

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

SEPTEMBER 21, 2010 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

6:00 P.M.

CHAIRPERSON 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 September 3, 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) All representations to Council form part of the public record and a live audio feed is being broadcast and recorded by CastaNet.
- (e) 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.

- (f) 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. 10401 \(Z10-0060\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 1290 and 1298 St Paul Street

Lots 14 and 15, District Lot 139, ODYD, Plan 1303

Chlojo Investments Inc./Edgecombe Builders

From the I2 - General Industrial zone to the C7 - Central Business Commercial zone

The applicant is proposing to rezone the subject property in order to allow for a seven-storey mixed use development.

Item 3.2

[BYLAW NO. 10402 \(Z10-0061\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 4555 Sallows Road

Lot A, Section 33, Township 29, ODYD, Plan 38411

William and Lynn Jeffrey

From the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone

The applicant is proposing to rezone the subject property in order to allow a modular home to be placed on the property.

Item 3.3

[BYLAW NO. 10403 \(Z10-0044\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 120 Homer Road

Lot 13, Section 27, Township 26, ODYD, Plan 14897, Except Plan 39705

Gordon Kaltenhauser

From the RU1 - Large Lot Housing zone to the RM1 - Four Dwelling Housing zone.

The applicant is proposing to rezone the subject property in order to legalize the existing four-plex.

Item 3.4

[BYLAW NO. 10404 \(Z10-0051\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

LOCATION: 335 Gerstmar Road

Lot 1, Section 22, Township 26, ODYD, Plan 12346

Kane #2 Resources Ltd/Protech Consultants Ltd

From the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.

Purpose: The applicant is proposing to rezone the subject property in order to facilitate a 13-unit townhome development.

Item 3.5

[BYLAW NO. 10405 \(Z10-0056\)](#)

Legal Description:

LOCATION: 1353 Flemish Street

Lot 52, District Lot 137, ODYD, Plan 15035

Owner/Applicant:

David Erikson, Alexander Norman and Susan Ames/David Erikson

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 secondary suite within a single family dwelling.

Item 3.6

[BYLAW NO. 10406 \(Z10-0011\)](#)

Legal Description:

LOCATION: 1785 Swainson Road

A portion of Lot E, Sections 19 and 30, Township 27, ODYD, Plan 2058

Owner/Applicant:

Olga Stuhlberg/Van Gorp & Company

Requested Zoning Change:

From the A1 - Agriculture 1 zone to the RR1 - Rural Residential 1 zone.

Purpose:

The applicant is proposing to rezone a portion of the subject property in order to create a rural residential parcel.

Item 3.7

[BYLAW NO. 10407 \(Z10-0055\)](#)

Legal Description:

LOCATION: 875 Hollywood Road S

Portions of Lot 12, Section 23, Township 26, ODYD, Plan 16489, Except Plan 19430

Owner/Applicant:

Singla Bros. Holdings Ltd.

Requested Zoning Change:

From the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone and the RU6 - Two Dwelling Housing zone.

Purpose:

The applicant is proposing to rezone portions of the subject property in order to facilitate a four lot subdivision.

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**