

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

TUESDAY, OCTOBER 30, 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 and discharge a Land Use Contract.
 - (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:

The following two bylaws may be considered concurrently:

(a) APPLICANT: City of Kelowna

PURPOSE: Kelowna City Council recently endorsed the Kelowna Hillside Development Guidelines which provide alternative development standards for hillside areas and will be used to evaluate subdivision, development permit and building permit applications. The intent of the guidelines is to minimize the effects of development on the natural environment on hillside areas with a slope of over 10% for a horizontal distance of 10 metres or more, while preserving areas with slopes of over 30%.

(i) **BYLAW NO. 8710 (OCP01-013)**

OFFICIAL COMMUNITY PLAN AMENDMENT: Add provisions to allow the consideration of alternative hillside development standards for Natural Environment/Hazardous Condition Development Permits in serviced hillside areas.

(ii) **BYLAW NO. 8711 (Text Amendment No. TA01-010)**

ZONING BYLAW TEXT AMENDMENT: Add the RU1h – Large Lot Housing (Hillside Area) zone which will permit large lot, single family residential development in serviced hillside areas of the City.

The following four bylaws may be considered concurrently:

(b) OWNERS: Emil Anderson Construction Co. Ltd.; 4036 Investments Ltd.; KDD Holdings Ltd.; Marlene Renee Collinson; Abraham Salloum and Frederick Bloomfield

APPLICANT: Emil Anderson Construction Co. Ltd. (Mike Jacobs)

LOCATIONS: 902 Summit Drive; 1969, 1983, 2011 and 2025 Rojem Road

LEGAL DESCRIPTIONS: Part of Lot A, Secs. 28 & 33, Twp. 26, O.D.Y.D., Plan 31716 except Plans 33462, 39791, 40570, 42232, 42525, 43480, KAP46337, KAP48179, KAP50737, KAP50742, KAP50743, KAP56071, KAP60291, and KAP67806; Part of Lot C, Sec. 28, Twp. 26, O.D.Y.D., Plan 31716 except plans 32938, 42525, 43836, KAP46337, KAP50737, KAP54753, KAP56071, KAP57982, KAP60483, KAP66626, KAP67326, KAP67806 and KAP69768; and Lots 1, 2, 3, and 4, Block 22, Sec. 23, Twp. 26, O.D.Y.D., Plan 1249

GENERAL PURPOSE: To permit a ± 50 lot single family residential hillside subdivision and a ± 160 unit low-density multi-family housing development.

(i) **BYLAW NO. 8731 (OCP01-008)**

PURPOSE: Change the Generalized Future Land Use designation of the northern part of Lot 4, from “Major Park/Open Space” to “Multiple Family Residential-Low Density”.

(ii) **BYLAW NO. 8732 (Discharge LUC 74-57)**

PURPOSE: Discharge LUC 74-57 from part of the western and southwestern portions of Lot A, and the northern part of Lot C.

(iii) **BYLAW NO. 8733 [Z01-1019(a)]**

PRESENT ZONING: A1 – Agriculture 1

REQUESTED ZONING: RU1h – Large Lot Housing (Hillside Area)

PURPOSE: Rezone the western part of Lots 1, 2, 3 and 4; part of the southwestern portion of Lot A; and part of the northern portion of Lot C to permit a ± 50 lot residential hillside subdivision.

(iv) **BYLAW NO. 8734 [Z01-1019(b)]**

PRESENT ZONING: A1 – Agriculture 1

REQUESTED ZONING: RM3 – Low Density Multiple Housing

PURPOSE: Rezone the eastern part of Lots 1, 2, 3 and 4; the eastern part of the western portion, and part of southwestern portion, of Lot A; and part of the northern portion of Lot C to permit a ± 160 unit semi-detached housing development.

(c) **BYLAW NO. 8735 (Z01-1036)**

LOCATION: 136 Kathler Road

LEGAL DESCRIPTION: Lot 4, Sec. 4, Twp. 23, O.D.Y.D., Plan 20730

OWNER/APPLICANT: Timothy and Elaine Weigel

PRESENT ZONING: RR3 – Rural Residential 3

REQUESTED ZONING: RR3s – Rural Residential 3 with Secondary Suite

PURPOSE: To permit the construction of a suite above a two-car garage in a new two-storey accessory building.

(d) **BYLAW NO. 8736 (Z01-1037)**

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| <u>LOCATION:</u> | 1876 Ambrosi Road |
| <u>LEGAL DESCRIPTION:</u> | Lot 8, Block 1, D.L. 129, O.D.Y.D., Plan 5109 |
| <u>APPLICANT:</u> | Axel Hilmer |
| <u>OWNER:</u> | Four-D Ventures Ltd. |
| <u>PRESENT ZONING:</u> | RU1 – Large Lot Housing |
| <u>REQUESTED ZONING:</u> | C5 – Transition Commercial |
| <u>PURPOSE:</u> | To permit the construction of a two-storey commercial building housing a personal service establishment on the first floor and two one-bedroom residential units on the second floor. |

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**