

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

August 10, 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 July 23, 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. 10373 \(Z10-0033\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 2609 Richter Street

Lot 2, District Lot 135, ODYD, Plan 3929

New Opportunities for Women (NOW) Canada Society Inc

From the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.

The applicant is proposing to rezone the subject property in order to legalize the existing non-conforming uses on the site.

Item 3.2

[BYLAW NO. 10376 \(Z10-0052\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 745 Mitchell Road

A portion of Lot 2, Section 22, Township 26, ODYD, Plan KAP79221

Shane and Jennifer Warawa

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

The applicant is proposing to rezone a portion of the subject property in order to accommodate the proposed semi-detached housing development.

Item 3.3

[BYLAW NO. 10377 \(OCP10-0007\)](#)

[BYLAW NO. 10378 \(Z10-0037\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Official Community Plan Amendment:

Purpose:

Location: 1460 Springfield Road

A portion of Lot B, Section 19, Township 26, ODYD, Plan 32387

T 146 Enterprises Ltd/Dale Knowlan & Associates

From the RU2 - Medium Lot Housing zone to the C5 - Transition Commercial zone

To change the Future Land Use designation from the "Single/Two Unit Residential" designation to the "Commercial" designation.

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property in order to expand the parking area.

Item 3.4

[BYLAW NO. 10379 \(OCP10-0006\)](#)

[BYLAW NO. 10380 \(Z10-0031\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Official Community Plan Amendment:

Purpose:

Location: 1045, 1053 and 1069 Laurier Avenue

the east ½ of Lot 11 shown on Plan B4050, District Lot 138, ODYD, Plan 578; the west ½ of Lot 10, District Lot 138, ODYD, Plan 578; the east ½ of Lot 10, District Lot 138, ODYD, Plan 578

Jasvinder and Navjot Kandola/GTA Tomporowski

From the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.

To change the Future Land Use designation from the "Commercial" designation to the "Multiple Unit Residential - Low Density" designation.

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property in order to permit three separate four-plex developments.

Item 3.5

[BYLAW NO. 10381 \(Z10-0048\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 1356 Montenegro Drive

Lot 2, Section 13, Township 26, ODYD, Plan KAP84278

Surinder and Davinder Bhullar

From the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to construct a secondary suite within a single family dwelling.

Item 3.6

[BYLAW NO. 10382 \(Z10-0034\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 1820 Ivans Avenue

Lot 17, Section 32, Township 26, ODYD, Plan 42927

Richard and Debra Horner

From the RU2 - Medium Lot Housing zone to the RU2s - Medium Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to construct a secondary suite within a single family dwelling.

Item 3.7

[BYLAW NO. 10383 \(HRA10-0001\)](#)

Legal Description:

Owner/Applicant:

Present Zoning:

Purpose:

Location: 1177 Ellis Street

Lot A, District Lot 139, ODYD, Plan 42511

0847922 BC Ltd/Trotter & Morton

I4 - Central Industrial zone

The applicant is seeking to enter into a Heritage Revitalization Agreement with the City of Kelowna under section 966 of the Local Government Act, in order to allow for a proposed change in land use from the I4 - Central Industrial zone to the C4lp/lrs - Urban Centre Commercial (Liquor Primary/Retail Liquor Sales) zone, parking relaxation of 6 stalls and for three commercial buildings to be located around the perimeter of the subject property.

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