

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**February 10, 2004 – 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 2020* - Official Community Plan 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 23, 2004 (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:

3.1

BYLAW NO. 9161 (Z03-0052)

**LOCATION:** Swainson Road  
**LEGAL DESCRIPTION:** Lot B, Section 19, Township 27, ODYD, Plan 31717  
**OWNER/APPLICANT:** Bell Mountain Estates Ltd  
**PRESENT ZONING:** A1 – Agriculture 1 zone  
**REQUESTED ZONING:** RU1h – Large Lot Housing (Hillside Area) zone  
**PURPOSE:** The applicant is proposing to rezone 1.2ha portion of the subject property in order to facilitate a 17 lot single unit residential lot subdivision.

3.2

BYLAW NO. 9148 (Z03-0062)

**LOCATION:** 2629 Richter Street  
**LEGAL DESCRIPTION:** Lot A, District Lot 135, ODYD, Plan 11018  
**APPLICANT:** Robert Gaspari  
**OWNER:** Robtree Enterprises Ltd.  
**PRESENT ZONING:** RU6 – Two Dwelling Housing Zone  
**REQUESTED ZONING:** RM1 – Four-Plex Housing Zone  
**PURPOSE:** The applicant wishes to rezone the subject property in order to construct a two storey, side by side, four-plex unit.

3.3

BYLAW NO. 9149 (Z03-0068)

**LOCATION:** 1336 Mountainview Street  
**LEGAL DESCRIPTION:** Lot 20, Section 29, Township 26, ODYD, Plan 5070  
**OWNER/APPLICANT:** Patricia Veitch  
**PRESENT ZONING:** RU1 – Large Lot Housing zone  
**REQUESTED ZONING:** RU1s – Large Lot Housing with Secondary Suite zone  
**PURPOSE:** The applicant wishes to rezone the subject property in order to allow for the construction of a secondary suite in an accessory building.

3.4

BYLAW NO. 9150 (Z03-0057)

**LOCATION:** 1884 Ambrosi Road  
**LEGAL DESCRIPTION:** Lot 9, Block 1, District Lot 129, ODYD, Plan 5109  
**OWNER/APPLICANT:** Professional Diving Technology Ltd. (Vern Johnston/Diving Dynamics)  
**PRESENT ZONING:** RU1 – Large Lot Housing zone  
**REQUESTED ZONING:** C5 – Transition Commercial zone  
**PURPOSE:** The applicant wishes to rezone the subject property to construct a two-storey building with office space, storage, future space for a practice dive pool, hyperbaric chamber, and a small retail area at grade.

3.5

BYLAW NO. 9157 (Z03-0058)

**LOCATION:** 1835 Leckie Road

**LEGAL DESCRIPTION:** Lot C, District Lot 126, ODYD, Plan KAP56817

**APPLICANT:** Pelman Architecture Inc. (Neil Pelman)

**OWNER:** Victor Projects Ltd.

**PRESENT ZONING:** A1 – Agriculture 1 zone

**REQUESTED ZONING:** Part of the lot to RM5 – Medium Density Multiple Housing and part of the lot to RM4 – Transitional Low Density Housing zones.

**PURPOSE:** The applicant wishes to allow for the construction of 103 units of congregate housing on the portion of the property that fronts Leckie Road. The remainder of the subject property is proposed to allow for the construction of 31 townhouse units.

3.6

BYLAW NO. 9158 (TA03-0012)

**PURPOSE:** To remove the size restriction placed on retail liquor sales establishments in all zones.

3.7 (a)

BYLAW NO. 9159 (OCP99-009)

**LOCATION:** 1570 KLO Road

**LEGAL DESCRIPTION:** Part of Lot A, District Lot 131, ODYD, Plan 23471

**APPLICANT:** FWS Construction Ltd (Brian Harrison)

**OWNER:** 454979 BC Ltd

**OFFICIAL COMMUNITY PLAN AMENDMENT:** Multiple Unit Residential (Low Density) designation to the Multiple Unit Residential (Medium Density) designation.

3.7 (b)

BYLAW NO. 9160 (Z99-1025)

**LOCATION:** 1570 KLO Road

**LEGAL DESCRIPTION:** Part of Lot A, District Lot 131, ODYD, Plan 23471

**APPLICANT:** FWS Construction Ltd (Brian Harrison)

**OWNER:** 454979 BC Ltd

**PRESENT ZONING:** A1 – Agriculture 1 zone

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

**REZONING PURPOSE:** The applicant wishes to change the future land use designation and rezone a portion of the subject property to construct a new 192 unit congregate housing development. As well, the applicant wishes to construct a 59 unit addition to the existing 105 unit “Mountainview Village” congregate housing and care facility.

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 (Ask three times) Unless Council directs that the public hearing on the bylaw in question be adjourned (held open), the chairman shall state to the gallery that the public hearing on that bylaw is closed.

5. TERMINATION