

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**June 26, 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 June 8, 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. 9801 (Z07-0025)**

**LOCATION: 110-150 Highway 33 West**

**Legal Description:** Lot A, Section 26, Twp. 26, ODYD, Plan KAP79622  
**Owner/Applicant:** 622632 BC Ltd./ (Matrix Architecture and Planning Inc.)  
**Requested Zoning Change:** From C4-Urban Centre Commercial and C4LP-Urban Centre Commercial – Liquor Primary zones to C7LP-Central Business Commercial – Liquor Primary  
**Purpose:** The applicant is proposing rezone the subject property in order to construct a multi-storey mixed use building with both commercial space and residential units.

3.2 (a)

**BYLAW NO. 9805 (OCP07-0007)**

**LOCATION: 630 Cadder Avenue**

**Legal Description:** Lot 4, District Lot 14, ODYD, Plan 635  
**Owner/Applicant:** Okanagan Families Society  
**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 property from the “Single/Two Unit Residential” designation to “Educational/Major Institutional” designation.  
**Purpose:** The applicant is proposing to amend the City of Kelowna Official Community Plan in order to allow for daycare service delivery on the ground floor of the existing dwelling.

3.2 (b)

**BYLAW NO. 9806 (Z07-0019)**

**LOCATION: 630 Cadder Avenue**

**Legal Description:** Lot 4, District Lot 14, ODYD, Plan 635  
**Owner/Applicant:** Okanagan Families Society  
**Requested Zoning Change:** From RU6-Two Dwelling Housing zone to P2-Education and Minor Institutional zone  
**Purpose:** The applicant is proposing to rezone the subject property in order to allow for daycare service delivery on the ground floor of the existing dwelling.

3.3 (a)

**BYLAW NO. 9807(OCP07-0011)**

**LOCATION: 1633 Loseth Road & 1661 Hwy 33 East**

**Legal Description:** Lot 1, Sec. 13 & 18, Twp. 26 & 27, ODYD, Plan 25935 and Parcel A (Plan B5627) of Lot 15, Sec. 13, Twp. 26, and of Sec. 18 Twp. 27, ODYD, Plan 1991, Except Plans 20732, 23399, H8433, KAP48832 and KAP48833  
**Owner/Applicant:** Lucille & Eugene Franke and Troika Developments Inc./ (Troika Developments Inc.)  
**Official Community Plan Amendment:** To amend the Kelowna 2020-Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation from the “Single/Two Unit Residential” designation to “Low Density Multiple Unit Residential” designation.  
**Purpose:** The applicants are proposing to amend the Official Community Plan in order to facilitate a multi-unit townhouse development.

3.3 (b)

**BYLAW NO. 9808 (Z07-0024)**

**LOCATION: 1633 Loseth Road &  
1661 Hwy 33 East**

**Legal Description:** Lot 1, Sec. 13 & 18, Twp. 26 & 27, ODYD, Plan 25935 and Parcel A (Plan B5627) of Lot 15, Sec. 13, Twp. 26, and of Sec. 18 Twp. 27, ODYD, Plan 1991, Except Plans 20732, 23399, H8433, KAP48832 and KAP48833

**Owner/Applicant:** Lucille & Eugene Franke and Troika Developments Inc./ (Troika Developments Inc.)

**Request Zoning Change:** From A1 – Agriculture 1 and RU1 – Large Lot Housing zones to RM3 – Low Density Housing

**Purpose:** The applicants are proposing to rezone the subject properties in order to facilitate a multi-unit townhouse development.

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**