

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

JANUARY 22, 2008 – 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 January 4, 2008 (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. 9908 \(Z07-0064\)](#)

LOCATION: 932-934 Borden Avenue

Legal Description:

Strata Lots 1 & 2, District Lot 138, ODYD, Strata Plan KAS2435, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot

Owner/Applicant:

Eckhard & Doris Krenz / (Lynn Welder Consulting Ltd.)

Requested Zoning Change:

From RU6 – Two Dwelling Housing zone to RM1 – Four-Plex Housing zone

Purpose:

The applicant is proposing to rezone the subject property in order to allow for the legalization of an existing 2 storey four-plex.

3.2

[BYLAW NO. 9909 \(Z07-0090\)](#)

LOCATION: 435 Taylor Road

Legal Description:

Lot 1, Sec 22, Twp 26, ODYD, Plan 17343

Owner/Applicant:

David Konfederak / (Ed Konfederak

Requested Zoning Change:

From RU1 – Large Lot Housing zone to RU2s – Medium Lot Housing (with Secondary Suite) zone

Purpose:

The applicant is proposing to rezone the subject property in order to allow a two lot subdivision to facilitate new construction of single detached dwellings with secondary suites on each lot.

3.3

[BYLAW NO. 9910 \(OCP07-0025\)](#)
[BYLAW NO. 9911 \(Z07-0075\)](#)

LOCATION: 130 Hartman Road and 915A-915B, 925 & 935 Rutland Road

Legal Description:

Lots 2 & 3, Sec 26, Twp 26, ODYD, Plan 15222
Lot 13, Sec 26, Twp 26, ODYD, Plan KAP65904
Lot 1, Sec 26, Twp 26, ODYD, Plan KAP66718

Owner/Applicant:

Stephen & Michele Graham and 0790388 BC Ltd. / (Grason Enterprises)

Requested Zoning Change:

From RU1 – Large Lot Housing zone & RU6 – Two Dwelling Housing zone to RM3 – Low Density Multiple Housing zone

Official Community Plan Amendment:

To amend the OCP by 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 OCP and rezone the subject property in order to construct a multi-unit residential development with an underground parkade.

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