

Public HearingMarch 20, 2012

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, March 20<sup>th</sup>, 2012.

Council members in attendance: Mayor Walter Gray, Councillors Colin Basran, Maxine DeHart, Gail Given, Robert Hobson, Luke Stack and Gerry Zimmermann.

Council members absent: Councillors Andre Blanleil and Mohini Singh.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Manager, Urban Land Use, Danielle Noble; and Council Recording Secretary, Sandi Horning.

(\* denotes partial attendance)

1. Mayor Gray called the Hearing to order at 6:25 p.m.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" 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 March 2, 2012 and by being placed in the Kelowna Capital News issues of March 9, 2012 and March 13, 2012, and by sending out or otherwise delivering 113 letters to the owners and occupiers of surrounding properties between March 2, 2012 and March 9, 2012. For convenience, information regarding this Public Hearing is also available at [kelowna.ca](http://kelowna.ca).

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. 10661 (Z12-0003) - Rezoning Application No. Z12-0003 - Avtar & Ramandeep Pannu (DE Pilling & Associates Ltd.) - 482 Knowles Road - THAT Rezoning Application No. Z12-0003 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 167, ODYD Plan KAP91494 located on Knowles Road, 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 the zone amending bylaw be forwarded to a Public Hearing for further consideration;

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

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

- o Letter of Opposition:
  - Michael Koss, 489 Knowles Road

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Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything further to add to staff's comments.

## Gallery:

Frank Kaminski, 483 Knowles Road

- There have been several lots on the street that have been subdivided, which has changed the feel and look of the neighbourhood.
- Expressed a concern with parking as he does not believe that there is ample off-street parking for four (4) vehicles.
- Expressed a concern that during construction there is a lot of on-street parking and Knowles Road is not wide enough to accommodate it.
- Opposed to the rezoning.

## Staff:

- Confirmed that the parking requirements have been met.

Shawn Orb, 462 Knowles Road

- Believes that the rezoning will change the look and feel of the neighbourhood.
- Believes that by allowing a secondary suite, it will make the building look similar to an apartment building.
- Expressed a concern with the parking requirements.
- Believes that there is already a traffic concern with respect to Knowles Road.
- Believes that this will increase the amount of vehicles using the road.
- Believes that the garage will not accommodate two (2) full-sized vehicles.
- Opposed to the rezoning.

Shane, 492 Knowles Road

- Moved to Knowles Road because of the large lots in the area.
- Believes that this will change the look and feel of the street.
- There have been several lots on the street that have been subdivided, which has changed the feel and look of the neighbourhood.
- Expressed a concern with the proposed parking for the suite.
- Opposed to the rezoning.

Rod McGinniness, 484 Knowles Road

- Expressed a concern with the proposed parking for the suite.
- Believes that the garage will not accommodate two (2) full-sized vehicles.
- Expressed a concern that the residence is being constructed contrary to the plans that were submitted to the City.
- Expressed a concern with speeding on the Knowles Road.
- Expressed a concern that the residence has seven (7) bedrooms (4 on the upper floor and 3 in the basement).
- Does not believe that the parking allocation will be sufficient for the suite.
- Opposed to the rezoning.

Ed Peglau, 472 Knowles Road

- Opposed to the rezoning.
- Expressed a concern with the parking.

Alisa, 492 Knowles Road

- Moved to Knowles Road because of the lot sizes.
- Opposed to the rezoning and believes that this is a negative change to the neighbourhood.
- Expressed a concern with the lack of green space on the subject property.

## Staff:

- Confirmed that if the rezoning is approved, the subject property will be first in the area to have the "s" designation.

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- The applicant has applied for a building permit for the residence and is now going through the secondary suite rezoning application process.
- Believes that there is ample space for 4 vehicles to park on site (2 in the garage and 2 in the driveway).
- Whether there is a suite in the residence or not, the look of the structure will not change.
- The dimensions on the plans indicate that the garage is large enough to accommodate the required parking.
- The applicant has indicated that there will only be one (1) suite in the residence and that there will not be a second secondary suite in the basement.

## Staff:

- Confirmed that the private open space provisions of the Zoning Bylaw have been met.

There were no further comments.

- 3.2 Bylaw No. 10553 (Z12-0004) - Rezoning Application Z12-0004 - Brad and Tricia Westen - 2496 Loseth Road - THAT Rezoning Application No. Z12-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, Section 12, Township 26 ODYD Plan KAP88598 located on Loseth Road, 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;

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

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

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

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council. The Applicant was present, but did not have anything further to add to staff's comments. No one came forward.

4. TERMINATION:

The Hearing was declared terminated at 7:04 p.m.

Certified Correct:

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Mayor

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City Clerk

SLH/dld