

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

March 22, 2011 – 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 March 4, 2011 (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. 10488 \(Z11-0005\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 1483 Ayre Avenue

Lot 7, Section 30, Township 26, ODYD, Plan 11261

Kevin Lavigne and Amanda Telfer / Kevin Lavigne

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 legalize a secondary suite within a single family dwelling.

Item 3.2

[BYLAW NO. 10489 \(Z11-0001\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 433 West Avenue

Lot 8, Block 1, District Lot 14, ODYD, Plan 4743

Peter and Marie Baigent / Manzanita Homes Inc.

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 facilitate the construction of a new dwelling complete with secondary suite.

Item 3.3

[BYLAW NO. 10491 \(Z11-0002\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 2055 Golfview Road

Lot 10, Section 29, Township 26, ODYD, Plan 17315

Kenneth Chung

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 legalize a secondary suite within an accessory building.

Item 3.4

**[BYLAW NO. 10492 \(OCP09-0018\) and](#)
[BYLAW NO. 10493 \(Z09-0069\)](#)**

Legal Description:

LOCATION: 899 Academy Way, 285 Arab Road and (N OF) Arab Road

A portion of Lot 2, Section 10, Twp. 23, ODYD, Plan KAP86356; A portion of the North East ¼ of Section 3, Twp. 23, ODYD; A portion of the North ½ of the South East ¼ of Section 3, Twp. 23, ODYD, Except Plan KAP88257

Owner/Applicant:

Watermark Developments Ltd. and Academy Apartments Ltd. / Watermark Developments Ltd.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property in order to accommodate the proposed revisions to the development plan.

Proposed Official Community Plan Amendment:							
	899 Academy Way		285 Arab Road			(N of) Arab Road	
	From	To	From	To		From	To
Multiple Unit Residential - Medium Density	✓	✓				✓	✓
Multiple Unit Residential - Low Density			✓	✓		✓	✓
Single/Two Unit Residential			✓	✓		✓	✓
Education & Minor Institutional				✓		✓	✓
Major Park & Open Space	✓	✓	✓	✓		✓	✓
Commercial	✓	✓					✓
Requested Zoning Change:							
	899 Academy Way		285 Arab Road			(N of) Arab Road	
	From	To	From	To		From	To
A1 - Agricultural 1	✓		✓			✓	
C3 - Community Commercial		✓					✓
RM3 - Low Density Multiple Housing				✓			✓
RM4 - Transitional Low Density Housing		✓					✓
RM5 - Medium Density Multiple Housing		✓					✓
P2 - Educational and Minor Institutional				✓			✓
P3 - Parks and Open Space				✓			✓

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