

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MAY 13, 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 April 25, 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. 9973 \(OCP08-0008\)](#) **Text Amendment to amend *Kelowna 2020 – Official Community Plan Bylaw No. 7600***

Applicant: City of Kelowna

Purpose: To correct a typing error in the existing policy 14.1.33 Linear Park Dedications under Chapter 14 of the *Kelowna 2020 – Official Community Plan*

3.2

[BYLAW NO. 9978 \(Z07-0020\)](#) **LOCATION: 167 Homer Court**

Legal Description: Lot B, Sec 27, Twp 26, ODYD, Plan 29877

Owner/Applicant: Claude Casavant & Marie Casavant Theroux

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

Purpose: The applicant is proposing to rezone the subject property in order to legalize an existing secondary suite within the principal building.

3.3

[BYLAW NO. 9979 \(Z07-0076\)](#) **LOCATION: 3421 Lakeshore Road**

Legal Description: Lot 2, DL 134, ODYD, Plan 38150

Owner/Applicant: City of Kelowna / (Meiklejohn Architects Inc.)

Requested Zoning Change: From RU1 – Large Lot Housing zone to C9 – Tourist Commercial zone

Purpose: The applicant is proposing to rezone the subject property in order to consolidate it with the two properties to the north of it, and to have the resulting site be developed into a multi-unit apartment hotel complex with commercial units on the ground floor.

3.4

[BYLAW NO. 9980 \(OCP07-0014\)](#) **LOCATION: 2025 Begbie Road (Wilden Phase One)**
[BYLAW NO. 9981 \(Z07-0043\)](#)

Legal Description: A portion of Lot A, Sections 4, 5, 8 and 9, Twp 23, ODYD, Plan KAP69724 Except Plans KAP71944, KAP73768, KAP75949, KAP78547, KAP80107, KAP81912 and KAP85278

Owner/Applicant: Glenwest Properties Ltd. / (Blenk Development Corp.)

Requested Zoning Change: From C3 – Community Commercial zone to RM5 – Medium Density Multiple Housing zone

Official Community Plan Amendment: To amend the OCP by changing the Future Land Use designation from the “Commercial” designation to the “Multiple Unit Residential – Medium Density” designation

Purpose: The applicant is proposing to amend the OCP and rezone the subject property in order to facilitate the enlargement of the multi-unit residential designated area located immediately to the north of the site and to preserve the environmentally sensitive slope area on the southern end of the property as natural open space.

3.5

BYLAW NO. 9983 (TA08-0001) **LOCATION: 1610, 1615 and 1620-1632 Dickson Avenue**

Legal Description: Lot 3, District Lots 129 & 141, ODYD, Plan KAP84655; Lot A, District Lot 141, ODYD, Plan KAP85536; and Lot 1, District Lot 129, ODYD, Plan KAP84655

Owner/Applicant: Al Stober Construction & T 186 Enterprises Ltd. / (Meiklejohn Architects Inc.)

Existing Zone: CD14 – Comprehensive High Tech Business Campus

Purpose: The applicant is proposing the development of a multi-level parking structure with ground level commercial space and is proposing a text amendment in order to amend the City of Kelowna Zoning Bylaw No. 8000 by replacing the existing “CD14 Map A” with the revised “CD14 Map A” (new site plan), and by adding the new “CD14 Map C” (newly added building elevations).

3.6

BYLAW NO. 9984 (Z08-0023) **LOCATION: 423 McLennan Crescent**

Legal Description: Lot 29, Sec 26, Twp 26, ODYD, Plan KAP51596

Owner/Applicant: Gurjit & Amritpal Purewal

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

Purpose: The applicant is proposing to rezone the subject property in order to accommodate the legalization of a basement suite within the principal building.

3.7

BYLAW NO. 9990 (TA07-0005) **Text Amendment to the City of Kelowna Zoning Bylaw No. 8000**

Applicant: City of Kelowna

Purpose: To include “Apartment Housing” as a principal use in the C4 – Urban Centre Commercial zone

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