

PUBLIC HEARING

JANUARY 10, 2012 - 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 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 December 16, 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) 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. 10440 \(OCP10-0008\) and BYLAW NO. 10439 \(Z10-0040\)](#)

LOCATION: 2149, 2159, 2169, 2179 and 2189 Pandosy Street

Legal Description:

Lots 1, 2 and 3, District Lot 14, ODYD, Plan 3216 and Lots 1 and 2, District Lot 14, ODYD, Plan 5973

Owner/Applicant:

John & Alana Marrington and John Balla / Site 360 Consulting Inc.

Official Community Plan Amendment:

To change the Future Land Use Designation from the Multiple Unit Residential (Low Density) designation and the Single/Two Unit Residential designation to the Health District designation.

Requested Zoning Change:

From the RU6 - Two Dwelling Housing zone to the HD2 - Hospital and Health Support Services zone.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone portions of the subject property in order to permit the construction of a proposed mixed-use development.

Item 3.2

[BYLAW NO. 10617 \(OCP11-0003\) and BYLAW NO. 10618 \(Z11-0033\)](#)

LOCATION: 1966-1968 Kane Road

Legal Description:

Portions of Lot 44, Section 33, Township 26, ODYD, Plan KAP48643

Owner/Applicant:

OCORP Development Ltd. / PC Urban Properties

Official Community Plan Amendment:

To change the Future Land Use Designation from the Multiple Unit Residential designation to the Commercial designation.

Requested Zoning Change:

From the A1 - Agriculture 1 zone to the C3 - Community Commercial zone, the RM3 - Low Density Multiple Housing zone and the RM5 - Medium Density Multiple Housing zone.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone portions of the subject property in order to facilitate a proposed retail shopping centre and future multi-family development.

Item 3.3

[BYLAW NO. 10637 \(Z11-0075\)](#)

LOCATION: 4195 Finch Road

Legal Description:

Lot 1, Section 33, Township 23, ODYD, Plan KAP59741

Owner/Applicant:

Michael and Deborah Ritchie / Gord Turner Renovations Ltd.

Requested Zoning Change:

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

Purpose:

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

Item 3.4

[BYLAW NO. 10641 \(Z11-0084\)](#)

LOCATION: 1135 Schell Court

Legal Description:

Lot 14, Section 26, Township 26, ODYD, Plan KAP47186

Owner/Applicant:

Mewa and Kulwinder Dosanjh / Axel Hilmer Planning Consultant

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 suite in a single-family dwelling.

Item 3.5

[BYLAW NO.10642 \(Z11-0077\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 625 Cassiar Crescent

Lot 24, Section 33, Township 26, ODYD, Plan 40570

Neil & Beverley Beardmore, Scott Beardmore and Noemi Catbagan / Neil & Beverley Beardmore

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 allow the construction of a secondary suite in the basement of an existing family dwelling.

4. PROCEDURE ON EACH BYLAW SUBMISSION:

- (a) Brief description of the application by City Staff (Planning).
- (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