

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

June 29, 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 June 11, 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. 9247 (OCP04-0007)

LOCATION: 2350 Byrns Road

LEGAL DESCRIPTION: Lot 2, District Lot 136, ODYD, Plan KAP72184

APPLICANT: Protech Consultants Ltd/ Grant Maddock

OWNER: Aberdeen Holdings Ltd.

OFFICIAL COMMUNITY PLAN AMENDMENT: From the "Multiple Unit Residential – Low Density" designation to the "Single/Two Unit Residential" designation.

PURPOSE:

The applicant wishes to facilitate a 50 unit bareland strata subdivision development as Stage II of the Balmoral Resort Community.

3.1(b)

BYLAW NO. 9248 (Z04-0021)

LOCATION: 2350 Byrns Road

LEGAL DESCRIPTION: Lot 2, District Lot 136, ODYD, Plan KAP72184

APPLICANT: Protech Consultants Ltd/ Grant Maddock

OWNER: Aberdeen Holdings Ltd.

PRESENT ZONING: A1 – Agriculture 1

REQUESTED ZONING: RU5 – Bareland Strata Housing

PURPOSE:

The applicant wishes to facilitate a 50 unit bareland strata subdivision development as Stage II of the Balmoral Resort Community.

3.2

BYLAW NO. 9245 (Z04-0031)

LOCATION: 3195 Hall Road

LEGAL DESCRIPTION: Lot A, Section 16, Township 26, ODYD, Plan 15811

OWNER/APPLICANT: Candace & Andrew Wheeler

PRESENT ZONING: RR3 – Rural Residential 3

REQUESTED ZONING: RR3s – Rural Residential 3 with Secondary Suite

PURPOSE:

The applicant wishes to build an addition of a garage with a 2 bedroom secondary suite above it, to the existing single family dwelling on the subject property. This addition will be connected to the existing dwelling by a breezeway.

3.3

BYLAW NO.9252 (Z04-0016)

LOCATION: 993 & 1003 Harvey Avenue
LEGAL DESCRIPTION: Lots 1 and 2, District Lot 138, ODYD, Plan 2769
APPLICANT: Emeral Developments Inc.
OWNER: Gary Grant & Joyce Decock
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: RM5 – Medium Density Multiple Housing
PURPOSE: The applicant wishes to construct a 4-storey apartment complex consisting of 43 two-bedroom units and four one-bedroom units on the subject property.

3.4

BYLAW NO. 9246 (Z04-0026)

LOCATION: 518 & 548 McKay Avenue
LEGAL DESCRIPTION: Lots 10 & 11, District Lot 14, ODYD, Plan 3769
APPLICANT: John Mailey
OWNER: Mailey Developments Ltd.
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: C4 – Urban Centre Commercial
PURPOSE: The applicant wishes to consolidate the two lots to construct a mixed use building with commercial space on the main floor and three storeys of residential units above.

3.5

BYLAW NO.9250 (TA04-0002)

PURPOSE: Text Amendment to Section 6.4.1 – Projection into Yards of Zoning Bylaw 8000 in order to increase the maximum permitted length of projections in required yards.

3.6

BYLAW NO.9251 (TA04-0003)

PURPOSE: General Text Amendments to clarify wording for maximum height requirements and front yard setback requirements for the RU1/RU1s/RU1h/RU2/RU2s/RU2h/RU2hs zones of Zoning Bylaw No. 8000.

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