

PUBLIC HEARING  
SEPTEMBER 4, 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 August 17, 2012 (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. 10745 \(Z12-0027\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 1954, 1956, 1960, 1970 and 1974 KLO Road

Lot 1, DL 131, ODYD, Plan 12786, Lot 64, DL 131, ODYD, Plan 186, Except Plans 8012 & 8472, Lot 1, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8760, Lot 2, DL 131, ODYD, Plan 8472

Willow West Homes Ltd, Karl & Hildegard Sauter and Kenji & Mieko Oishi / Pacific Capital Real Estate

From the A1 - Agriculture 1 zone to the RU5 - Bareland Strata Housing zone.

The applicant is proposing to rezone the subject property in order to facilitate a phased strata development of 74 units in duplex/semi-detached forms.

#### Item 3.2

[BYLAW NO. 10747 \(Z12-0045\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 5460 Lakeshore Road

Lot 2, Section 22, Township 28, SDYD, Plan EPP15367

Stephen and Donara Krysko / Davara Holdings Ltd.

From the RR1 - Rural Residential 1 zone to the RR1s - Rural Residential 1 with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to construct a new principal dwelling while retaining an existing dwelling that largely complies with carriage home (secondary suite in an accessory building) requirements.

#### Item 3.3

[BYLAW NO. 10672 \(Z12-0001\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 373 Prestwick Street

Portions of Lot 2, Section 19, Township 27, ODYD, Plan EPP12261

Melcor Lakeside Inc.

To change portions of the subject property from the RM3 - Low Density Multiple Housing zone to the RU6h - Two Dwelling Housing (Hillside Area) zone and from the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone to the RM3 - Low Density Multiple Housing zone.

The applicant is proposing to rezone portions of the subject property in order to facilitate the creation of four (4) fee-simple duplex lots.

#### Item 3.4

[BYLAW NO. 10733 \(Z12-0048\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 2463 and 2473 Pandosy Street

Lot A, District Lot 14, ODYD, Plan EPP17675 and Lot 20, District Lot 14, ODYD, Plan 1141, Except Plan KAP60686 4G Developments Ltd. Inc. No. BC0926540 / Robert Gaspari

From the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.

The applicant is proposing to rezone the subject property in order to construct a six plex on the consolidated site.

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**