

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

June 28, 2005 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

5:00 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 June 10, 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 City Clerk will provide information as to how the meeting was publicized.

3 INDIVIDUAL BYLAW SUBMISSIONS:

3.1

[BYLAW NO. 9434 \(Z04-0059\)](#)

LOCATION: 5030 Frost Road
LEGAL DESCRIPTION: Lot 2, Section 24, Township 28, SDYD, Plan 30846
APPLICANT: Protech Consultants Ltd (Grant Maddock)
OWNER: Sun Holdings Ltd.
PRESENT ZONING: A1 – Agricultural 1 zone
REQUESTED ZONING: RU1 – Large Lot Housing and P3 – Parks & Open Space zones
PURPOSE: To rezone the subject property in order to facilitate a 17 lot single family residential subdivision.

3.2

[BYLAW NO. 9428 \(Z05-0011\)](#)

LOCATION: 1004, 1012, 1026 Bernard Avenue & 1495 Graham Street
LEGAL DESCRIPTION: Lots 10, 11, 12, DL 138, ODYD, Plan 1438 and Lot 3, DL Lot 138, ODYD, Plan 5065
APPLICANT: Garry Tomporowski Architects
OWNER: Astrid Kneipp; John Marshall; Michael Marshall; D.M.J. Construction Ltd., and 0706682 BC Ltd.
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: RM5 – Medium Density Multiple Housing
PURPOSE: The applicant is proposing to rezone the subject property in order to construct 43 units of apartment housing within a four storey apartment building.

3.3

[BYLAW NO. 9435 \(Z05-0028\)](#)

LOCATION: 538-540 Leon Avenue
LEGAL DESCRIPTION: Lot A, District Lot 139, ODYD, Plan 16322
APPLICANT/OWNER: Denver Carrington Developments Inc.
PRESENT ZONING: C7 – Central Business Commercial zone
REQUESTED ZONING: C7LP – Central Business Commercial Liquor Primary zone
PURPOSE: To rezone the subject property in order to accommodate new liquor primary licensed establishment.

3.4

[BYLAW NO. 9431 \(TA05-0006\)](#)

APPLICANT: City of Kelowna
PURPOSE: To restrict the provisions of bedrooms and full bathrooms in accessory structures unless they comprise part of a legal secondary suite; to remove the requirement for covered parking for secondary suites in 1-storey accessory buildings; and to amend the definition of landscaping to clarify that pergolas / lattices will not be considered as structures.

3.5(a)

BYLAW NO. 9437 (OCP05-0002)

LOCATION: 4427, 4431 and 4433 Gordon Drive
LEGAL DESCRIPTION: Lot A, DL 358, ODYD, Plan 21226; Lot 1, DL 358, ODYD, Plan 9844; Lot 4, DL 358, ODYD, Plan 8074
APPLICANT: John Schlosser (Canwest Design Group)
OWNER: Gary Dober (Pasadena Estates Ltd)
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Official Community Plan Future Land Use Designation from Single/Two Unit Residential to Multiple Unit Residential – Low Density.

3.5(b)

BYLAW NO. 9438 (Z05-0008)

LOCATION: 4427, 4431 and 4433 Gordon Drive
LEGAL DESCRIPTION: Lot A, DL 358, ODYD, Plan 21226; Lot 1, DL 358, ODYD, Plan 9844; Lot 4, DL 358, ODYD, Plan 8074
APPLICANT: John Schlosser (Canwest Design Group)
OWNER: Gary Dober (Pasadena Estates Ltd)
PRESENT ZONING: RU1 – Large Lot Housing zone
REQUESTED ZONING: RM3 – Medium Density Multiple Family
REZONING PURPOSE: The applicant is proposing to rezone the subject property in order to allow for a proposed town-home style multiple unit housing development.

3.6

BYLAW NO. 9376 (OCP05-0005)

APPLICANT: City of Kelowna
OFFICIAL COMMUNITY PLAN TEXT AMENDMENT: Replacing Map 12.1 – 20 Year Major Road Network and Road Classification Plan in order to incorporate the revised alignment and road width of Pandosy Street from Leon to Sutherland Avenues and Richter Street from Sutherland to Bernard Avenues, as recommended by the City's Road Network Taskforce, to accommodate the future Water/Pandosy road link.

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