

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

FEBRUARY 10, 2009 – 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 23, 2009 (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. 10125 \(Z03-0034\)](#) **LOCATION: 2898 East Kelowna Rd**

Legal Description: A portion of Lot 5, Section 16, Township 26, ODYD, Plan 665
Owner / (Applicant): Nicole Bullock / (Guy Steward)
Requested Zoning Change: From A1 - Agriculture 1 to RR1 - Rural Residential 1
Purpose: The applicant is proposing to rezone a portion of the subject property in order to allow for a two lot subdivision.

3.2

[BYLAW NO. 10133 \(Z08-0095\)](#) **LOCATION: 345 Woods Road**

Legal Description: Lot A, Section 22, Township 26, ODYD, Plan KAP86574
Owner/Applicant: Lipkovits Holdings Ltd and 0703966 BC Ltd/ (Al Lipkovits)
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 build a duplex.

3.3

[BYLAW NO. 10137 \(Z08-0107\)](#) **LOCATION: 239 Poonian Street**

Legal Description: Lot 11, Section 25, Township 26, ODYD, Plan KAP80986
Owner/Applicant: R A Quality Homes Ltd
Requested Zoning Change: From RU2 – Medium Lot Housing zone to RU2s – Medium Lot Housing with a Secondary Suite zone
Purpose: The applicant is proposing to rezone the subject property in order to create a secondary suite within an existing single family dwelling.

3.4

[BYLAW NO. 10138 \(Z08-0108\)](#) **LOCATION: 251 Poonian Street**

Legal Description: Lot 10, Section 25, Township 26, ODYD, Plan KAP80986
Owner/Applicant: R A Quality Homes Ltd
Requested Zoning Change: From RU2 – Medium Lot Housing zone to RU2s – Medium Lot Housing with a Secondary Suite zone
Purpose: The applicant is proposing to rezone the subject property in order to create a secondary suite within a single family home that is currently under construction.

3.5

[BYLAW NO. 10139 \(OCP08-0025\)](#) **LOCATION: 718 Paret Road**
[BYLAW NO. 10140 \(Z08-0090\)](#)

Legal Description: Lot 2, District Lot 357, SDYD, Plan KAP86608
Owner/Applicant: Andrew & Carolyn Stevenson

Requested Zoning Change: From RU1 – Large Lot Housing zone to P2 – Educational and Minor Institutional 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 “Educational/Major Institutional” designation.

Purpose: The applicant is proposing to amend the OCP and rezone the subject property in order to allow for the creation of a preschool.

3.6

BYLAW NO. 10141 (Z08-0100) **LOCATION:** 905 Lanfranco Rd

Legal Description: Lot 1, District Lot 135, ODYD, Plan 39866

Owner/Applicant: Eunkyung Chang

Requested Zoning Change: From RU2 – Medium 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 legalize the existing secondary suite contained within the principal dwelling.

3.7

BYLAW NO. 10142 (OCP08-0022) **LOCATION:** 1638, 1855 and 1856 Tower Ranch Blvd (OCP08-0022)
1638 and 1855 Tower Ranch Blvd (Z08-0087)

BYLAW NO. 10143 (Z08-0087)

Legal Description: Lots 1 and 6, Section 31, Township 27, ODYD, Plan KAP80993 and Strata Lots 1 and 2, Section 31, Township 27, ODYD, Strata Plan KAS3569 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V (OCP08-0022)

Strata Lots 1 and 2, Section 31, Township 27, ODYD, Strata Plan KAS3569 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V (Z08-0087)

Owner/Applicant: Tower Ranch Holding Corporation Inc. / (Host Consulting Ltd)

Requested Zoning Change: From CD6 – Comprehensive Residential Golf Resort zone to CD6lp – Comprehensive Residential Golf Resort (Liquor Primary) zone

Official Community Plan Amendment: To amend the OCP by changing the Future Land Use designations from the “Commercial”, “Multiple Unit Residential (Low Density)” and “Private Recreation” designations to “Multiple Unit Residential (Low Density)” and “Private Recreation” designations.

Purpose: The applicant is proposing to amend the OCP and rezone the subject properties in order to allow a liquor primary establishment within the current restaurant.

3.8

BYLAW NO. 10145 (Z08-0081) **LOCATION:** 4328 Bedford Lane

Legal Description: Lot 3, Section 32, Township 29, ODYD, Plan KAP76256

Owner/Applicant: Frank & Eva Sipos/ (Frank Sipos)

Requested Zoning Change: From RR1 – Rural Residential 1 zone to Rural Residential 1 with Secondary Suite zone

Purpose: The applicant is proposing to rezone the subject property in order to allow a carriage house on the property.

3.9

BYLAW NO. 10146 (Z08-0109) **LOCATION:** 1850 Hollywood Road South

Legal Description: Lot A, Section 14, Township 26, ODYD, Plan KAP82009
Owner/Applicant: George Barbour and Robin Gabert/ (Architecturally Distinct Solutions)
Requested Zoning Change: From RU1 – Large Lot Housing zone to RU1s – Large Lot Housing with a Secondary Suite zone
Purpose: The applicant is proposing to rezone the subject property in order to construct a secondary suite in an addition to the principal dwelling.

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**