

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

APRIL 1, 2003 – 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 March 14, 2003 (date of notification) 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:

Item 3.1 was adjourned from the February 18, 2003 Public Hearing

3.1 **BYLAW NO. 8956 (Z02-1051)**

LOCATION: 952 and 962 Lawson Ave
LEGAL DESCRIPTION: Lots A & B, District Lot 138, ODYD, Plan 4491
APPLICANT: Walter and Lidia Baumgart
OWNER: 554007 BC Ltd./Walter and Lidia Baumgart
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: RM3 – Low Density Multiple Housing
PURPOSE: To permit the construction of a ± 16 unit townhouse complex.

3.2 **BYLAW NO. 8986 (Z02-1060)**

LOCATION: 518 McKay Avenue
LEGAL DESCRIPTION: Lot 10, District Lot 14, ODYD, Plan 3769
OWNER/APPLICANT: Ian and Marguerite Sissett
PRESENT ZONING: RU6 – Two Dwelling Housing Zone
REQUESTED ZONING: C4 – Town Centre Commercial Zone
PURPOSE: To permit the existing dwelling to be used as a retail store.

Items 3.3(a) and 3.3(b) may be considered concurrently

3.3(a) **BYLAW NO. 8987 (OCP02-0013)**

LOCATION: 2430 Highway 97 North
LEGAL DESCRIPTION: Lot 8, District Lot 125, ODYD, Plan KAP69740
APPLICANT: IBI Group
OWNER: Ivanhoe Cambridge Inc.
OFFICIAL COMMUNITY PLAN AMENDMENT: Change the Generalized Future Land Use designation from “Industrial” to “Commercial”

3.3(b) **BYLAW NO. 8988 (Z02-1045)**

LOCATION: 2430 Highway 97 North

LEGAL DESCRIPTION: Lot 8, District Lot 125, ODYD, Plan KAP69740

APPLICANT: IBI Group

OWNER: Ivanhoe Cambridge Inc.

PRESENT ZONING: I2 – General Industrial and P3 – Parks and Open Space

REQUESTED ZONING: C3 – Community Commercial zone

REZONING PURPOSE: To permit the commercial development of the site, designed to consist of 4 separate buildings, perimeter landscaping, and associated parking areas.

3.4 **BYLAW NO. 8989 (Z02-1059)**

LOCATION: 3866, 3872, 3878 & 3884 Truswell Road

LEGAL DESCRIPTION: Lots A, B, C,D & E, Sec 1, Twp 25, ODYD, Plan KAP67760

APPLICANT: David Tyrell Architect Inc.

OWNER: Mission Shores Developments

PRESENT ZONING: RU1 – Large Lot Housing

REQUESTED ZONING: C9 – Tourist Commercial

PURPOSE: To construct five, three-storey, 54-unit townhouse buildings for apartment hotel use.

Items 3.5(a) and 3.5(b) may be considered concurrently

3.5(a) **BYLAW NO. 8991 (OCP02-0015)**

LOCATION: 2045, 2053 & 2061 Garner Road, 1625 Verdure Road and 2980 Gallagher Road

LEGAL DESCRIPTION: Lots A, C and D, Secs 12 & 13, Twp 26, ODYD, Plan KAP48770; Lot 3, Sec 13, Twp 26 and of Sec 18, Twp 27, ODYD, Plan KAP44995; Lot 1, Secs 12 & 13, Twp 26, Secs 7 and 18, Twp 27, ODYD, Plan KAP71697

APPLICANT: Allan Kirschner and Dan Middal

OWNER: Gordon & Heidi, Donald & Amy, Allan & Angelica Kirschner

OFFICIAL COMMUNITY PLAN AMENDMENT: Change the Generalized Future Land Use Designation from Single/Two Unit Residential to Multiple Unit Residential – Medium Density.

3.5(b) **BYLAW NO. 8992 (Z02-1015)**

LOCATION: 2045, 2053 and 2061 Garner Road, 1625 Verdure Road and 2980 Gallagher Road

LEGAL DESCRIPTION: Lots A, C and D, Secs 12 & 13, Twp 26, ODYD, Plan KAP48770; Lot 3, Sec 13, Twp 26 and of Sec 18, Twp 27, ODYD, Plan KAP44995; Lot 1, Secs 12 & 13, Twp 26, Secs 7 and 18, Twp 27, ODYD, Plan KAP71697

APPLICANT: Allan Kirschner and Dan Middal

OWNER: Gordon and Heidi, Donald and Amy and Allan and Angelica Kirschner

PRESENT ZONING: A1 – Agriculture 1 zone

REQUESTED ZONING: RU1h – Large Lot Housing (Hillside Area), RU4h – Low Density Cluster Housing (Hillside Area), RU6h – Two Dwelling Housing (Hillside Area) and P3 – Parks & Open Space

REZONING PURPOSE: To rezone the subject properties to facilitate the creation of 108 single family lots.

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