

City of Kelowna  
Public Hearing  
AGENDA



Tuesday, March 12, 2013  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR 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 reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(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 February 26, 2013 (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. Notification of Meeting**

The City Clerk will provide information as to how the Hearing was publicized.

**3. The Mayor will provide comment on procedures for each bylaw submission.**

**4. Individual Bylaw Submissions**

- 4.1 Bylaw No. 10804 - Text Amendment Application No. TA12-0012 - Text Amendment to Zoning Bylaw for Care Centre and Housing Agreement Updates** 5 - 18

The purpose of this application is to update the Zoning Bylaw by removing all references to housing agreements, and updating the definitions, parking, loading requirement, and development regulations for “care centres”.

- 4.2 Bylaw Nos. 10806 and 10807 - Official Community Plan Amendment Application No. OCP12-0009 & Rezoning Application No. Z12-0055 - 2980 Gallagher Road** 19 - 33

The applicant is proposing to amend the Official Community Plan (OCP Future Land Use Designations for a portion of the Kirschner Mountain development lands, and to rezone a small portion of one of the subject properties.

- 4.3 WITHDRAWN BY APPLICANT - Bylaw Nos. 10808 and 10809 - Rezoning Application No. Z12-0068 and Text Amendment Application No. TA13-0002 - 1121, 1131, 1141 & 1151 Brookside Avenue** 34 - 56

To consider rezoning the subject properties from the RU6 – Two Dwelling Housing Zone to the RM3 – Low Density Multiple Housing Zone to accommodate the proposed 68 unit purpose built rental townhouse development. To consider a Text Amendment to the RM3 zone to increase the base density to 0.75 and to provide an additional 0.1 density bonus for projects located within Urban Centres.

- 4.4 Bylaw No. 10810 - Official Community Plan Text Amendment Application No. OCP12-0014 - 3762-3766 and 3756 Lakeshore Road** 57 - 117

To consider an OCP amendment to OCP Objective 5.5, Policy .1, Building Height to exclude the development proposed at 3762-3766

Lakeshore Road from the OCP's Building Height Policy in order to permit a permit one 10 storey and one 12 storey apartment hotel where the height maximum is 6 storeys.

5. Termination

6. Procedure on each Bylaw Submission

(a) Brief description of the application by City Staff (Land Use Management);

(b) The Chair 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 Chair will call for representation from the public in attendance as follows:

(i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.

(ii) The Chair will recognize ONLY speakers at the 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 by 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 held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs,

sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.