

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

March 9, 2004 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

5:00 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 February 20, 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. 9176 (Z03-0055)

LOCATION: 245 Glenmore Road
LEGAL DESCRIPTION: Lot B, Section 4, Township 23, ODYD, Plan 23927
OWNER/APPLICANT: Maxwell House Developments Ltd (Ken Gulenchyn)
PRESENT ZONING: A1 – Agriculture 1 zone
REQUESTED ZONING: RM3 – Low Density Multiple Housing zone and P3 – Parks and Open Space
PURPOSE: To rezone the subject property in order to permit the development of 24 multiple housing units.

3.2

BYLAW NO. 9177 (Z03-0070)

LOCATION: 415 Glenmore Road
LEGAL DESCRIPTION: Lot 1, Section 32, Township 26, ODYD, Plan 10842
OWNER/APPLICANT: 653332 B.C. Ltd (George Barnes)
PRESENT ZONING: RR3 – Rural Residential 3 zone
REQUESTED ZONING: C3 – Community Commercial zone
PURPOSE: To rezone the subject property in order to create a 2 storey commercial building with a Credit Union containing a drive-through window on the ground floor and office space on the second storey.

3.3(a)

BYLAW NO. 9186 (LUC78-1009)

LOCATION: 2131 Scenic Road
LEGAL DESCRIPTION: Lot A, Section 4 and 9, Township 23, ODYD, Plan KAP61644
OWNER: Vince and Giovannia Magaldi
APPLICANT: R469 Enterprises Ltd
PRESENT ZONING: LUC78-1009 (A1 – Agriculture zone)
REQUESTED ZONING: RM3 – Low Density Multiple Housing zone
PURPOSE: The applicant is proposing to discharge the Land Use Contract which will return the property to the underlying zone (A1 – Agriculture zone) after which the applicant wishes to construct a 16 unit townhouse development.

3.3(b)

BYLAW NO. 9187 (Z03-0063)

LOCATION: 2131 Scenic Road
LEGAL DESCRIPTION: Lot A, Section 4 and 9, Township 23, ODYD, Plan KAP61644
OWNER: Vince and Giovannia Magaldi
APPLICANT: R469 Enterprises Ltd
PRESENT ZONING: LUC78-1009 (A1 – Agriculture zone)
REQUESTED ZONING: RM3 – Low Density Multiple Housing zone
PURPOSE: The applicant is proposing to discharge the Land Use Contract which will return the property to the underlying zone (A1 – Agriculture zone) after which the applicant wishes to construct a 16 unit townhouse development.

3.4

BYLAW NO. 9183 (HRA03-0002)

LOCATION: 2034 Pandosy Street

LEGAL DESCRIPTION: Lot 16, Block 6, District Lot 14, ODYD, Plan 348

OWNER/APPLICANT: Robert and Benigna Cummings

PRESENT ZONING: RU1 – Large Lot Housing zone

PURPOSE: The applicant is seeking to enter into a Heritage Revitalisation Agreement with the City of Kelowna under Section 966 of the Local Government Act in order to permit the addition of a second dwelling to the rear of the subject property.

3.5

BYLAW NO. 9184 (HRA03-0003)

LOCATION: 2124 Pandosy Street

LEGAL DESCRIPTION: Lot 3, District Lot 14, ODYD, Plan 4551

OWNER/APPLICANT: Oak Lodge Centre Ltd (Wayne Ross)

PRESENT ZONING: RU1 – Large Lot Housing zone

PURPOSE: The applicant is seeking to enter into a Heritage Revitalisation Agreement with the City of Kelowna under Section 966 of the Local Government Act in order to permit the adaptive re-use of a residential heritage building for six residential dwelling units.

3.6

BYLAW NO. 9182 (Heritage Designation):

PURPOSE: To consider the building known as the “Hughes-Games House” located at 2094 Abbott Street to be a building with heritage value and that the designation of the building as a heritage site pursuant to Section 967 of the Local Government Act is desirable for the conservation of the building.

3.7

BYLAW NO. 9185 (Heritage Designation):

PURPOSE: To consider the lands and buildings known as the “Brent’s Mill Buildings” to be known as “Brent’s Mill heritage Park” in the future located at 2135 Leckie Road to be the lands and buildings with heritage value and that the designation of the lands and buildings as a heritage site pursuant to Section 967 of the Local Government Act is desirable for the conservation of the lands and buildings.

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) **Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.**
- (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