

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**TUESDAY, SEPTEMBER 11, 2001 – COUNCIL CHAMBER –**

**CITY HALL – 1435 WATER STREET**

**7:00 P.M.**

CHAIRMAN WILL CALL THE HEARING TO ORDER:

1.
  - (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 and Zoning Bylaw No. 8000.
  - (b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing.
  - (c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public and are available for inspection during the course of this hearing. The materials are located on the information table located in the foyer of the Council Chamber.
  - (d) Council debate on the proposed bylaws will take place when they are considered by Council during the Regular Council meeting after the conclusion of this Hearing.
  - (e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.
2. The City Clerk will provide information as to how the meeting was publicized.

3. INDIVIDUAL BYLAW SUBMISSIONS:

(a) **BYLAW NO. 8719 (OCP01-006, Z01-1034)**

**LOCATION:** Southwest Corner of Intersection of Gordon Drive and Lequime Road

**LEGAL DESCRIPTION:** Part of Lot 3, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP66568

**APPLICANT:** New Town Planning Services Inc.

**OWNER:** Ruby Holdings Ltd.

**PRESENT ZONING:** RM5 – Medium Density Multiple Housing

**REQUESTED ZONING:** P2 – Education and Minor Institutional

**OFFICIAL COMMUNITY PLAN AMENDMENT:** Change the Generalized Future Land Use designation of part of Lot 3, Sec. 6, Twp. 26, O.D.Y.D., Plan KAP66568, from “Multiple Family Residential (Medium Density)” to “Educational/Major Institutional”.

**PURPOSE:** To permit the development of a private school.

**THE FOLLOWING 3 BYLAWS WILL BE PRESENTED CONCURRENTLY:**

(b) **APPLICANT:** Red & Gold Properties (Warren Neufeld)

**OWNER:** Marona Estates Ltd.

**PURPOSE:** Original plans for “The Conservatory” project provided for the construction of the “conservatory” amenity feature consisting of a 6-storey glazed building containing publicly accessible food service, meeting and entertainment areas during Phase 2 of the four-phase project. The applicant is now proposing to construct the “conservatory” amenity feature during Phase 1 of the project which requires the area of Phase 1 to be expanded.

**BYLAW No. 8720 (OCP01-007)**

**OFFICIAL COMMUNITY PLAN TEXT AMENDMENT:** Revise the drawings for the Conservatory Development Permit area to reflect the extension of the area of Phase 1 of the project.

**BYLAW No. 8721 (Zoning Text Amendment 01-007)**

**ZONING BYLAW TEXT AMENDMENT:** Amend the CD3 – Comprehensive Development Three zone to increase the maximum building height permitted from 6 storeys to 6 ½ storeys and to revise the CD3 boundary map to reflect the extension of the area of Phase 1 of the project.

**BYLAW No. 8722 (Z01-1035)**

<b><u>LOCATION:</u></b>	<b>720 Valley Road</b>
<b><u>LEGAL DESCRIPTION:</u></b>	<b>Part of Lot 4, Block 7, Sections 29 &amp; 32, Township 26, O.D.Y.D., Plan 896</b>
<b><u>PRESENT ZONING:</u></b>	A1 – Agriculture 1
<b><u>REQUESTED ZONING:</u></b>	CD3 – Comprehensive Development Three
<b><u>PURPOSE:</u></b>	Rezone part of the southwest portion of the property to permit the construction of the “conservatory” amenity feature.

4. **PROCEDURE ON EACH BYLAW SUBMISSION:**

- (a) Brief description of the application by City Staff (Planning).
- (b) The Chairman will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes. Where appropriate, the applicant should have sufficient visual aids, e.g. schematics, sketches, etc. to describe the project to the Council and to the public in attendance.
- (d) The Chairman will call for representation from the public in attendance.
  - (i) The microphone at the podium has been provided for any person(s) wishing to make representation to the meeting.
  - (ii) The Chair will recognize ONLY speakers at podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes. However, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Members of Council may ask questions of the applicant and/or City Staff in order to clarify details of the project, etc.
- (f) Final calls for representation.

5. **TERMINATION**