

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MAY 19, 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 May 1, 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 3.01

[BYLAW NO. 10077 \(OCP07-0037\)](#)

LOCATION: 3550 Lochrem Road

[BYLAW NO. 10078 \(Z07-0107\)](#)

Legal Description:

A portion of Lot 2, Section 23, Township 23, ODYD, Plan 2257, Except Plan H15414

Owner/ (Applicant):

FortisBC Inc. / (New Town Planning Services Inc.)

Requested Zoning Change:

From the A1 - Agriculture 1 zone to the P4 – Utilities zone

Official Community Plan Amendment:

To amend the OCP by changing the Future Land Use designation, on a portion of the site from " Rural / Agricultural" designation to "Public Services / Utilities" designation. (See Map "A" below)

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone a portion of the subject property in order to allow for the construction of an electrical substation.

Item 3.02

TO BE
DEFERRED

[BYLAW NO. 10179 \(Z09-0002\)](#)

LOCATION: 446 Dell Road

Legal Description:

Lot A, Section 23, Township 26, ODYD, Plan KAP87488

Owner/Applicant:

Jaskaran Kandola / (Axel Hilmer)

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 construct a principal dwelling containing a secondary suite.

Item 3.03

[BYLAW NO. 10180 \(HRA09-0002\)](#)

LOCATION: 911 Borden Avenue

Legal Description:

Lot 1, District Lot 138, ODYD, Plan 2601

Owner/Applicant:

Davara Holdings Ltd (Dustin Sargent)

Present Zoning:

RM4 – Transitional Low Density Housing

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, in order to allow changes to the use and layout of the existing heritage structure and to construct an additional accessory building with a suite, to vary the permitted height of an accessory building from 4.5m permitted to 4.87m proposed, to vary the minimum required separation between buildings from 3m required to 2.7m proposed and to vary the required parking stalls from 8 required to 7 proposed.

Item 3.04

[BYLAW NO. 10181 \(Z09-0016\)](#)

LOCATION: 1310 Tanemura Crescent

Legal Description:

Lot 8, Section 13, Township 26, ODYD, Plan KAP85143

Owner/Applicant:

696617 BC Ltd / (Ken and Barbara Redlick)

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 construct a secondary suite within a single family dwelling.

Item 3.05

[BYLAW NO. 10185 \(OCP09-0005\)](#)

[BYLAW NO. 10186 \(Z09-0015\)](#)

LOCATION: 565, 591, 615, 641, 657 and 683 Osprey Avenue; 564, 594, 616, 636 and 656 Raymer Avenue and 2764 Richter Street

Legal Description: Lots 24-35, inclusive, District Lot 14, ODYD, Plan 3769

Owner/Applicant: Dorion Developments Ltd (CEI Architecture)

Requested Zoning Change: From the RU6 – Two Dwelling Housing zone to the C4 – Urban Centre Commercial zone

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

Purpose: The applicant is proposing to amend the OCP and rezone the subject property in order to accommodate the proposed mixed use development.

Item 3.06

[BYLAW NO. 10187 \(Z09-0017\)](#)

LOCATION: 4485 Gordon Drive

Legal Description: Lot B, District Lot 358, ODYD, Plan 25928

Owner/Applicant: Sonya and William Peitsch

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 legalize a suite within a single family dwelling.

Item 3.07

[BYLAW NO. 10194 \(Z08-0098\)](#)

LOCATION: 425 Leon Avenue

Legal Description: Strata Lot 2, District Lot 139, ODYD, Strata Plan K668

Owner/Applicant: 51561 BC Ltd (Arthur Razzini)

Requested Zoning Change: From the C7 – Central Business Commercial zone to the C7LP – Central Business Commercial (Liquor Primary) zone

Purpose: The applicant is proposing to rezone the subject property in order to allow a new liquor primary establishment.

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**