

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

July 12, 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 2030 - Official Community Plan* Bylaw No. 10500 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 24, 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. 10552 \(Z11-0019\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 1064 Borden Avenue

Lot 2, District Lot 138, ODYD, Plan 3616

Alice Schram / Worman Commercial

From the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial zone.

The applicant is proposing to rezone the subject property in order to allow for a future commercial development.

Item 3.2

[BYLAW NO. 10553 \(Z11-0026\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 4260 Gordon Drive

Lot 13, District Lot 358, ODYD, Plan 26534

Glen Blake

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 contained within the existing principal dwelling.

Item 3.3

[BYLAW NO. 10555 \(Z11-0025\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 2857 East Kelowna Road

Parcel A (DD 145723F & Plan B6784) of Lot 25, Section 16, Township 26, ODYD, Plan 187

Christopher Fehr & Ian McClellan / Christopher Fehr

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 legalize an existing secondary suite within an accessory building.

Item 3.4

[BYLAW NO. 10559 \(Z11-0039\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

LOCATION: 1326 Tanemura Crescent

Lot 11, Section 13, Township 26, ODYD, Plan KAP86150

0872097 BC Ltd / Paul Watson

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 permit the construction of a secondary suite within a new single family dwelling.

Item 3.5

[BYLAW NO. 10561 \(Z11-0032\)](#)

Legal Description:

LOCATION: 1401 Lambert Avenue

Lot 9, Section 30, Township 26, ODYD, Plan 9950, Except Plan 11491

Owner/Applicant:

Douglas Staines

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 permit the construction of a secondary suite within the existing single family dwelling.

Item 3.6

[BYLAW NO. 10563 \(Z10-0086\)](#)

Legal Description:

LOCATION: 445 and 455 Rockview Lane

Lot 1, Section 23 and 24, Township 28, SDYD, Plan KAP91022

Owner/Applicant:

City of Kelowna

Requested Zoning Change:

445 Rockview Lane: from the CD2 - Kettle Valley Comprehensive Residential Development zone to the P3 - Parks and Open Space zone;

455 Rockview Lane: from the CD2 - Kettle Valley Comprehensive Residential Development zone to the P4 - Utilities zone

Purpose:

The applicant is proposing to rezone the subject property in order to correct mapping discrepancies within Schedule "A" of Zoning Bylaw 8000 and to allow for the upgrade and expansion of the Adam's Reservoir.

Item 3.7

[BYLAW NO. 10564 \(Z11-0023\)](#)

Legal Description:

LOCATION: 4191 Lakeshore Road

Lot 1, Section 6, Township 26, ODYD, Plan 9270

Owner/Applicant:

Danny Damario and Susan Girard

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 ground-floor secondary suite.

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**