

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

May 1, 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 April 13, 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:

WITHDRAWN 3.1

BYLAW NO. 9766 (TA07-0001)

Purpose:

Text Amendment No. TA07-0001 is proposing to amend the City of Kelowna Zoning Bylaw No. 8000, with housekeeping type changes. The proposed amendments include: to create a definition of Supportive Housing and add as a permitted use in several zones; to amend the definition of Winery/Cideries; to amend provisions pertaining to Mechanical Equipment; and to add Congregate Housing as a permitted use in two Commercial Zones.

3.2

BYLAW NO. 9768 (Z07-0015)

LOCATION: 299 Phipps Crescent

Legal Description:

Lot 2, Section 26, Twp. 26, ODYD, Plan KAP52738

Owner/Applicant:

Bing Lin Li & Sio Ching Cheng

Requested Zoning Change:

From RU1-Large Lot Housing zone to RU1s-Large Lot Housing with Secondary Suite zone

Purpose:

The applicant is proposing to legalize an existing secondary suite located within the principal dwelling.

3.3 (a)

BYLAW NO. 9769 (OCP06-0025)

LOCATION: 1967 Cross Road

Legal Description:

Lot 10, Block 6, Section 4, Twp. 23, ODYD, Plan 896 except Plans 10134, 18662, KAP48643, and H8323

Owner/Applicant:

Maxwell House Developments Ltd.

Official Community Plan Amendment:

To amend the Kelowna 2020-Official Community Plan Bylaw No. 7600 by changing the future land use designation of part of the subject property from the "Single/Two Unit Residential"; "Multiple Unit Residential-Low Density"; "Major Park and Open Space" designations to the "Major Park and Open Space"; "Single/Two Unit Residential"; "Multiple Residential-Low Density" designations in a different configuration.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property in order to facilitate a development of a multi unit townhouse development.

3.3 (b)

BYLAW NO. 9770 (Z06-0069)

LOCATION: 1967 Cross Road

Legal Description:

Lot 10, Block 6, Section 4, Twp. 23, ODYD, Plan 896 except Plans 10134, 18662, KAP48643, and H8323

Owner/Applicant:

Maxwell House Developments Ltd.

Requested Zoning Change:

From A1-Agriculture 1 zone to RM3-Low Density Multiple Housing zone, RU1-Large Lot Housing zone, and P3-Parks and Open Space zone

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property in order to facilitate a development of a multi unit townhouse development.

3.4 (a)

BYLAW NO. 9771 (TA07-0003)

LOCATION: 764 Bernard Avenue

Legal Description:

Lot 8, Block 12, District Lot 138, ODYD, Plan 202

Owner/Applicant:

Dr. Howard Davidson Inc./(Howard Davidson)

Text Amendment:

To include Health Services as a principal use within the CD10-Heritage Cultural zone, and add regulations limiting the scale of the use. To permit in the CD10 zone, one Identification sign and one Free-Standing or Fascia sign per lot, with regulations to allow signage in a manner that does not detract from the residential character of the area.

Purpose:

The applicant is proposing a text amendment and to rezone the subject property in order to operate a small medical practice in the existing residential dwelling.

3.4 (b)

BYLAW NO. 9772 (Z07-0022)

LOCATION: 764 Bernard Avenue

Legal Description:

Lot 8, Block 12, District Lot 138, ODYD, Plan 202

Owner/Applicant:

Dr. Howard Davidson Inc./(Howard Davidson)

Requested Zoning Change:

From RU6-Two Dwelling Housing zone to CD10-Heritage Cultural zone

Purpose:

The applicant is proposing a text amendment and to rezone the subject property in order to operate a small medical practice in the existing residential dwelling.

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.
- (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) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) **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.**
- (g) 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.

Note: Any applicant or member of the public may use visual aids (eg. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer station and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

5. TERMINATION