

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**January 25, 2005 – 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 January 7, 2005 (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. 9343 (Z04-0068)**

LOCATION: 644 Mugford Road  
LEGAL DESCRIPTION: Lot 5, Section 25, Township 26, ODYD, Plan 439  
APPLICANT: Protech Consultants  
OWNER: RAH Investments  
PRESENT ZONING: A1 – Agriculture 1  
REQUESTED ZONING: RU1 – Large Lot Housing / P3 – Parks and Open Space  
PURPOSE: The applicant is purposing to rezone the subject property in order to facilitate a single family residential subdivision and a public park.

3.2

**BYLAW NO. 9342 (Z04-0070)**

LOCATION: 1240 Neptune Road  
LEGAL DESCRIPTION: Lot 1, Section 14, Township 26, ODYD, Plan 27837  
APPLICANT: PSC Planning Solutions (Tony Markoff)  
OWNER: Peter & Cornelia Gevers  
PRESENT ZONING: RR1 – Rural Residential 1  
REQUESTED ZONING: RR2 – Rural Residential 2  
PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate a two lot single unit residential subdivision.

3.3

**BYLAW NO. 9344 (OCP04-0013) and BYLAW NO. 9346 (HRA04-0003) and BYLAW NO. 9345 (Z04-0053)**

LOCATION: 780 Rutland Road N

LEGAL DESCRIPTION: Lot 48, Section 26, Township 26, ODYD, Plan 426 Except Parcel A (Plan B3687)  
Lot 1, Section 26, Township 26, ODYD, Plan 2166

APPLICANT: Protech Consultants Ltd.

OWNER: The Board of School Trustees of School District No. 23 (Central Okanagan)

OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Official Community Plan Future Land Use Designation from the “Education & Major Institutional” to the “Low density Multiple Dwelling” designation.

HERITAGE REVITALIZATION AGREEMENT: The applicant is seeking to enter into a Heritage Revitalization Agreement with the City of Kelowna under Section 966 of the Local Government Act in order to facilitate the redevelopment of the subject properties for Multi-Dwelling Housing, including the adaptive reuse of the Heritage Building for Apartment Housing.

PRESENT ZONING P2 – Education & Minor Institutional

REQUESTED ZONING: RM3 – Low Density Multiple Housing / RM5 – Medium Density Multiple Housing

PURPOSE: The applicant is proposing to rezone the Old Rutland Elementary School Site in order to construct a multi family townhouse complex and an apartment building.

3.4

**BYLAW NO. 9341 (Z04-0076)**

LOCATION: 3240 McCulloch Road

LEGAL DESCRIPTION: Lot C, Section 10, Township 26, ODYD, Plan 33487

OWNER/APPLICANT: Susan Walker

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 construct a secondary suite in an existing single family dwelling.

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