

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

April 19, 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 April 1, 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. 9392 (OCP04-0025) BYLAW NO. 9393 (TA04-0013) BYLAW NO. 9394 (Z04-0088)

LOCATIONS: 1607 Sutherland Ave. / 1610 & 1620-1632 Dickson Ave.
LEGAL DESCRIPTIONS: Lot A, District 141, Plan 20443, ODYD / Lots A & D, District Lot 141, Plan 20443, ODYD / Lot A, District Lot 129, Plan KAP68674, ODYD
APPLICANT: Al Stober Construction Ltd.
OWNER: Al Stober Construction Ltd. & T 186 Enterprises Ltd.
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Future Land Use Designation of part of the subject property from "Multiple Unit Residential-Low Density" designation to "Commercial" designation.
TEXT AMENDMENT: To amend the CD14 – Comprehensive High Tech Business Campus Zone
PRESENT ZONING: C10 – Service Commercial
REQUESTED ZONING: CD 14 – Comprehensive High Tech Business Campus
PURPOSE: The applicant is proposing to amend the OCP Future Land Use designation and to rezone part of the subject properties and to amend the City of Kelowna Zoning Bylaw No. 8000, in order to facilitate the development of a 6 storey building as Phase 3 of the High Tech Business Campus.

3.2 **WITHDRAWN**

BYLAW NO. 9387 (Z04-0074)

LOCATION: 2030 Highway 33 E
LEGAL DESCRIPTION: Lot 5, Section 18, Township 27, ODYD, Plan 1991 except plans B4079 and 22266
APPLICANT: Bell Mountain Estates
OWNER: City of Kelowna
PRESENT ZONING: RR3 – Rural Residential 3
REQUESTED ZONING: RU1 – Large Lot Housing, P3 – Parks and Open Space, P4 – Utilities
PURPOSE: The applicant purposes to rezone part of the subject property in order to facilitate a single family subdivision a public park facility and a storm detention pond.

3.3

BYLAW NO. 9386 (Z04-0073)

LOCATION: Swainson Road
LEGAL DESCRIPTION: Lot B, Section 19, Township 27, ODYD, Plan 31717
OWNER/APPLICANT: Bell Mountain Estates
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RU4 - Low Density Cluster Housing
PURPOSE: The applicant is proposing to rezone part of the subject property in order to facilitate approximately 41 cluster housing units.

3.4

BYLAW NO. 9385 (Z04-0083)

LOCATION: 1494 Feedham Avenue
LEGAL DESCRIPTION: Lot B, Section 13, Township 26, ODYD, Plan KAP75730, Except Plans KAP75732 and KAP76178
APPLICANT: D.E. Pilling & Assoc. Ltd.
OWNER: John & Sarina Weisbeck
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU2 – Medium Lot Housing
PURPOSE: The applicant is proposing to rezone a portion of the subject property in order to facilitate a Single Family Residential Subdivision.

3.5

BYLAW NO. 9388 (LUC05-0001) and BYLAW NO. 9389 (Z05-0002)

LOCATION: 653, 657, 661, 665, 669, 673 Drummond Court
LEGAL DESCRIPTION: Lots 20 – 25 inclusive, District Lots 357 & 358, ODYD, Plan 31179
OWNER/APPLICANT: Maria Van Montfoort, William & Iris Montgomery, Larry & Caroline Burnett, James & Linda Russell, Sean Pegg & Dianne Watson-Pegg, Jesse & Andrea Dykstra
PRESENT ZONING: RR3 – Rural Residential 3
REQUESTED ZONING: RU1 – Large Lot Housing
PURPOSE: The applicant proposes to discharge part of the existing Land Use Contract and rezone the subject properties in order to facilitate a 15 lot single family residential subdivision.

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