

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**MAY 5, 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 April 17, 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:

#### Item 3.1

[BYLAW NO. 10170 \(Z09-0011\)](#)

**LOCATION:** #1-2410 Abbott Street

**Legal Description:**

Strata Lot 3, District Lot 14, ODYD, Strata Plan KAS3395

**Owner/Applicant:**

Bulley Built Corp / (Michael Craddock and Greg Dusik)

**Requested Zoning Change:**

From the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone

**Purpose:**

The applicant is proposing to rezone the subject property in order to allow for a secondary suite within the primary residence.

#### Item 3.2

[BYLAW NO. 10175 \(Z08-0106\)](#)

**LOCATION:** 1848 and 1854 Riverside Avenue

**Legal Description:**

Lot 5, Block 3, District Lot 14, ODYD, Plan 1395, Except Plan B3849 and Lot 6, Block 3, District Lot 14, ODYD, Plan 1395

**Owner/Applicant:**

Douglas Lane

**Requested Zoning Change:**

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

**Purpose:**

The applicant is proposing to rezone the subject property in order to legalize an existing duplex.

#### Item 3.3

[BYLAW NO. 10176 \(Z08-0103\)](#)

**LOCATION:** 1145 Steele Court

**Legal Description:**

Lot 43, District Lot 579, SDYD, Plan KAP74689

**Owner/Applicant:**

Quentin and Terra Cyre / (IHS Designs Ltd)

**Requested Zoning Change:**

From the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone

**Purpose:**

The applicant is proposing to rezone the subject property in order to allow for a secondary suite within the principal dwelling.

#### Item 3.4

[BYLAW NO. 10177 \(HRA09-0001\)](#)

**LOCATION:** 770 Bernard Avenue

**Legal Description:**

Lot 9, Block 12, District Lot 138, ODYD, Plan 202

**Owner/Applicant:**

Lois McCloskey

**Present Zoning:**

RU6 – Two Dwelling Housing zone

**Purpose:**

The applicant is seeking an amendment to the existing Heritage Revitalization Agreement with the City of Kelowna under section 966 of the Local Government Act, or order to change the use of the office space, to enlarge the existing residential dwelling unit and to alter the existing layout.

ADDITION Item 3.5

**Bylaw No. 10169 (TA09-0001) – Text Amendment to the City of Kelowna Zoning Bylaw No. 8000**

**Applicant:** City of Kelowna

**Purpose:**

- To amend the definition of “Lot Line, Front – Urban and Rural Residential” to allow lot configurations that are not otherwise described in the definition;
- To amend the definition of “Care Centre, Minor” to allow for one additional kitchen;
- To amend the definition of “Dwelling” to permit one wet bar and to allow for one kitchen except where otherwise permitted in the zoning bylaw;
- To add “Wet Bar” as a defined term;
- To remove diagrams 7.1 and 7.2 and replace them with correct versions that reflect the actual effect of the regulation;
- To clarify the maximum permitted building height for Urban Residential – Hillside Designation zones.

**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**