

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

February 6, 2007 – 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 January 19, 2007 (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 (a)

BYLAW NO. 9702 (TA06-0009)

LOCATION: 3140 & 3333 University Way and 4990 Highway 97 North

LEGAL DESCRIPTION: Lot B, Section 10, TWP 23, ODYD, Plan KAP57788, Lot A, Sections 10 and 11, TWP 23, ODYD, Plan KAP57788 and Lot A, Sections 10 and 11, TWP 23, ODYD Plan 38917 Except Plan KAP57788

APPLICANT: Campus and Community Planning

OWNER: University of British Columbia

TEXT AMENDMENT: Adding a new CD20 – Comprehensive University Development Zone

PURPOSE: The applicant is proposing to add a new CD20 zone in order to expand the University.

3.1 (b)

BYLAW NO. 9703 (Z06-0004)

LOCATION: 3140 & 3333 University Way and 4990 Highway 97 North

LEGAL DESCRIPTION: Lot B, Section 10, TWP 23, ODYD, Plan KAP57788, Lot A, Sections 10 and 11, TWP 23, ODYD, Plan KAP57788 and Lot A, Sections 10 and 11, TWP 23, ODYD Plan 38917 Except Plan KAP57788

APPLICANT: Campus and Community Planning

OWNER: University of British Columbia

PRESENT ZONING: A1-Agriculture 1, P2-Education and Minor Institutional & P4-Utilities

REQUESTED ZONING: CD20- Comprehensive University Development

PURPOSE: The applicant is proposing to Rezone the subject properties in order to expand the University.

3.2

BYLAW NO. 9705 (OCP05-0010)

LOCATION: 285 Arab Road, (N. of) Arab Road and (S. of) University Way

LEGAL DESCRIPTION: The North ½ of the South East ¼ of Section 3 TWP 23, ODYD, and The North East ¼ of Section 3, TWP 23, ODYD and Lot 7, Section 10, TWP 23, ODYD, Plan 1638

APPLICANT: John Hertay

OWNER: Watermark Developments Limited

PRESENT ZONING: A1 – Agriculture 1

OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of the subject properties from the “Commercial, Single/Two Unit Residential, Multiple Unit Residential – medium density, Major Park and Open Space, Educational/Major Institutional and Public Services/Utility” designations to the “Commercial, Single/Two Unit Residential, Multiple Unit Residential – low density, Multiple Unit Residential – Medium Density, Major Park and Open Space, Educational/Major Institutional and Future Urban Reserve” designations. The applicant is proposing to revise the University South Area Structure Plan Future Land Use, by adding the following Development Permit Area Designations: Natural Environment; Village Centre and Multiple Unit.

PURPOSE: The applicant is proposing to amend the Official Community Plan Bylaw No. 7600 and revise the University South Area Structure Plan in order to meet the demand for suitable commercial and multiple family facilities closer to UBCO.

3.3 (a)

BYLAW NO. 9706 (OCP06-0018)

LOCATION: 4760 Lakeshore Road
LEGAL DESCRIPTION: Lot A, Section 25, Twp. 28, SDYD, Plan KAP71411
OWNER/APPLICANT: Gazelle Enterprises Inc.
OFFICIAL COMMUNITY PLAN AMENDMENT: To change the future land use designation from the Agricultural/Rural designation to the Low Density Multiple Housing designation.
PURPOSE: The applicant is proposing to amend the City of Kelowna Official Community Plan in order to facilitate a Low Density Multiple Unit Condominium Building.

3.3 (b)

BYLAW NO. 9707 (Z06-0043)

LOCATION: 4760 Lakeshore Road
LEGAL DESCRIPTION: Lot A, Section 25, Twp. 28, SDYD, Plan KAP71411
OWNER/APPLICANT: Gazelle Enterprises Inc.
PRESENT ZONING: A1-Agriculture 1 Zone
REQUESTED ZONING: RM3-Low Density Multiple Housing
REZONING PURPOSE: The applicant is proposing to Rezone the subject property in order to facilitate a Low Density Multiple Unit Condominium Building.

3.4

BYLAW NO. 9710 (Z06-0064)

LOCATION: 4334 Hazell Road
LEGAL DESCRIPTION: Lot 12, District Lot 358, ODYD, Plan 18307
APPLICANT: Len Suchocki
OWNER: Masami Kostiuk
PRESENT ZONING: RU1-Large Lot Housing Zone
REQUESTED ZONING: RU1s-Large Lot Housing with Secondary Suite Zone
PURPOSE: The applicant is proposing to rezone the subject property in order to construct a secondary suite within the principle dwelling.

3.5

BYLAW NO. 9716(Z06-0045)

LOCATION: 5221 Cobble Crescent
LEGAL DESCRIPTION: Lot 1, Section 24, Twp. 28, SDYD, Plan KAP77532
APPLICANT: Sergio Manfredi
OWNER: Sergio and Laura Manfredi
PRESENT ZONING: RU1H-Large Lot Housing Hillside
REQUESTED ZONING: RU1HS-Large Lot Housing Hillside with Secondary Suite
PURPOSE: The applicant is proposing to rezone the subject property in order to construct a secondary suite in the lower floor of the principal residence.

3.6

BYLAW NO. 9717 (Z06-0014)

LOCATION: South of University Way
LEGAL DESCRIPTION: Lot 7, Section 10, Twp. 23, ODYD, Plan 1638
OWNER/APPLICANT: Watermark Developments Ltd. (John Hertay)
PRESENT ZONING: A1-Agriculture 1 Zone
REQUESTED ZONING: P2-Institutional Zone
PURPOSE: The applicant is proposing to rezone a portion of the subject property in order to facilitate the construction of a private preparatory school.

3.7

BYLAW NO. 9718 (Z06-0044)

LOCATION: 1097 Arbor View Drive
LEGAL DESCRIPTION: Lot 38, District Lot 579, SDYD, Plan KAP74689
APPLICANT: Luc Bigras
OWNER: Luc and Julia Bigras
PRESENT ZONING: RU1-Large Lot Housing Zone
REQUESTED ZONING: RU1s-Large Lot Housing with Secondary Suite Zone
PURPOSE: The applicant is proposing to rezone the subject property to allow for a secondary suite within the principal building.

3.8

BYLAW NO. 9720 (Z06-0041)

LOCATION: 679 Old Meadows Road
LEGAL DESCRIPTION: Lot A, District Lot 358, ODYD, Plan 14765
APPLICANT/OWNER: Michael Gaspari
PRESENT ZONING: RU1-Large Lot Housing
REQUESTED ZONING: RU2-Medium Lot Housing Zone
PURPOSE: The applicant is proposing to rezone the subject property to facilitate the subdivision of the subject property to create three new lots.

3.9

BYLAW NO. 9723 (TA06-0007)

APPLICANT: Deanne Leung
PURPOSE: To amend the City of Kelowna Zoning Bylaw No. 8000 by establishing a new use, **Health Services Minor** within the P2 – Education and Minor Institutional zone on properties that are less than 1,000 square metres. The proposed text amendment will allow child counselling services in a small lot residential setting.

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