

CITY OF KELOWNA
REVISED AGENDA

PUBLIC HEARING

May 10, 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 27, 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(a)

BYLAW NO. 9399 (TA05-0003)

TEXT AMENDMENT: The proposed text amendment to the Zoning Bylaw 8000 will allow secondary suites within an accessory building in the A1s – Agricultural 1 with Secondary Suite zone to be located in front of the principal dwelling provided it is located at least two times the distance of the required front yard setback.

3.1(b)

BYLAW NO. 9400 (OCP05-0006)

OCP AMENDMENT: The proposed OCP amendment will amend Section 8.3 of Chapter 8 to indicate that properties zoned A1s - Agriculture 1 with Secondary Suite, except those lots subject to Section 1.7.1 of the Zoning Bylaw, qualify for a waiver of the Development Permit requirement for secondary suites.

3.2

BYLAW NO. 9407 (Z05-0010)

LOCATION: 1327 St. Paul Street
LEGAL DESCRIPTION: Lot A, District Lot 139, ODYD, Plan KAP77613
OWNER/APPLICANT: Tesco Inc
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: C7 – Central Business Commercial
PURPOSE: The applicant proposes to rezone the subject property in order to construct a mixed use building.

3.3 **WITHDRAWN BY APPLICANT**

BYLAW NO. 9378 (OCP04-0023)

LOCATION: 1795 Country Club Drive
LEGAL DESCRIPTION: Lot C, Section 15, Township 23, ODYD, Plan KAP76105
APPLICANT: New Town Planning
OWNER: Bellasera Land Corp.
PRESENT ZONING: CD6 – Comprehensive Residential Golf Resort
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Future Land Use designation from the “Low Density Multiple Dwelling” to the “Commercial” designation.
PURPOSE: The applicants purpose to amend the OCP Future Land Use designation of the subject property in order to allow the use of the development as an apartment hotel.

3.4 (a)

BYLAW NO. 9402 (OCP05-0001)

LOCATION: 790, 796, 798, and 804 Elliot Avenue
LEGAL DESCRIPTION: Lot 12, Section 19, Township 26, ODYD, Plan 3233, and Lots 3 & 4, District Lot 138, ODYD, Plan 4505
APPLICANT: Immaculate Conception Church
OWNER: The Roman Catholic Bishop of Nelson
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Future Land Use Designation from the Single/Two Unit Residential designation to the Multiple Unit Residential – medium density designation.
PURPOSE: The applicant is proposing to amend the Official Community Plan Future Land Use Designation in order to construct 48 units of congregate housing within a four storey apartment style building.

3.4 (b)

BYLAW NO. BYLAW NO. 9403 (Z05-0004)

LOCATION: 790, 796, 798, and 804 Elliot Avenue
LEGAL DESCRIPTION: Lot 12, Section 19, Township 26, ODYD, Plan 3233, and Lots 3 & 4, District Lot 138, ODYD, Plan 4505
APPLICANT: Immaculate Conception Church
OWNER: The Roman Catholic Bishop of Nelson
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: RM5 – Medium Density Multiple Housing
PURPOSE: The applicant is proposing to rezone the subject properties in order to construct 48 units of congregate housing within a four storey apartment style building.

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