

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**May 3, 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 April 13, 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.10514 \(Z11-0007\)](#)

**LOCATION: 1794 Glenella Place**

**Legal Description:**

Lot 17, Section 29, Township 26, ODYD, Plan 10724

**Owner/Applicant:**

Kyla Jackson

**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 an existing secondary suite located within the basement of the single family dwelling.

Item 3.2

[BYLAW NO. 10516 \(Z11-0013\)](#)

**LOCATION: 1441 Appleridge Road**

**Legal Description:**

Lot 25, Section 29, Township 29, SDYD, Plan 32500

**Owner/Applicant:**

David and Dellmari Richardson / Architecturally Distinct Solutions Inc.

**Requested Zoning Change:**

From the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone.

**Purpose:**

The applicant is proposing to rezone the subject property in order to construct a secondary suite within an addition to the existing principal dwelling.

TO BE  
DEFERRED

Item 3.3

[BYLAW NO.10522 \(Z10-0100\)](#)

**LOCATION: 445 Pearson Road**

**Legal Description:**

Lot 67, Section 26, Township 26, ODYD, Plan 22239

**Owner/Applicant:**

Balwinder and Harbax Khunkhun / Balwinder Khunkhun

**Requested Zoning Change:**

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

**Purpose:**

The applicant is proposing to rezone the subject property in order to construct a second dwelling.

Item 3.4

[BYLAW NO. 10523 \(Z11-0003\)](#)

**LOCATION: 5064 Lakeshore Road**

**Legal Description:**

Lot A, Section 23, Township 28, SDYD, Plan 30063

**Owner/Applicant:**

Mark Fipke / Felix Westerkamp

**Requested Zoning Change:**

From the LUC77-1012 (A1 - Agriculture 1 underlying zone) to the RU1s - Large Lot Housing with Secondary Suite zone.

**Purpose:** The applicant is proposing to discharge the land use contract and rezone the subject property in order to establish a secondary suite within an existing accessory building.

**Item 3.5**

**[BYLAW NO. 10524 \(Z11-0014\)](#)**

**LOCATION: 477 Swan Drive**

**Legal Description:**

Lot 6, Section 24, Township 28, SDYD, Plan KAP88425

**Owner/Applicant:**

Kelowna Smarthomes Ltd.

**Requested Zoning Change:**

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

**Purpose:**

The applicant is proposing to rezone the subject property in order to facilitate the construction of a new dwelling complete with secondary suite.

**Item 3.6**

**[BYLAW NO. 10520 \(OCP10-0014\)](#)**

**LOCATION: 575-599 and 653 Harvey Avenue**

**[BYLAW NO. 10462 \(TA10-0011\)](#)**

**[BYLAW NO. 10521 \(Z10-0078\)](#)**

**Legal Description:**

Lot A, District Lot 139, ODYD, Plan 20381, Except Plan KAP81041

Lot A, District Lots 14 and 139, ODYD, Plan KAP52333, Except Plan KAP81471

City of Kelowna

**Owner/Applicant:**

**Official Community Plan Amendment:**

To change the Future Land Use designation from the "Commercial" designation, the "Education & Minor Institutional designation and the "Major Park & Open Space" designation to the "Commercial" designation, the "Multiple Unit Residential - Medium Density" designation and the "Major Park & Open Space" designation.

**Proposed Text Amendment:**

To create the CD22 Central Green Comprehensive Development Zone in the City of Kelowna Zoning Bylaw No. 8000.

**Requested Zoning Change:**

From the C4 - Urban Centre Commercial zone and the P2 - Education and Minor Institutional zone to the CD22 - Central Green Comprehensive Development zone.

**Purpose:**

The applicant is proposing to amend the City of Kelowna Official Community Plan, create the CD22 - Central Green Comprehensive Development zone in the City of Kelowna Zoning Bylaw No. 8000 and rezone the subject properties in order to accommodate the proposed phased development project.

**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**