

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

April 17, 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 March 30, 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. 9736–OCP07-0005 – Text Amendment Natural Environment/Hazardous Condition Development Permit Area Designation to Bylaw No. 7600](#)

Purpose: The City of Kelowna is proposing changes to the *Official Community Plan* to implement revisions to the Natural Environment and Hazardous Condition Development Permit Area mapping. This is a housekeeping amendment to simplify the map updating process and internal database to ensure more timely information and improved customer service. The proposed change will not result in any more or less property being designated as requiring a Development Permit.

3.2

[BYLAW NO. 9755 \(Z06-0057\)](#)

LOCATION: 1849 Chandler Street

Legal Description: Lot 38, District Lot 137, ODYD, Plan 10011

Owner/Applicant: Pacific Sun Enterprises Ltd.

Requested Zoning Change: From RU6-Two Dwelling Housing zone to P1-Major Institutional zone

Purpose: The applicant is proposing to rezone the subject property in order to develop the property for Institutional uses.

3.3

[BYLAW NO. 9757 \(Z07-0001\)](#)

LOCATION:2071 Gordon Drive

Legal Description: Lot A, Section 19, Twp. 26, ODYD, Plan 12579 Except Plans H16278 and 35321

Owner/Applicant: National Society of Hope

Requested Zoning Change: From RU6-Two Dwelling Housing zone to RM4-Transitional Low Density Housing zone

Purpose: The applicant is proposing to rezone the subject property in order to develop a low density multiple unit residential project

3.4

[BYLAW NO. 9761 \(Z03-0065\)](#)

LOCATION: 1370 Bertram Street/555 Fuller Avenue

Legal Description: Lot 35, District Lot 103, ODYD, Plan 2271 and Lot 36, District Lot 103, ODYD, Plan 2271

Owner/Applicant: City of Kelowna/ (Bob Turik)

Requested Zoning Change: From P2-Education and Minor Institutional zone to RM5-Multiple Housing zone

Purpose: The applicant is proposing to rezone the subject properties in order to redevelop the site to allow for the construction of a multi unit three storey apartment housing. The main floor of the building will continue to operate as a Care Centre operated by the Kelowna and District Society of Community Living.

3.5

[BYLAW NO. 9763 \(Z07-0006\)](#)

LOCATION: 734 Martin Avenue

Legal Description: Lot 5, District Lot 138, ODYD, Plan 1346

Owner/Applicant: Donald Gordon/(Philip Macdonald Architect Inc.)

Requested Zoning Change: From RU6-Two Dwelling Housing zone to RM5-Medium Density Housing zone

Purpose: The applicant is proposing to rezone the subject property to allow for the consolidation of lots for the construction of a multi unit apartment building.

3.6

BYLAW NO. 9765 (Z06-0065)

**LOCATION: 1379 & 1383 Richter Street and
726 Stockwell Avenue**

Legal Description: Lots 22, 23, 24, District Lot 138, ODYD, Plan 1315
Owner/Applicant: T248 Enterprises Ltd.
Requested Zoning Change: From RU6-Two Dwelling Housing zone to RM5-Medium Density Multiple Housing zone
Purpose: The applicant is proposing to rezone the subject properties in order to construct a multi unit apartment 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**