

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

AUGUST 24, 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 August 6, 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 Acting City Clerk will provide information as to how the meeting was publicized.

3. INDIVIDUAL BYLAW SUBMISSIONS:

3.1

BYLAW NO. 9282 (Z04-0042)

LOCATION: 1703 Lynrick Road
LEGAL DESCRIPTION: Part of Lot A, Section 18, Township 27, ODYD, Plan 25460 Except Plan KAP53392
APPLICANT: Serko Property Services
OWNER: Jim Gretzinger
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RU1 – Large Lot Housing / RU6 – Two Dwelling Housing
PURPOSE: The applicant wishes to rezone the subject property to facilitate a proposed three lot subdivision.

3.2

BYLAW NO. 9283 (OCP04-0004) and BYLAW NO. 9284 (Z04-0010)

LOCATION: 2901 – 975 Abbott Street, 408-416 Groves Avenue
LEGAL DESCRIPTION: Lots 2, 3, 4 and 5, Block 1, District Lot 14, ODYD Plan 4743
Lots 1, 2, and 3, District Lot 14, ODYD Plan 3856
APPLICANT: Coast Architectural Group
OWNER: James & Linda Knight, Gerald & Delores Dignan, Daryl, Johnny, Danny Lynette McLean, Jamie Davies, David & Charles Ross
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RM5 – Medium Density Multiple Housing
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Future Land Use Designation of Lots 2 and 3 from “Major Parks/Open space” designation to “Multiple Unit Residential – Medium Density” designation.
REZONING PURPOSE: The applicant wishes to amend the Official Community Plan and Rezone the subject property in order to construct a 48 unit Multiple Family Apartment housing development.

3.3

BYLAW NO. 9286 (Z04-0037)

LOCATION: 2490 Richter Street
LEGAL DESCRIPTION: Lot 33, District Lot 14, ODYD, Plan 1141
OWNER/APPLICANT: Rob Joyal / Bill Ferguson
PRESENT ZONING: P4 – Utilities
REQUESTED ZONING: RU6 – Two Dwelling Housing
PURPOSE: The applicant wishes to rezone the subject property in order to facilitate a two lot single family subdivision.

3.4

BYLAW NO. 9211 (OCP03-0014) and BYLAW NO. 9212 (Z03-0071)

<u>LOCATION:</u>	1170 Band Road
<u>LEGAL DESCRIPTION:</u>	Part of Lot 2, Section 13, Township 26, ODYD, Plan 13388
<u>APPLICANT:</u>	New Town Planning – Keith Funk
<u>OWNER:</u>	John and Ingrid Paavilainen
<u>PRESENT ZONING:</u>	A1 – Agriculture 1
<u>REQUESTED ZONING:</u>	RM3 – Low Density Multiple Housing
<u>OFFICIAL COMMUNITY PLAN AMENDMENT:</u>	From Single/Two Unit Residential designation to Multiple Unit Residential (Low Density) designation.
<u>PURPOSE:</u>	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.

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**