

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**DECEMBER 3, 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 November 15, 2002 are available for inspection during the course of this hearing and are located on the information table 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:

3.1(a)

BYLAW NO. 8905 (OCP02-0010)

**LOCATION:** 4091 Lakeshore Road

**LEGAL DESCRIPTION:** Lot 2, Section 6, Township 26, ODYD, Plan KAP66568

**APPLICANT:** MQLN Architects/ Brian Quiring

**OWNER:** Lutheran Church

**PRESENT ZONING:** RM3 – Low Density Multiple Housing and RM5 – Medium density Multiple Housing

**REQUESTED ZONING:** RM3 – Low Density Multiple Housing and RM5 – Medium density Multiple Housing and P2 – Education and Minor Institutional

**OFFICIAL COMMUNITY PLAN AMENDMENT:** Change the Generalized Future Land Use designation from a “Multiple Unit Residential (Low Density)” and “Multiple Unit Residential (Medium Density)” to “Education/Major Institutional”, “Multiple Unit Residential (Low Density)”, and “Multiple Unit Residential (Medium Density)”

3.1(b)

BYLAW NO. 8906 (Z02-1018)

**LOCATION:** 4091 Lakeshore Road

**LEGAL DESCRIPTION:** Lot 2, Section 6, Township 26, ODYD, Plan KAP66568

**APPLICANT:** MQLN Architects/ Brian Quiring

**OWNER:** Lutheran Church

**PRESENT ZONING:** RM3 – Low Density Multiple Housing and RM5 – Medium density Multiple Housing

**REQUESTED ZONING:** RM3 – Low Density Multiple Housing and RM5 – Medium density Multiple Housing and P2 – Education and Minor Institutional

**REZONING PURPOSE:** In accordance with the requested zoning, the applicant is proposing to develop a School and Church facility and a “Low and Medium Density Family Residential” Development.

3.2

BYLAW NO. 8931 (Z02-1047)

**LOCATION:** 464 Morrison Ave

**LEGAL DESCRIPTION:** Lot 6, DL14, ODYD, Plan 3398

**APPLICANT:** Rob Richardson

**OWNER:** David and Joan Poole

**PRESENT ZONING:** RU1 zone– Large Lot Housing

**REQUESTED ZONING:** RU1s zone – Large Lot Housing with Secondary Suite

**REZONING PURPOSE:** To rezone the property from RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite to allow for the construction of a secondary suite in an accessory building.

3.3 (a)

BYLAW NO. 8932 (OCP02-0011)

**LOCATION:** 1075/1095 Highway 33 and 145/165/175 Gerstmar Road

**LEGAL DESCRIPTION:** Lot A, Sec 22, Twp 26, ODYD, Plan 11038 except Plan 39705, Lot 3, Sec 22, Twp 26, ODYD, Plan 2082 except Plan 39705, Lot 3, Sec 22, Twp 26, ODYD, Plan 3401, Lot 4, Sec 22, Twp 26, ODYD, Plan 3401 and Lot 5, Sec 22, Twp 26, ODYD, Plan 3401.

**APPLICANT:** MKS Resources Inc.

**OWNER:** Salem's Developments Ltd., Tallel Abougoush and Abougoush Holdings Ltd.

**PRESENT ZONING:** RU1 – Large Lot Housing

**REQUESTED ZONING:** RM4 – Transitional Low Density Housing

**OFFICIAL COMMUNITY PLAN AMENDMENT:** Change the Generalized Future Land Use designation from a Multiple Unit Residential (Low Density) to a Multiple Unit Residential (Low Density-Transitional)

3.3(b)

BYLAW NO. 8933 (Z02-1038)

**LOCATION:** 1075/1095 Highway 33 and 145/165/175 Gerstmar Road

**LEGAL DESCRIPTION:** Lot A, Sec 22, Twp 26, ODYD, Plan 11038 except Plan 39705, Lot 3, Sec 22, Twp 26, ODYD, Plan 2082 except Plan 39705, Lot 3, Sec 22, Twp 26, ODYD, Plan 3401, Lot 4, Sec 22, Twp 26, ODYD, Plan 3401 and Lot 5, Sec 22, Twp 26, ODYD, Plan 3401.

**APPLICANT:** MKS Resources Inc.

**OWNER:** Salem's Developments Ltd., Tallel Abougoush and Abougoush Holdings Ltd.

**PRESENT ZONING:** RU1 – Large Lot Housing

**REQUESTED ZONING:** RM4 – Transitional Low Density Housing

**REZONING PURPOSE:** In accordance with the requested zoning, the applicant is proposing to construct a 4 ½ storey 89-unit strata apartment building.

3.4 (a)

BYLAW NO. 8935 (OCP02-0009)

**LOCATION:** 1910 KLO Road

**LEGAL DESCRIPTION:** Lot 1 District Lot 131 ODYD Plan 17608

**APPLICANT:** PSC Planning Solutions Consulting Inc. (Kim McKechnie)

**OWNER:** 352039 BC LTD

**PRESENT ZONING:** A1 - Agricultural 1 zone

**REQUESTED ZONING:** C2 – Neighbourhood Commercial

**OFFICIAL COMMUNITY PLAN AMENDMENT:** Change the Generalized Future Land Use designation from a "Single/Two Unit Residential" to "Neighbourhood Commercial".

3.4(b)

BYLAW NO. 8936 (Z02-1035)

**LOCATION:** 1910 KLO Road  
**LEGAL DESCRIPTION:** Lot 1 District Lot 131 ODYD Plan 17608  
**APPLICANT:** PSC Planning Solutions Consulting Inc. (Kim McKechnie)  
**OWNER:** 352039 BC LTD  
**PRESENT ZONING:** A1 - Agricultural 1 zone  
**REQUESTED ZONING:** C2 – Neighbourhood Commercial  
**REZONING PURPOSE:** In accordance with the requested zoning, the applicant is proposing to add the next property located to the east to the development site in order to increase the size of the lot, and redevelop the consolidated properties with a new gas bar, convenience store, and automated car wash.

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