

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

June 12, 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 May 25, 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. 9787 \(OCP06-0005\)](#)

LOCATION: 1490 Cara Glen Way and 530 Caramillo Court

Legal Description:

Lot L, Sections 31&32, Twp. 26, ODYD, Plan KAP53293 and Lot A, Section 32, Twp. 26, ODYD, Plan KAP77707

Owner/Applicant:

Cara Glen Estates Ltd.

Official Community Plan Amendment:

To amend the Kelowna 2020-Official Community Plan Bylaw No. 7600 by changing the future land use designation of both subject properties located at 1490 Cara Glen Way and 530 Caramillo Court from the "Single/Two Unit Residential" designation to the "Multiple Unit Residential-Low Density" designation.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and the City of Kelowna Zoning Bylaw No. 8000 to rezone the subject property in order to construct a multiple unit apartment housing development.

3.1 (b)

[BYLAW NO. 9788 \(Z06-0024\)](#)

LOCATION: 1490 Cara Glen Way and 530 Caramillo Court

Legal Description:

Lot L, Sections 31&32, Twp. 26, ODYD, Plan KAP53293 and Lot A, Section 32, Twp. 26, ODYD, Plan KAP77707

Owner/Applicant:

Cara Glen Estates Ltd.

Requested Zoning Change:

Located at 530 Caramillo Court. From A1-Agriculture 1 and P3-Parks and Open Space zones to RM3-Low Density Multiple Unit Residential zone.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and the City of Kelowna Zoning Bylaw No. 8000 to rezone the subject property in order to construct a multiple unit apartment housing development.

3.2 (a)

[BYLAW NO. 9796 \(OCP07-0002\)](#)

LOCATION: 2209, 2219, 2227, 2235, 2241, 2247, 2255, 2265 Pandosy Street

Legal Description:

Lots 2, 3, 4, 5, 6, 7, 8, 9, District Lot 14, ODYD, Plan 413 except the Westerly 10 feet of said lots

Owner/Applicant:

Troika Developments Inc., Tri-Moor Holdings Ltd., Mamre Holdings Inc. / (New Town Architectural Services Inc.)

Official Community Plan Amendment:

To amend the Kelowna 2020- Official Community Plan Bylaw No. 7600 by changing the future land use designation of the subject properties from the "Multiple Unit Residential-Low Density" designation to the "Multiple Unit Residential-Medium Density" designation.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject properties in order to construct a mutli-unit condominium development.

3.2 (b)

BYLAW NO. 9797 (Z07-0003)

LOCATION: 2209, 2219, 2227, 2235, 2241, 2247, 2255, 2265 Pandosy Street

Legal Description: Lots 2, 3, 4, 5, 6, 7, 8, 9, District Lot 14, ODYD, Plan 413 except the Westerly 10 feet of said lots

Owner/Applicant: Troika Developments Inc., Tri-Moor Holdings Ltd., Mamre Holdings Inc. / (New Town Architectural Services Inc.)

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

Purpose: The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject properties in order to construct a mutli-unit condominium development.

3.3

BYLAW NO. 9799 (Z07-0036)

LOCATION: 864 Skyline Street

Legal Description: Lot 24, Section 30, Township 26, ODYD, Plan 11261

Owner/Applicant: Leopold Rietveld/(Cardan Enterprises Ltd.)

Requested Zoning Change: From RU1-Large Lot Housing zone to RU1s-Large Lot Housing with Secondary Suite zone.

Purpose: The applicant is proposing rezone the subject property in order to construct an accessory building on the subject property that will contain a secondary suite.

3.4

BYLAW NO. 9800 (Z06-0071)

LOCATION: 853, 861, 867-869 Harvey Avenue & 850, 860, 870 Saucier Avenue

Legal Description: Lots 10, 11, 12, 13, 14, 15, Block 1, District Lot 138, ODYD, Plan 7117

Owner/Applicant: Darlene Bulteel, Fred Klempner, Arnold Klempner, Alice Klempner, H. Benson Electric Ltd. / (New Town Architectural Services Inc.)

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.
- (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