

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

June 29, 2010 - 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 June 11, 2010 (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. 10322 \(LUC09-0003\)](#)
[BYLAW NO. 10323 \(OCP09-0013\)](#)
[BYLAW NO. 10324 \(Z09-0044\)](#)

Location: Dilworth Mountain Estates

Legal Description:

The properties bounded by Dilworth Drive to the South, Silver Place to the North, Monashee Place to the East and Summit Drive to the West, commonly known as "Dilworth Mountain Estates" Various Owners/City of Kelowna

Owner/Applicant:

Official Community Plan Amendment:

From the "Single/Two Unit Residential" designation, the "Multiple Unit Residential - Low Density" designation, the "Commercial" designation, the "Major Park/Open Space" designation and the "Educational/Major Institutional" designation to the "Single/Two Unit Residential" designation, the "Multiple Unit Residential - Low Density" designation, the "Multiple Unit Residential - Medium Density" designation, the "Commercial" designation, the "Major Park/Open Space", the "Public Service/Utilities" designation and the "Educational/Major Institutional" designation.

Requested Zoning Change:

From the City of Kelowna Zoning Bylaw No. 4500 designations A1 - Agriculture 1 zone, the RU1 - Large Lot Housing zone, and the P3 - Parks & Open Space zone (LUC74-57) to the City of Kelowna Zoning Bylaw No. 8000 designations RU1h - Large Lot Housing (Hillside Area) zone, the RM3 - Low Density Multiple Housing zone, the RM4 - Transitional Low Density Housing zone, the C5 - Transitional Commercial zone, the P2 - Educational & Minor Institutional zone, the P3 - Parks & Open Space zone and the P4 - Utilities zone

Withdrawn by Applicant Item 3.2

[BYLAW NO. 10347 \(Z10-0027\)](#)

Location: 3514 Casorso Road

Legal Description:

Lot 1, District Lot 134, ODYD, Plan 35145

Owner/Applicant:

Robert Hutchison

Requested Zoning Change:

from the RU2 - Medium Lot Housing zone to the RU2s - Medium 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 dwelling.

Item 3.3

[BYLAW NO. 10348 \(Z10-0030\)](#)

Location: 4631 Darin Place

Legal Description:

Lot 13, District Lot 357, ODYD, Plan KAP57058

Owner/Applicant:

Douglas and Lindsey Neyedli

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 3.4

[BYLAW NO. 10349 \(Z10-0007\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 1830-1836 Underhill Street

A portion of Lot A, District Lot 127, ODYD, Plan KAP90650

Skoglund Enterprises Ltd/Worman Resources Inc.

from the C2 - Neighbourhood Commercial zone and the C4 - Urban Centre Commercial zone to the C4 - Urban Centre Commercial zone.

The applicant is proposing to rezone a portion of the subject property in order to consolidate the zoning of the property.

Item 3.5

[BYLAW NO. 10353 \(Z10-0017\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 1361 Mountain Avenue

Lot 1, Section 30, Township 26, ODYD, Plan KAP63287

Dorothy Marshall/Jim Andrews

from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to allow for the creation of a secondary suite.

Item 3.6

[BYLAW NO. 10354 \(Z10-0036\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 4224 Hobson Road

Lot 1, District Lot 167, ODYD, Plan 30147

Jeffrey Kohn/RC Alliance Ltd

from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to create a secondary suite within an expanded existing accessory building.

Item 3.7

[BYLAW NO. 10356 \(Z10-0032\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 450 Donhauser Road

Lot 8, Block A, Section 26, Township 26, ODYD, Plan 8606

Wallace Westnedge

from the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

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

4. PROCEDURE ON EACH BYLAW SUBMISSION:

- (a) Brief description of the application by City Staff (Land Use Management).
- (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