

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**MAY 18, 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 April 30, 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(a)

**BYLAW NO. 9211 (OCP03-0014) – ADJOURNED FROM MAY 4, 2004 PUBLIC HEARING**

**LOCATION:** 1170 Band Road  
**LEGAL DESCRIPTION:** Part of Lot 2, Section 13, Township 26 ODYD, Plan 13388  
**APPLICANT:** New Town Planning/Keith Funk  
**OWNER:** John and Ingrid Paavilainen  
**OFFICIAL COMMUNITY PLAN AMENDMENT:** From Single/Two Unit Residential designation to Multiple Unit Residential (Low Density) designation.  
**PURPOSE:** The applicant is proposing to amend the Official Community Plan to multiple unit residential and Rezone to RM3 – Low Density Multiple Housing in order to reactivate the congregate housing operation within an existing building on the subject property.

3.1(b)

**BLAW NO. 9212 (Z03-0071)-ADJOURNED FROM MAY 4, 2004 PUBLIC HEARING**

**LOCATION:** 1170 Band Road  
**LEGAL DESCRIPTION:** Part of Lot 2, Section 13, Township 26 ODYD, Plan 13388  
**APPLICANT:** New Town Planning/Keith Funk  
**OWNER:** John and Ingrid Paavilainen  
**PRESENT ZONING:** A1 – Agriculture 1 zone  
**REQUESTED ZONING:** RM3 – Low Density Multiple Housing zone  
**PURPOSE:** The applicant is proposing to amend the Official Community Plan to multiple unit residential and Rezone to RM3 – Low Density Multiple Housing in order to reactivate the congregate housing operation within an existing building on the subject property.

3.2

**BYLAW NO. 9232 (HD04-0001)**

**PURPOSE:** To consider the building known as the “G.D. Loane House” located at 1858 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.

3.3

**BYLAW NO. 9219 (Z04-0008)**

**LOCATION:** 840 Princess Court  
**LEGAL DESCRIPTION:** Lot 13, Section 23, Township 26, ODYD, Plan 27679  
**APPLICANT:** Freda Shanko  
**OWNER:** Freda & David Shanko  
**PRESENT ZONING:** RU1 – Large Lot Housing  
**REQUESTED ZONING:** RU1s – Large Lot Housing with Secondary Suite  
**PURPOSE:** The applicant wishes to rezone the subject property in order to legalize an existing secondary suite .

3.4(a)

BYLAW NO.9230 (OCP04-0001)

**LOCATION:** 1187 Sunset Drive  
**LEGAL DESCRIPTION:** Part of Lot A, District Lot 139, ODYD, Plan KAP3017  
**OWNER/APPLICANT:** Canada Lands Company  
**OFFICIAL COMMUNITY PLAN AMENDMENT:** From Commercial Designation to Multiple Unit Residential – High Density Designation.  
**PURPOSE:** The applicant is proposing to amend the future land use designation and rezone a portion of the subject property, in order to facilitate a lot line adjustment to allow a Multiple Unit Residential building.

3.4(b)

BYLAW NO. 9231 ( Z04-0004)

**LOCATION:** 1187 Sunset Drive  
**LEGAL DESCRIPTION:** Part of Lot A, District Lot 139, ODYD, Plan KAP3017  
**OWNER/APPLICANT:** Canada Lands Company  
**PRESENT ZONING:** C4 – Town Centre Commercial  
**REQUESTED ZONING:** RM6 – High Rise Apartment Housing  
**PURPOSE:** The applicant is proposing to amend the future land use designation and rezone a portion of the subject property, in order to facilitate a lot line adjustment to allow a Multiple Unit Residential building.

3.5

BYLAW NO. 9229 (Z03-0022)

**LOCATION:** 2355/2455 Acland Road  
**LEGAL DESCRIPTION:** Lot 1, Section 2, Township 23, ODYD, Plan 11263  
**APPLICANT/OWNER:** R 354 Enterprises Ltd/Bob Callahan  
**PRESENT ZONING:** P1 – Major Institutional and P2 – Education and Minor Institutional zones  
**REQUESTED ZONING:** I1 – Business Industrial zone  
**PURPOSE:** The applicant wishes to rezone the subject property in order to permit the development of a new warehouse and office building.

3.6

BYLAW NO. 9234 (OCP04-0008)

**LOCATION:** Cedar Avenue Land Use Review Area  
**(A Map of the area is available for viewing at City Clerk's Office, City Hall, 3<sup>rd</sup> Floor – 1435 Water Street)**

**APPLICANT:** City of Kelowna

**OFFICIAL COMMUNITY PLAN AMENDMENT:** From "Multi Unit Residential (Low Density), Single/Two Unit Residential, Park, Commercial" to "Multi Unit Residential (Medium Density), Park, Multi Unit Residential (Low Density), Commercial".

**PURPOSE:** The City of Kelowna wishes to amend the Official Community Plan as necessary in the Cedar Avenue Land Use Area to provide direction for future land use decisions within the area.

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