

Public HearingFebruary 22, 2011

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, February 22nd, 2011.

Council members in attendance: Deputy Mayor Andre Blanleil, Councillors Kevin Craig*, Robert Hobson, Charlie Hodge, Graeme James, Angela Reid-Nagy*, Michele Rule and Luke Stack.

Council members absent: Mayor Sharon Shepherd.

Staff members in attendance were: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Director, Land Use Management, Shelley Gambacort; and Council Recording Secretary, Sandi Horning.

(* denotes partial attendance)

1. Deputy Mayor Blanleil called the Hearing to order at 6:01 p.m.
2. Deputy Mayor Blanleil 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.

Councillor Reid-Nagy joined the meeting at 6:01 p.m. Councillor Craig joined the meeting at 6:02 p.m.

The Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on February 4th, 2011 and by being placed in the Kelowna Daily Courier issues of February 14th, 2011 and February 15th, 2011, and in the Kelowna Capital News issue of February 13th, 2011, and by sending out or otherwise delivering 1329 letters to the owners and occupiers of surrounding properties between February 4th, 2011 and February 11th, 2011.

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. 10472 (Z10-0065) - Rezoning Application No. Z10-0065 - Gregory and Debra Stromquist - 735 Clement Avenue - THAT Rezoning Application No. Z10-0065 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of lots 16 & 17, DL 138 and of Section 30, Township 26, O.D.Y.D., Plan 1039, located on Clement Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM4 - Transitional Low Density 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 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 registration of a lot consolidation of the two legal lots;

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AND FURTHER THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering department being completed to their satisfaction.

Staff:

- Advised that the proposal includes two (2) double-car garages with two (2) tandem parking stalls behind each garage and located at the rear of the property off of the laneway.
- Advised that tandem parking is considered compliant with the City's parking regulations.

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

- o Letter of Opposition:
 - Tracy Wright, Wright-Way Accounting, 786 Coronation Avenue
- o Letters of Support:
 - Frank Misan, 732 Coronation Avenue
 - Neil Myhre, 838 Coronation Avenue

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

Gregory Stromquist, Applicant

- Provided details regarding the proposed development.
- Believes that the detached garages are a benefit to the potential owners.

Gallery:

Vivien Burrridge, 729 Clement Avenue

- Does not have any objection to the proposal as she feels it will enhance the area considerably.

There were no further comments.

- 3.2 Bylaw No. 10471 (Z10-0089) - Rezoning Application No. Z10-0089 - Jennifer Hindle - 5560 Lakeshore Road - THAT Rezoning Application No. Z10-0089 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot A, Section 15, Township 28, S.D.Y.D., Plan KAP59239, located on Lakeshore Rd., Kelowna, BC from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 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 a building permit for the suite be applied for prior to final adoption of the zone.

This item was not considered by Council as the Applicant did not meet the requirements of Development Application Procedure Bylaw No. 8140 with respect to signage. The item will be deferred by Council during the Regular Meeting of February 22, 2011.

- 3.3 Bylaw No. 10476 (Z10-0105) - Rezoning Application No. Z10-0105 - 0726570 BC Ltd. (Paul Watson) - 1362 Tanemura Crescent - THAT Rezoning Application No. Z10-0105 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 8, Section 13, Township 26, ODYD Plan KAP86150 located on Tanemura Crescent, Kelowna, BC from the RU1- Large Lot Housing

zone to the RU1s - Large Lot Housing with Secondary Suite zone, be considered by Council;

AND THAT Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT a building permit for the suite be applied for prior to final adoption of the zone;

AND THAT final adoption of Zone Amending Bylaw be considered subsequent to the requirements of the Black Mountain Irrigation District being completed to their satisfaction.

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

- Letter of Concern:
 - Sherri & Keith Williams, 1410 Tanemura Crescent

Deputy Mayor Blanleil 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.

3.4 Bylaw No. 10477 (Z10-0074) - Arjan Poonian (Protech Consultants Ltd.) - 781 Wallace Road - THAT Rezoning Application No. Z10-0074 to amend City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of portions of Lot 1 Section 36 Township 26 ODYD Plan 41383 Except Plan KAP60857, located at 781 Wallace Rd, Kelowna, BC, from the A1 - Agriculture 1 zone to the RR1 - Rural Residential 1 and RR2 - Rural Residential 2 zones, as shown on Map "A" attached to the report of the Land Use Management Department, dated January 4, 2011, be considered by Council;

AND THAT Rezoning Application No. Z10-0074 be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Subdivision Approving Officer;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Agricultural Land Commission, Black Mountain Irrigation District, and Development Engineering Branch being completed to their satisfaction.

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

- Letter of Concern:
 - Walter Sharpe, 737 Wallace Road

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

Grant Maddock, Applicant's Representative

- Nothing further to add unless Council has any questions.

There were no further comments.

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- 3.5 Bylaw No. 10478 (Z09-0080) - Rezoning Application No. Z09-0080 - City of Kelowna - 645 Dodd Road - THAT Rezoning Application No. Z09-0080 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of portions of Lot 1, Section 26, Township 26, ODYD, Plan KAP91112, located at 645 Dodd Road, Kelowna, BC from the P1 - Major Institutional zone to the P5 - Municipal District Park zone; from the P2 - Educational & Minor Institutional to the P5 - Municipal District Park zone; and from the P3 - Parks & Open Space zone to the P5 - Municipal District Park zone, as shown on Map "A" attached to the report of the Land Use Management Department, dated January 21, 2011, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

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

Deputy Mayor Blanleil invited 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 6:16 p.m.

Certified Correct:

Deputy Mayor Blanleil

Deputy City Clerk

SLH/dld