

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**APRIL 1, 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 March 14, 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. 9942 \(Z07-0068\)](#)

**LOCATION:** 1226 Mountainview Street

**Legal Description:**

Lot 8, Sec 29, Twp 26, ODYD, Plan 25524

**Owner/Applicant:**

Donald & Cindy Maxson

**Requested Zoning Change:**

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

**Purpose:**

The applicant is proposing to rezone the subject property in order to construct a second single-family dwelling.

3.2

[BYLAW NO. 9944 \(Z07-0038\)](#)

**LOCATION:** 887 Bullock Road & 4623 Frederick Road

**Legal Description:**

Lot A, DL 580A, SDYD, Plan KAP66537 and portions of Lot B, DL 580A, SDYD, Plan KAP66537

**Owner/Applicant:**

Franceen Herron and James & Sally Kelly / (Gerry Herron)

**Requested Zoning Change:**

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

**Purpose:**

The applicant is proposing to rezone the subject properties in order to facilitate construction of an additional dwelling unit to be located on a combination of land from the two properties. (See map below)

3.3

[BYLAW NO. 9951 \(OCP07-0034\)](#)

**LOCATION:** 2251 Pandosy Street

[BYLAW NO. 9952 \(Z07-0101\)](#)

**LOCATION:** 2251 & 2310 Pandosy Street

**Legal Description:**

Lot A, DL 14, ODYD, Plan KAP85227 and Lot 1, DL 14, ODYD, Plan 4262

**Owner/Applicant:**

Interior Health Authority / (Interior Health – Facilities Management)

**Requested Zoning Change:**

From RU6 – Two Dwelling Housing zone and RU1 – Large Lot Housing zone to P1 – Major Institutional zone

**Official Community Plan Amendment:**

To amend the OCP by changing the Future Land Use designation from the “Multiple Unit Residential (Low Density)” designation to the “Educational/Major Institutional” designation

**Purpose:**

The applicant is proposing to amend the OCP and rezone the subject property in order to accommodate plans for the pending comprehensive Kelowna General Hospital expansion.

3.4

[BYLAW NO. 9953 \(TA06-0004\) – Amendments to the City of Kelowna Zoning Bylaw No. 8000](#)

**Applicant:**

City of Kelowna

**Purpose:**

-To eliminate “Second Kitchen” as a use category;  
-To amend various other regulations relating to accessory buildings and secondary suite development in limited circumstances involving double-fronting lots.

3.5

**BYLAW NO. 9955 (Z08-0006)**

**LOCATION: 1291 Morrison Road**

**Legal Description:**

Lot A, Sec 36, Twp 26, ODYD, Plan 17689 Except Plan KAP60756

**Owner/Applicant:**

Michael Kirby & Paula Jameson

**Requested Zoning Change:**

From A1 – Agriculture 1 zone to A1s – Agriculture 1 with Secondary Suite zone

**Purpose:**

The applicant is proposing to rezone the subject property in order to allow for a suite within an accessory building.

3.6

**BYLAW NO. 9956 (Z07-0030)**

**LOCATION: 465 Hardie Road**

**Legal Description:**

Lot B, Sec 26, Twp 26, ODYD, Plan KAP78470

**Owner/Applicant:**

Michelle & Randy Grasser / (Jarrett Cuff)

**Requested Zoning Change:**

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

**Purpose:**

The applicant is proposing to rezone the subject property in order to allow for the construction of a duplex.

3.7

**BYLAW NO. 9957 (OCP08-0004)**

**LOCATION: The south end of Loseth Road at Kirschner Mountain Estates**

**BYLAW NO. 9958 (Z07-0087)**

**LOCATION: 1374, 1392, 1410, 1424, 1438, 1452, 1466, 1480, 1494, 1508, 1522, 1536, 1550, 1564, 1475, 1467, 1459, 1451, 1435 & 1419 Montenegro Drive and the south end of Loseth Road at Kirschner Mountain Estates**

**Legal Description:**

Portions of Lot A, Sec 13, Twp 26, ODYD, Plan KAP48770, Except Plans KAP75167, KAP76806, KAP80103, KAP80832, KAP84278 and KAP85820

Portions of Lot D, Sec 13, Twp 26, ODYD, Plan KAP48770, Except Plan KAP80103

Lots 3 – 22, Sec 13, Twp 26, ODYD, Plan KAP84278

**Owner/Applicant:**

Kirschner Mountain Estates Ltd., Donald & Amy Kirschner, Parmjit & Jaspal Bhayana, John & Christine Hawkins, Jagpreet & Jasbir Bhandar, 255549 B.C. Ltd., 0708049 B.C. Ltd., Glenn Wudrich, Maryanne Sintihakis & Rejean Cossette, Kulwinder & Mandeep Dhami, James Zarr and Bryan & Cindy Burd / (D.E. Pilling & Associates Ltd.)

**Requested Zoning Change:**

From A1 – Agriculture 1 zone, RU1h – Large Lot Housing (Hillside Area) zone, RM3 – Low Density Multiple Housing zone and P3 – Parks and Open Space zone to RU1h – Large Lot Housing (Hillside Area) zone and RU4h – Low Density Cluster Housing (Hillside Area) zone

**Official Community Plan Amendment:**

To amend the OCP by changing the Future Land Use designation from the “Multiple Unit Residential (Low Density)” and “Major Park/Open Space” designations to the “Single/Two Unit Residential” designation

**Purpose:**

The applicant is proposing to amend the OCP and rezone the subject properties in order to correct mapping oversights and adjust development plans to respect site topography.

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