

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

February 20, 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 February 2, 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

[BYLAW NO. 9729 \(Z05-0021\)](#)

LOCATION: 1075 Henderson Drive

Legal Description:

Lot A, Section 24, Twp. 26, ODYD, Plan KAP79411

Owner/Applicant:

Colin B. Day/(Kathleen MacKenzie)

Requested Zoning Change:

From A1-Agriculture 1 zone to RU1h-Large Lot Housing (Hillside Area) zone, RU4h-Low Density Cluster Housing (Hillside Area) zone, P3-Parks and Open Space zone.

Purpose:

The applicant is proposing to rezone the subject property in order to facilitate a residential subdivision with parks and open space.

3.2 (a)

[BYLAW NO. 9732 \(OCP06-0021\)](#)

LOCATION: North End of Black Mountain Drive and South of Swainson and Treetop Roads

Legal Description:

Lot A & Lot B, Section 19, Twp. 27, ODYD, Plan KAP80286; Lot 3, Section 19, Twp. 27, ODYD, Plan 33849

Owner/Applicant:

Melcor Lakeside Inc. (Stantec Consulting Ltd.)

Official Community Plan Amendment:

To amend the Official Community Plan Bylaw No. 7600 to incorporate the Land Use Designations identified in the 2003 Bell Mountain Area Structure Plan with Adjustments showing a more detailed analysis of the Black Mountain Development Site as per Attached Map "A"

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan in order to accommodate a mix of private recreation, park, tourist commercial, single and multiple forms of residential development.

3.2 (b)

[BYLAW NO. 9733 \(Z06-0054\)](#)

LOCATION: North End of Black Mountain Drive and South of Swainson and Treetop Roads

Legal Description:

Lot A & Lot B, Section 19, Twp. 27, ODYD, Plan KAP80286; Lot 3, Section 19, Twp. 27, ODYD, Plan 33849

Owner/Applicant:

Melcor Lakeside Inc. (Stantec Consulting Ltd.)

Requested Zoning Change:

From A1-Agriculture 1 zone and P3-Parks and Open Space zone to RU1hs-Large Lot Housing (Hillside) with Secondary Suite zone, RM3-Low Density Multiple Housing zone, RM5-Medium Density Multiple Housing zone, C9-Tourist Commercial zone, P3-Parks and Open Space zone as per Attached Map "B"

Purpose:

The applicant is proposing to Rezone the subject properties in order to accommodate a mix of private recreation, park, tourist commercial, single and multiple forms of residential development.

3.3

[BYLAW NO. 9714 \(Z06-0060\)](#)

LOCATION: 1190 Raymer Avenue

Legal Description:

Lot 4, District Lot 135, ODYD, Plan 10079

Owner /Applicant:

Paul and Richarda Leinemann

Requested Zoning Change:

From RU1-Large Lot Housing zone to 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 principal dwelling.

3.4

[BYLAW NO. 9715 \(Z06-0046\)](#)

LOCATION: 370 Hartman Road

Legal Description:

East ½ of Block 30, Section 26, Twp. 26, ODYD, District Plan 264 except Plans B3948, B5293 and KAP76444

Owner/Applicant:

Simran Enterprises Limited/(T. Thomas and Associates)

Requested Zoning Change:

From A1-Agriculture 1 zone to RM1-Four Dwelling Housing zone

Purpose:

The applicant is proposing to rezone the subject property to facilitate the development of three proposed dwelling units.

3.5

[BYLAW NO. 9719 \(Z06-0059\)](#)

LOCATION: 4584 Raymer Road

Legal Description:

Lot A, District Lot 357, ODYD, Plan 20078

Owner/Applicant:

Leigh and Carrie Sloan

Requested Zoning Change:

From RU1-Large Lot Housing zone to RU6-Two Dwelling Housing zone

Purpose:

The applicant is proposing to rezone the subject property to facilitate the construction of a second single family home at the rear of the property.

3.6

[BYLAW NO. 9721 \(Z05-0056\)](#)

LOCATION: 4523 Gordon Drive

Legal Description:

Lot A, District Lot 358, ODYD, Plan 24635

Owner/Applicant:

Brian and Cheryl Kokayko/ (Brian Kokayko)

Requested Zoning Change:

From RU1-Large Lot Housing zone to 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 a principal building.

3.7 (a)

[BYLAW NO. 9724 \(OCP06-0008\)](#) **LOCATION: 108 Glenmore Road North**

Legal Description:

Lot 1, Section 4, Twp. 23, ODYD, Plan 10855

Owner/Applicant:

Okanagan Jewish Community Association/(Hans Neumann, MAIBC)

Official Community Plan Amendment:

The change future land use designation of the subject property from the current "Single/Two Unit Residential" designation to the proposed "Education/Major Institutional" designation.

Purpose:

The applicant is requesting to amend the Official Community Plan in order to facilitate the expansion of the Jewish Community Centre complex.

3.7 (b)

[BYLAW NO. 9725 \(Z06-0030\)](#)

LOCATION: 108 Glenmore Road North

Legal Description:

Lot 1, Section 4, Twp. 23, ODYD, Plan 10855

Owner/Applicant:

Okanagan Jewish Community Association/(Hans Neumann, MAIBC)

Requested Zoning Change:

From RR3-Rural Residential 3 zone to P2-Education and Minor Institutional zone

Purpose:

The applicant is requesting to Rezone the subject property in order to facilitate the expansion of the Jewish Community Centre complex.

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