

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

November 13, 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 October 26, 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. 9875 \(OCP07-0016\)](#)

LOCATION: 1255, 1265-1269, 1275, 1285, 1295, Gordon Drive, 1254, 1262-1264, 1274, 1284, 1290 Pheasant Street.

Legal Description:

Lot A, DL 137, ODYD, Plan KAP74652; Lot 1, DL 137, ODYD, Plan 8502; Lot 2, DL 137, ODYD, Plan 8502; Lot 1, DL 137, ODYD, Plan KAP78322; Lot A, DL 137, ODYD, Plan 11663; Strata Lot 1, DL 137, ODYD, Strata Plan KAS3209; Lot B, DL 137, ODYD, Plan KAP74652; Lot 2, DL 137, ODYD, Plan KAP78322; Lot B, DL 137, ODYD, Plan 11663; Lot 3, DL 137, ODYD, Plan 8502; Strata Lot 2, DL 137, ODYD, Strata Plan KAS3209.

Owner/Applicant:

Katherine Schramm; Gurdev Kaur Bains; Kulbir Kaur Shahi; Theodore Rippel; David Gallis; Loleta Gallis; Susan Lund; Joan Ewing; Sabrina Schramm; Eric Schramm; Raymond Schramm; Danny Cresswell; Mary Cresswell; Barry Radley; and Patricia Radle./ (Canadian Adult Communities)

Official Community Plan Amendment:

To amend the OCP by changing the Future Land Use Designations of the subject properties from “Single/Two Unit Residential” and “Commercial” designations to proposed “Multiple Unit Residential – Medium Density” designation.

Purpose:

The applicants are proposing to amend the *Official Community Plan* in order to facilitate a multi-storey, multi-unit Seniors Congregate Housing development.

3.1 (b)

[BYLAW NO. 9876 \(Z07-0050\)](#)

LOCATION: 1255, 1265-1269, 1275, 1285, 1295, Gordon Drive, 1254, 1262-1264, 1274, 1284, 1290 Pheasant Street.

Legal Description:

Lot A, DL 137, ODYD, Plan KAP74652; Lot 1, DL 137, ODYD, Plan 8502; Lot 2, DL 137, ODYD, Plan 8502; Lot 1, DL 137, ODYD, Plan KAP78322; Lot A, DL 137, ODYD, Plan 11663; Strata Lot 1, DL 137, ODYD, Strata Plan KAS3209; Lot B, DL 137, ODYD, Plan KAP74652; Lot 2, DL 137, ODYD, Plan KAP78322; Lot B, DL 137, ODYD, Plan 11663; Lot 3, DL 137, ODYD, Plan 8502; Strata Lot 2, DL 137, ODYD, Strata Plan KAS3209.

Owner/Applicant:

Katherine Schramm; Gurdev Kaur Bains; Kulbir Kaur Shahi; Theodore Rippel; David Gallis; Loleta Gallis; Susan Lund; Joan Ewing; Sabrina Schramm; Eric Schramm; Raymond Schramm; Danny Cresswell; Mary Cresswell; Barry Radley; and Patricia Radle./ (Canadian Adult Communities)

Requested Zoning Change:

From RU6 – Two dwelling Housing and C1 – Local Commercial zones to the proposed RM5 – Medium Density Multiple Housing zone

Purpose:

The applicants are proposing to rezone the subject properties in order to facilitate a multi-storey, multi-unit Seniors Congregate Housing development.

3.2

BYLAW NO. 9877 (Z07-0071)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 644 Bonjou Road

Lot 3, DL 357 and 358, SDYD, Plan 19937

John & Terri Pratch

From RU1 – Large Lot Housing to RU6 – Two Dwelling Housing

The applicant is proposing to rezone the subject property in order to allow a second single detached dwelling at the rear of the subject property.

3.3

BYLAW NO. 9882 (Z07-0057)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 2473 Ethel Street

Lot B, DL 136, ODYD, Plan 30919

Ursula Jakubeit/ (BC Life Builders Rehabilitation Society)

From RU1 – Large Lot Housing zone to the RU6b – Two Dwelling Housing with Boarding or Lodging House zone.

The applicant is proposing to rezone the subject property in order to allow for the operation of a minor group home with seven rooms available for residents.

3.4

BYLAW NO. 9883 (HRA07-0001)

Legal Description:

Owner/Applicant:

Present Zoning:

Purpose:

LOCATION: 763 Bernard Avenue

Lot 15, Block 15, DL 138, ODYD Plan 262

Country Cottage Gifts & Décor Ltd./ (Peter Chataway)

RU6 – Two Dwelling Housing

The applicant is seeking to enter into a Heritage Revitalization Agreement with the City of Kelowna under section 966 of the Local Government Act, in order to allow restoration and relocation within the subject property of the Heritage House known as Muirhead House; to construct an accessory building at the rear of the property; and to allow the adaptive re-use of the Heritage House as a Gift, Craft and Décor Retail Store.

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