greater than 1,000.
- Submitted his speaking notes to staff.

Joe Gordon, 2329 Dewdney Road

- Opposed to the amendment and supports Mr. Drinnan's comments.
- Concerned about the increase in the number of units.
- Feels that this is in breach of the Official Community Plan.

Gail Temple, on behalf of the Applicant:

- The density on the site is not changing whatsoever. It is remaining exactly the same.
- Are currently undergoing three (3) Environmental Development Permit processes.
- The proposed boardwalk had to be removed based on DFO's concerns so that the marina can move forward.

Grant Gaucher, Applicant

- Advised that the 3,100 units is the worst-case scenario, but it will be more likely to be 2,000 units.

## Staff:

- Confirmed that the August 9, 2005 Public Hearing Minutes noted that noted staff indicated that the site would not have more than 1,000 units.

There were no further comments.

- 3.16 Bylaw No. 10100 (Z08-0061) – Kusam, Sandip & Renu Khurana and Varinder Grover/(Chilka Lake Properties Inc) – 275 & 275 Ponto Road - THAT Rezoning Application No. Z08-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 10 and 11, Section 26, Township 26, ODYD Plan 4414, located at 265 and 275 Ponto Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RM1 – Four-Dwelling Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT adoption of the zone amending bylaw be considered subsequent to the requirements of the Rutland Water District, and Works and Utilities, being completed to their satisfaction;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Permit and a Development Variance Permit on the subject property.

## Staff:

- Vehicle access will be off the lane into garages that will be built on the rear of the development site.
- This is consistent with the OCP for the area.
- Staff consider the variances to be minor.

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.

Manjit Sohi, Applicant's Representative

- Chose this type of design specifically in order to create row housing.

Public HearingOctober 28, 2008

- The units will be 2-storey with a basement. Each unit will be 1,100 sq ft on the first 2 floors with a 500 sq ft basement.
- Have chosen to build a 4-car garage instead of a carport in order to create a safer environment for the residents. If a carport was considered the variance would not be required.
- Is trying to ensure that all designs for this proposal are consistent with the OCP.
- Landscaping drawings and colour schemes have been provided to staff.
- Was not aware that neighbourhood consultation was required.
- This does not fit the character of the street, but does fit with the OCP.
- Believes that this will help to create affordable housing in the area.
- Believes that Council should consider a policy that requires developer to have public consultation prior to moving forward.

## Gallery:

Leanne Spanza , 290 Ponto Road

- These properties are currently listed for sale

Brad Hitchman, 280 Ponto Road

- Feels that there is not adequate parking being provided.
- This does not fit into what the neighbourhood.
- Concerned about increased traffic in the area as there are no sidewalks.

Manjit Sohi, Applicant

- If the property sells, the new owner would still have to come back to Council for approval of any changes to the development.
- Parking is being provided as required.
- Would be happy to build a carport because it would be cheaper; however would prefer the garage due to safety concerns.
- Will be required to upgrade the road and sidewalk or contribute cash-in-lieu.
- Have consulted Rutland Waterworks District and have received confirmation that there will be adequate water flow in the area. A fire hydrant may be to be installed at the developer's cost.
- There are financial implications that could be affected if the application is deferred.
- RU6 zoning (duplex) would not be economically feasible.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 1:24 a.m.

Certified Correct:


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Mayor

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City Clerk

SLH/sb