

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**OCTOBER 20, 2008 – ROTARY CENTRE FOR THE ARTS**

**421 CAWSTON AVENUE**

**4:00 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 7, 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. 10019 \(OCP08-0016\)](#)

[BYLAW NO. 10020 \(Z08-0044 / TA08-0004\)](#)

**LOCATION:** The area generally bounded by Havey Ave, Abbott St, Water St, and Queensway (see sketch below)

**Owner/Applicant:**

Various Owners / (City of Kelowna)

**Official Community Plan Amendment:**

To amend the Official Community Plan to provide for a development permit area and development guidelines for a portion of the City's downtown area, and to change the future land use map and land uses in the area described in the sketch below, and all consequential amendments of the OCP in order to authorize the zoning bylaw amendment described below

**Requested Zoning Change:**

From C7 – Central Business Commercial, C7rls – Central Business Commercial (Retail Liquor Sales), C7lp – Central Business Commercial (Liquor Primary) and P3 – Parks and Open Space to CD21 – Downtown Comprehensive Development Zone 21

**Requested Text Amendment:**

Text Amendment to City of Kelowna Zoning Bylaw No. 8000 by adding the CD21 – Downtown Comprehensive Development Zone and associated Development Guidelines

**Purpose:**

The purpose in amending both the OCP and Zoning Bylaw is to provide for a zone which will allow the creation of areas under land-use regulation to facilitate the integration and comprehensive redevelopment of larger areas considered by Council to be critical to the growth or revitalization of the community. This zoning will provide for a broad range of commercial, residential and other uses. It also provides for a range of densities and for the provision of public amenities and affordable housing in return for density increases. The zoning bylaw also allows for urban high-rise and tower forms of development subject to form and character guidelines set out in the OCP amendment described above. It affects all of the lands encompassed in the sketch below, and all persons who wish more detail ought to obtain further information from the City Clerk's Office.

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

CITY OF KELOWNA

PUBLIC HEARING

4:00 P.M., **October 20, 2008** – ROTARY CENTRE FOR THE ARTS  
421 CAWSTON AVENUE, KELOWNA, B.C.

Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on October 8, 2008, and by being placed in the Kelowna Daily Courier issues of October 10 and 11, and in the Kelowna Capital News issue on October 12.

Stephen Fleming  
City Clerk