

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**June 27, 2006 – COUNCIL CHAMBER**

**CITY HALL – 1435 WATER STREET**

**6:00 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 9, 2006 (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 is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.
  - (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. 9616 \(Z06-0015\)](#)

LOCATION: 498 Okaview Road  
LEGAL DESCRIPTION: Lot 2, Section 24, Twp. 28, SDYD, Plan 17367  
APPLICANT: Helga & Leslie Rochford  
OWNER: Helga Rochford  
PRESENT ZONING: RR2 – Rural Residential 2  
REQUESTED ZONING: RU1 – Large Lot Housing  
PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate a two-lot subdivision.

3.2

[BYLAW NO. 9615 \(Z06-0002\)](#)

LOCATION: 3059 Gordon Drive  
LEGAL DESCRIPTION: Lot 4, District Lot 131, ODYD, Plan 17696 Except Plan H16127  
APPLICANT: Robert Ducharme  
OWNER: Robert Ducharme, Roger Ducharme, Darlene Ducharme  
PRESENT ZONING: RU1 – Large Lot Housing  
REQUESTED ZONING: RU6 – Two Dwelling Housing  
PURPOSE: The applicant purposes to rezone the subject property in order to construct a second single family dwelling.

3.3

[BYLAW NO. 9617 \(Z05-0084\)](#)

LOCATION: 4523 Gordon Drive  
LEGAL DESCRIPTION: Lot A, District Lot 358, ODYD, Plan 24635  
APPLICANT: Brian Kokayko  
OWNER: Brian & Cheryl Kokayko  
PRESENT ZONING: RU1 – Large Lot Housing  
REQUESTED ZONING: RU6 – Two Dwelling Housing  
PURPOSE: The applicant is proposing to rezone the subject property in order to demolish the existing home and construct a 2 ½ storey duplex on the subject property.

3.4(a)

**BYLAW NO. 9619 (OCP06-0001)**

LOCATION: 2480 & 2490 Richter Street  
LEGAL DESCRIPTION: Lot 33, District Lot 14, ODYD, Plan 1141 and Parcel A (KV157498), District Lot 14, ODYD, Plan 5291  
APPLICANT: Doug Clark  
OWNER: Rose Enterprises Ltd.  
OFFICIAL COMMUNITY PLAN AMENDMENT: From “Single/Two Unit” designation to “Multiple Unit Residential – Low Density” designation  
PURPOSE: The applicant is proposing to amend the Official Community Plan in order to allow the construction of a four-plex.

3.4(b)

**BYLAW NO. 9620 (Z06-0012)**

LOCATION: 2480 & 2490 Richter Street  
LEGAL DESCRIPTION: Lot 33, District Lot 14, ODYD, Plan 1141 and Parcel A (KV157498), District Lot 14, ODYD, Plan 5291  
APPLICANT: Doug Clark  
OWNER: Rose Enterprises Ltd.  
PRESENT ZONING: P4 – Utilities  
REQUESTED ZONING: RM1 – Four Dwelling Housing  
PURPOSE: The applicant is proposing to Rezone the subject properties in order to allow the construction of a four-plex.

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