

# CITY OF KELOWNA

## AGENDA

### PUBLIC HEARING

July 13, 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 25, 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. 9261 (Z04-0028)**

LOCATION: 822 Lawrence Avenue  
LEGAL DESCRIPTION: Lot 42, Block 15, District Lot 138, ODYD, Plan 262  
APPLICANT: Peter J. Chataway  
OWNER: Isha Blue  
PRESENT ZONING: RU6 – Two Dwelling Housing  
REQUESTED ZONING: RU6b – Two Dwelling Housing with Boarding House  
PURPOSE: The applicant wishes to rezone the subject property in order to renovate the existing single dwelling to accommodate a 7 bedroom Boarding House.

3.2

**BYLAW NO. 9262 (Z04-0039)**

LOCATION: 142 Celano Crescent  
LEGAL DESCRIPTION: Lot 30, Section 4, Township 23, ODYD, Plan KAP46412  
APPLICANT: Liz Bennet  
OWNER: Gary and Beverly Billings  
PRESENT ZONING: RU2 – Medium Lot Housing  
REQUESTED ZONING: RU2s – Medium Lot Housing with secondary suite  
PURPOSE: The applicant wishes to rezone the subject property to allow a secondary suite in the basement of an existing dwelling.

3.3(a)

**BYLAW NO. 9259 (OCP04-0005)**

LOCATION: 914 Craig Road  
LEGAL DESCRIPTION: Lot A, Section 26, Township 26, ODYD, Plan 19712  
APPLICANT: Gary Tebbutt  
OWNER: J97 Construction Ltd.  
OFFICIAL COMMUNITY PLAN AMENDMENT: From the “Single/Two Unit Residential” designation to the “Low Density Multiple Unit Residential” designation.  
PURPOSE: The applicant wishes to amend the Future Land Use Designation on the northern portion of the subject property to facilitate 60 units, of two-storey row housing located in a total of eleven buildings.

3.3(b)

**BYLAW NO. 9260 (Z04-0012)**

LOCATION: 914 Craig Road  
LEGAL DESCRIPTION: Lot A, Section 26, Township 26, ODYD, Plan 19712  
APPLICANT: Gary Tebbutt  
OWNER: J97 Construction Ltd.  
PRESENT ZONING: A1-Agriculture 1  
REQUESTED ZONING: RM3-Low Density Multiple Housing  
REZONING PURPOSE: The applicant wishes to rezone the subject property to facilitate 60 units, of two-storey row housing located in a total of eleven buildings.

3.4(a)

**BYLAW NO. 9256 (OCP02-0003)**

LOCATION: 530 Sarsons Road, 4392 Lakeshore Road, 4388 Lakeshore Road  
LEGAL DESCRIPTION: Lots 1 & 2, District Lot 167, ODYD, Plan KAP75687  
APPLICANT: Gazelle Enterprises Inc./ Mr. G. Gaucher  
OWNER: Gazelle Enterprises Inc./Green Projects  
OFFICIAL COMMUNITY PLAN AMENDMENT: From the "Multiple Unit Residential-Low Density" designation to the "Commercial" designation.  
PURPOSE: The applicant wishes to amend the future Land Use Designation of the eastern section of the subject properties to construct Commercial & Residential space to include independent smaller commercial users, creating a more pedestrian friendly "Village".

3.4(b)

**BYLAW NO. 9257 (TAO4-0004)**

LOCATION: 530 Sarsons Road, 4392 Lakeshore Road, 4388 Lakeshore Road  
LEGAL DESCRIPTION: Lots 1 & 2, District Lot 167, ODYD, Plan KAP75687  
APPLICANT: Gazelle Enterprises Inc./ Mr. G. Gaucher  
OWNER: Gazelle Enterprises Inc./Green Projects  
TEXT AMENDMENT: To amend the City of Kelowna Zoning Bylaw 8000 by adding "Public Libraries and Cultural Exhibits" as a principle permitted use and "Community Recreation Services" as a secondary permitted use to the C3-Community Commercial Zone.

3.4(c)

**BYLAW NO. 9258 (Z02-1012)**

<u>LOCATION:</u>	530 Sarsons Road, 4392 Lakeshore Road, 4388 Lakeshore Road
<u>LEGAL DESCRIPTION:</u>	Lots 1 & 2, District Lot 167, ODYD, Plan KAP75687
<u>APPLICANT:</u>	Gazelle Enterprises Inc./ Mr. G. Gaucher
<u>OWNER:</u>	Gazelle Enterprises Inc./Green Projects
<u>PRESENT ZONING:</u>	RU1 – Large Lot Housing
<u>REQUESTED ZONING:</u>	RU1-Large Lot Housing, RM3-Low Density Multiple Housing, C3-Community Commercial
<u>PURPOSE:</u>	The applicant wishes to rezone the western section of the subject properties to facilitate eight, 2 ½ storey, 3 bedroom semi-detached residential units, and a 3 storey, 58 unit (6-one bedroom, 52-two bedroom) apartment building constructed over an under-building parking garage.

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