

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

October 2, 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 September 14, 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. 9858 \(OCP07-0018\)](#) LOCATION: 620-622 Wardlaw Avenue

Legal Description: Strata Lot 2, DL 14, ODYD, Strata Plan KAS2898
Owner/Applicant: Peter & Patricia Mosychuk/ (Peter Mosychuk)
Official Community Plan Amendment: Changing the Future Land Use designation from the Single/Two Unit Residential designation to the Multiple Unit Residential –Low Density designation.
Purpose: The applicant is proposing to amend the Official Community Plan in order to permit the conversion of the existing semi-detached housing into four-plex housing.

3.1(b)

[BYLAW NO. 9859 \(Z07-0053\)](#) LOCATION: 620-622 Wardlaw Avenue

Legal Description: Strata Lot 2, DL 14, ODYD, Strata Plan KAS2898
Owner/Applicant: Peter & Patricia Mosychuk/ (Peter Mosychuk)
Requested Zoning Change: From RU6 – Two Dwelling Housing zone to RM1-Four Dwelling Housing zone.
Purpose: The applicant is proposing to rezone the subject property in order to permit the conversion of the existing semi-detached housing into four-plex housing.

3.2

[BYLAW NO. 9863 \(Z07-0061\)](#) LOCATION: 456 Stetson Street

Legal Description: Lot 8, Sec. 25, Twp. 26, ODYD, Plan KAP78198
Owner/Applicant: Ranjit & Onkar Dhillon/ (Surej Dhillon)
Requested Zoning Change: From RU1 – Large Lot Housing to RU1s – Large Lot Housing with Secondary Suite
Purpose: The applicant is proposing to rezone the subject property in order to construct a secondary suite in the basement of a new family dwelling.

3.3

[BYLAW NO. 9864 \(Z07-0065\)](#) LOCATION: 1989 Knox Crescent

Legal Description: Lot 2, DL 14, ODYD, Plan 3878
Owner/Applicant: John & Patricia Gorges
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 build a secondary suite in an accessory building.

3.4

<u>BYLAW NO. 9865 (Z07-0014)</u>	<u>LOCATION:</u> 1923, 1937, 1979 Ambrosi Road & 1926 Barlee Road
<u>Legal Description:</u>	Lot 6, 7, and 8, DL 129, ODYD, Plan 14187 and Lot A, DL 129, ODYD, Plan 34047
<u>Owner/Applicant:</u>	1314694 Alberta Ltd./ (Tesco Inc.)
<u>Requested Zoning Change:</u>	From RU1 – Large Lot Housing zone to RM5 – Medium Density Multiple Housing zone.
<u>Purpose:</u>	The applicant is proposing to rezone the subject properties in order to construct a multi-storey, 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**

