

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

TUESDAY, FEBRUARY 5, 2002 – 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. The correspondence and petitions received after January 18, 2002 (the date of statutory notification) have been circulated to Council and are available for inspection on the information table in the foyer of the Council Chamber during the course of this hearing. The correspondence and petitions received on or before January 18, 2002 were available for inspection in the Planning Department during regular office hours.
 - (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:

3.1 **BYLAW NO. 8786 (Z01-1055)**

LOCATION: 608 Coronation Avenue
LEGAL DESCRIPTION: Lot 49 District Lot 138 ODYD Plan 1037
APPLICANT: John MacKay
OWNER: Laurie Anne MacKay
PRESENT ZONING: RU2 – Medium Lot Housing
REQUESTED ZONING: RU2s – Medium Lot Housing with Secondary Suite
PURPOSE: To permit the continued use of the secondary suite located on the second floor of the existing dwelling.

The two bylaws under 3.2 may be considered concurrently:

3.2 **LOCATION:** 1175 Sunset Drive
LEGAL DESCRIPTION: Part of Lot 7 and all of Lot 8 DL 139 ODYD Plan KAP68693
OWNER/APPLICANT: Canada Lands Company CLC Limited (Dale Knowlan)
PURPOSE: To consolidate the subject properties with the two properties immediately to the south and east to permit the construction of a new hotel complex.

3.2(a) **BYLAW NO. 8797 (OCP01-012)**

OFFICIAL COMMUNITY PLAN AMENDMENT: To change the Generalized Future Land Use Designation from the Multiple Family Residential (High Density) to Commercial.

3.2(b) **BYLAW NO. 8798 (Z01-1047)**

PRESENT ZONING: RM6 – High Rise Apartment Housing
REQUESTED ZONING: C4 – Town Centre Commercial

The three bylaws under 3.3 may be considered concurrently:

3.3 **LOCATION:** Northwest of Begbie, Union and Glenmore Roads
LEGAL DESCRIPTION: Part of Lot A Sections 4,5,8 and 9 Township 23 ODYD Plan KAP69724
APPLICANT: Ekistics Town Planning Inc. (Paul Rosenau)
OWNER: Glenwest Properties Ltd.
PURPOSE: To permit the development of ±457 units consisting of a mixture of single family, single family with secondary suites and multi-family lots as well as parks and open space and a community commercial component.

3.3(a) **BYLAW NO. 8792 (Zoning Text Amendment No. TA01-015)**

PURPOSE: To create a new version of the RU2 – Medium Lot Housing zone called the RU2h – Medium Lot Housing (Hillside Area) and the RU2hs – Medium Lot Housing (Hillside Area) with Secondary Suite zone which will permit medium lot, single family residential development, that may or may not contain a secondary suite in the residence or an accessory building, in serviced hillside areas of the City.

3.3(b) **BYLAW NO. 8791(OCP01-018)**

OFFICIAL COMMUNITY PLAN AMENDMENT: Change the Generalized Future Land Use designations from Multiple Family Residential (Low Density), Multiple Family Residential (Low Density Transition), Multiple Family Residential (Medium Density) and Single/Two Family Residential to Single/Two Family Residential, Commercial and Public Services/Utilities.

3.3(c) **BYLAW NO. 8793 (Z01-1016)**

PRESENT ZONING: A1 – Agriculture 1, P3 – Parks and Open Space, RM3 – Low Density Multiple Housing, RU1 – Large Lot Housing and RU4 – Low Density Cluster Housing

REQUESTED ZONING: P3 – Parks & Open Space, P4 – Utilities, RU1h – Large Lot Housing (Hillside Area), RU2h – Medium Lot Housing (Hillside Area), RU2hs – Medium Lot Housing (Hillside Area) with Secondary Suite, RU4 – Low Density Cluster Housing, RM2 – Low Density Row Housing, RM5 – Medium Density Multiple Housing and C3 – Community Commercial

The two bylaws under 3.4 may be considered concurrently:

3.4(a) **BYLAW NO. 8760 (Zoning Bylaw Text Amendment No. TA01-005)**

PURPOSE: To consolidate the A1 – Agriculture 1 zone and the A2 – Agriculture 2 zone into one zone (the A1 zone) by deleting the A2 zone in its entirety and expanding the A1 zone to permit intensive agriculture uses as a principal use and forestry as a secondary use. Intensive agriculture has been defined as the use of buildings by a commercial enterprise or institution for on-farm composting or the confinement of poultry, livestock (excluding horses) or fur bearing animals. To regulate the intensive agriculture uses; a 300m buffer outside of the urban area of the city where no intensive agriculture uses shall be allowed is being proposed.

3.4(b) **BYLAW NO. 8761 (Z01-1060)**

LOCATION:

1. 4240 Glenmore Road
2. 4532 Sallows Road
3. 4588 Sallows Road
4. 3860 Casorso Road
5. 3877 Casorso Road
6. 3896 Casorso Road
7. 3850 Casorso Road
8. 3975 Swamp Road
9. South of Ward Road

LEGAL DESCRIPTION:

1. Lot 1, Section 33, Township 23 ODYD Plan 36642
2. Lot 186 Section 33 Township 29 ODYD Plan 1247
3. Lot 189 Section 33 Township 29 ODYD Plan 1247)
4. Lot 1 Section 5 Township 26 ODYD Plan 2243
5. Lot 4 Section 5 Township 26 ODYD Plan 2243
6. Lot 2 Section 5 Township 26 ODYD Plan 2243 except Plans B47848, B5733, 25257 & 30744
7. Lot A Section 5 Township 26 ODYD Plan 30744
8. Part of Lot 1 Section 5 Township 26 ODYD Plan 25257
9. Lot A Section 5 Township 26 ODYD Plan 16937

APPLICANT: City of Kelowna

OWNERS:

1. Kal-Mar Egg Ranch Company Ltd.
2. Norman Dais
3. Norman & Shirley Dais
4. John Casorso
5. Robert & Nadene Casorso
6. John Casorso
7. John Casorso
8. Martin & Henny Kloostra
9. Robert Casorso, Kenneth Casorso & Velma Sperling

PRESENT ZONING: A2 – Agriculture 2

REQUESTED ZONING: A1 – Agriculture 1

PURPOSE: To rezone the nine parcels currently zoned A2 to the A1 zone.

3.5 **BYLAW NO. 8800 (Zoning Bylaw Text Amendment No. TA01-016)**

PURPOSE: To amend the I2 – General Industrial zone by adding emergency & protective services as a permitted principal use. Emergency and protective services is defined as public facility used by fire protection, police, ambulance, or other such services as a base of operations.

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