

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

July 27, 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 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 July 9, 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. 9267 (Z04-0038)

LOCATION: 3588 Spiers Road
LEGAL DESCRIPTION: Lot 2, Section 8, Township 26, ODYD, Plan 11176
OWNER/APPLICANT: Dawn & Darryl Cairney
PRESENT ZONING: RR3 – Rural Residential 3
REQUESTED ZONING: RR3s-Rural Residential 3 with secondary suite
PURPOSE: The applicant wishes to rezone the subject property in order to construct a secondary suite within an accessory building.

3.2

BYLAW NO. 9268 (Z04-0013)

LOCATION: 3690 Gordon Drive
LEGAL DESCRIPTION: Lot A, District Lot 134, ODYD, Plan KAP56005
OWNER/APPLICANT: 472499 BC Ltd.
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RM5 – Medium Density Multiple Housing
PURPOSE: The applicant wishes to construct ±220 unit apartment/row-house development. Consisting of multiple two-storey row housing, a ten-storey tower and two four-storey buildings.

3.3

BYLAW NO. 9269 (ZZ04-0015)

LOCATION: 850 Kinnear Court
LEGAL DESCRIPTION: Lot 52, District Lot 135, ODYD, Plan 26296
OWNER / APPLICANT: Maurice & Marlene Hitchcock
PRESENT ZONING: RU2 – Medium Lot Housing
REQUESTED ZONING: RU2s – Medium Lot Housing with secondary suite
PURPOSE: The applicant wishes to construct a secondary suite within a proposed accessory building that would be constructed at the rear of the subject property.

3.4

BYLAW NO. 9270 (Z04-0024)

LOCATION: 1324 St. Paul Street
LEGAL DESCRIPTION: Lot 15, District Lot 139, ODYD, Plan 645
APPLICANT: Peter Chataway
OWNER: Eugene Weisbeck and Katherine Kraushar
PRESENT ZONING: I2 – General Industrial
REQUESTED ZONING: C7 – Central Business Commercial
PURPOSE: The applicant wishes to construct an addition to an existing commercial building, adding a second floor to accommodate a residential suite.

3.5

BYLAW NO. 9271 (Z04-0035)

LOCATION: 3967 Bluebird Road
LEGAL DESCRIPTION: Lot 2, Section 1, Township 25, ODYD, Plan 7334
OWNER/APPLICANT: Hugh Culver
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 accommodate a secondary suite in the basement of the existing dwelling.

3.6

BYLAW NO. 9272 (Z04-0025)

LOCATION: 160 Bryden Road
LEGAL DESCRIPTION: Lot 9, Section 27, Township 26, ODYD, Plan 11286
OWNER/APPLICANT: Donald & Rosemary Bigham
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 construct a secondary suite within the principal dwelling.

3.7

BYLAW NO. 9273(Z04-0033)

LOCATION: 345, 365 Mills Road
LEGAL DESCRIPTION: Lots 1 and 2, District Lot 125, ODYD Plan 9504
APPLICANT: City of Kelowna
OWNER: Michael Reibin
PRESENT ZONING: RM3 – Low Density Multiple Housing
REQUESTED ZONING: RM4 – Transitional Low Density Housing
PURPOSE: To correct an error that occurred during the transition from Zoning Bylaw No. 4500 to Zoning Bylaw No. 8000

3.8

BYLAW NO. 9274 (HRA04-0002)

LOCATION: 770 Bernard Avenue
LEGAL DESCRIPTION: Lot 9, Block 12, District Lot 138, Plan 202
APPLICANT: Tammy Moore / Scott Davis
OWNER: Cheryl McKenzie
PRESENT ZONING: RU6 – Two Housing Dwelling
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 allow the use of the subject property for a professional office and one dwelling unit.

3.9

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

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.

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