

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**October 19, 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 October 1, 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. 9306 (TA04-0008)**

APPLICANT: City of Kelowna  
PURPOSE: To amend City of Kelowna Zoning Bylaw No. 8000 to add the RU4h – Low Density Cluster Housing (Hillside) zone and the RU6h – Two Dwelling Housing (Hillside) zone, and to clarify the wording for the RU1h zone.

3.2

**BYLAW NO. 9307 (Z04-0051)**

LOCATION: 608 Coronation Avenue  
LEGAL DESCRIPTION: Lot 49, District Lot 139, ODYD, Plan 1037  
OWNER/APPLICANT: Donald Tulloch  
PRESENT ZONING: RU2 – Medium Lot Housing  
REQUESTED ZONING: RU2s – Medium Lot Housing with secondary suite  
PURPOSE: The applicant is proposing to rezone the subject property to facilitate an existing secondary suite in a single detached dwelling.

3.3

**BYLAW NO. 9308 (Z04-0054)**

LOCATION: 857 Raymer Road  
LEGAL DESCRIPTION: Lot 2, District Lot 580A, SDYD, Plan KAP73731  
OWNER/APPLICANT: Andjefa Whitehouse & Stephane Archer  
PRESENT ZONING: RU1 – Large Lot Housing  
REQUESTED ZONING: RU1s – Large Lot Housing with secondary suite  
PURPOSE: The applicant proposes to rezone the subject property in order to accommodate a secondary suite in the basement of an existing single family dwelling.

3.4

**BYLAW NO. 9309 (Z04-0058)**

LOCATION: 3381 Oliver Court  
LEGAL DESCRIPTION: Lot 32, Section 16, Township 26, ODYD, Plan 24182  
OWNER/APPLICANT: Albert & Edeltraud Schadek  
PRESENT ZONING: RR3 – Rural Residential 3  
REQUESTED ZONING: RR3s – Rural Residential 3 with secondary suite  
PURPOSE: The applicant is proposing to rezone the subject property in order to allow for the construction of a secondary suite within an accessory building.

3.5(a)

**BYLAW NO. 9303 (OCP04-0011)**

LOCATION: 1120/1134/1148/1158/1168 Bernard Avenue

LEGAL DESCRIPTION: Lot A, D.L. 137, ODYD, Plan 31666 / Lot A, D.L. 137, ODYD, Plan 31667 / Lot 2 & Lot 3 D.L. 137, ODYD, Plan 17333 / Lot 2, D.L. 137, ODYD, Plan 17857 / Lot B, D.L. 137, ODYD, Plan 18052

APPLICANT: BKDI Architects

OWNER: Lake Placid Developments Inc.

OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the future land use designation from Single / Two Unit Residential on Lots 2 & 3, Plan 17857 and Lot B Plan 18052 to Mixed Use Commercial.

REZONING PURPOSE: The applicant is proposing to amend the future land use designation and rezone the subject properties in order to facilitate a 16 storey mixed use, Commercial/Residential development.

3.5(b)

**BYLAW NO. 9304 (TA04-0005)**

LOCATION: 1120/1134/1148/1158/1168 Bernard Avenue

LEGAL DESCRIPTION: Lot A, D.L. 137, ODYD, Plan 31666 / Lot A, D.L. 137, ODYD, Plan 31667 / Lot 2 & Lot 3 D.L. 137, ODYD, Plan 17333 / Lot 2, D.L. 137, ODYD, Plan 17857 / Lot B, D.L. 137, ODYD, Plan 18052

APPLICANT: BKDI Architects

OWNER: Lake Placid Developments Inc.

TEXT AMENDMENT: To amend the City of Kelowna Zoning Bylaw 8000 by adding a Comprehensive Development Zone to facilitate a 16 storey mixed use Commercial/Residential Development.

3.5(c)

**BYLAW NO. 9305 (Z04-0046)**

LOCATION: 1120/1134/1148/1158/1168 Bernard Avenue

LEGAL DESCRIPTION: Lot A, D.L. 137, ODYD, Plan 31666 / Lot A, D.L. 137, ODYD, Plan 31667 / Lot 2 & Lot 3 D.L. 137, ODYD, Plan 17333 / Lot 2, D.L. 137, ODYD, Plan 17857 / Lot B, D.L. 137, ODYD, Plan 18052

APPLICANT: BKDI Architects

OWNER: Lake Placid Developments Inc.

PRESENT ZONING: RU6 – Two Dwelling Housing / C4 – Urban Centre Commercial

REQUESTED ZONING: CD17 – High Density Mixed Use Commercial

REZONING PURPOSE: The applicant is proposing to rezone the subject properties in order to facilitate a 16 storey mixed use, Commercial/Residential development.

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