

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

July 10, 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 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 22, 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. 9811](#) LOCATION: 1282 Monterey Cr.
(Z07-0044)

Legal Description: Lot 2, Section 30, Twp. 26, ODYD, Plan 30458

Owner/Applicant: George Watson and Vicki Scott

Requested Zoning Change: From RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite

Purpose: The applicants are proposing to rezone the subject property in order to construct a secondary suite within the principal dwelling.

3.2

[BYLAW NO. 9812](#) LOCATION: 2138, 2140, 2142, 2150 Vasile Road
(Z07-0028)

Legal Description: Lot 6, 7,8 and part of lot 9, DL 129, ODYD, Plan 15777

Owner/Applicant: Pentar Homes/ (MeikleJohn Architects Ltd.)

Requested Zoning Change: From RU1 – Large Lot 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, five storey condominium building.

3.3

[BYLAW NO. 9814](#) LOCATION: (South of) Ivens Road
(Z07-0004)

Legal Description: The south ½ DL 579, SDYD except Plan KAP77336

Owner/Applicant: No. 21 Great Projects Ltd. / (Stantec Consultants Ltd.)

Requested Zoning Change: From A1 – Agriculture 1 zone to RU1h – Large Lot Housing (hillside) zone and P3 – Parks and Open Space zone.

Purpose: The applicant is proposing to rezone the subject property in order to initiate Phase 1 of the Neighbourhood 3 Area Structure Plan.

3.4

[BYLAW NO. 9815](#) LOCATION: (East of) Ivens Road, 1290 Ivens Road and 890 Paret Road
(Z07-0005)

Legal Description: The North ½ of DL 579, SDYD, except plans 5648, 9458, 9459, KAP74689, KAP75766 and KAP77604; Lot 3, DL 579, SDYD, Plan KAP66779; Lot B, DL 579, SDYD, Plan KAP67461

Owner/Applicant: No. 21 Great Projects Ltd and City of Kelowna / (Stantec Consultants Ltd.)

Requested Zoning Change: From A1 – Agriculture 1 zone to RU1h – Large Lot Housing (hillside) zone and P3 – Parks and Open Space zone.

Purpose: The applicant is requesting to rezone the subject properties in order to initiate Phase 2 of the Neighbourhood 3 Area Structure Plan.

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